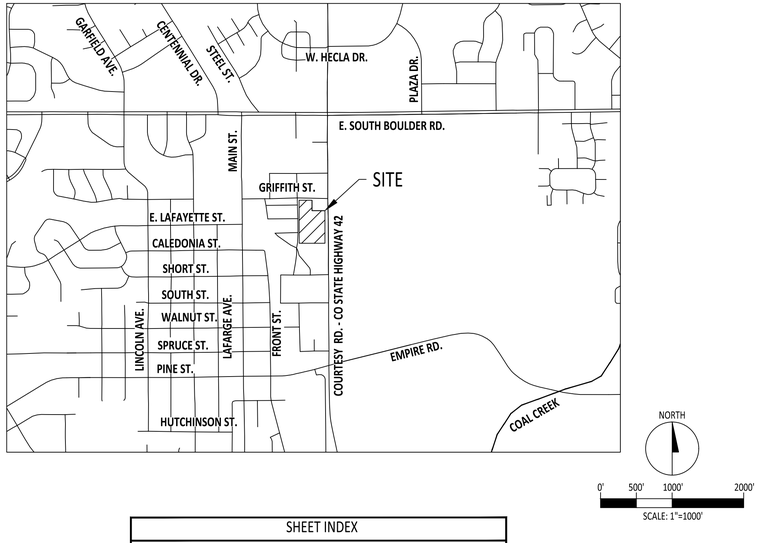
DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

VICINITY MAP:



NORTH

0' 500' 1000' 2000'

SCALE: 1"=1000'

SHEET INDEX

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3	BUILDING A - SLAB PLAN
4	BUILDING A - FIRST FLOOR PLAN
5	BUILDING A - SECOND FLOOR PLAN
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16	BUILDING C - ROOF PLAN
17	BUILDING C - ELEVATIONS
18	BUILDING D - SLAB PLAN, FLOOR PLAN, & ROOF PLAN
19	BUILDING D - ELEVATIONS
20	MATERIAL BOARD
21	GRADING & DRAINAGE PLAN
22	UTILITY PLAN
23	EMERGENCY VEHICLE ACCESS PLAN
24	LANDSCAPE NOTES & SCHEDULE
25	OVERALL LANDSCAPE PLAN
26	LANDSCAPE PLAN
27	LANDSCAPE PLAN
28	LANDSCAPE DETAILS
29	SITE DETAILS
30	SITE LIGHTING PHOTOMETRIC
31	LIGHTING DETAILS

CONTACTS:

OWNER/DEVELOPER
COMPANY: LIVE FORWARD DEVELOPMENT
POINT OF CONTACT: HUNTER FLOYD
EMAIL: HFLOYD@STAYBLE-RE.COM

SURVEYOR
COMPANY: POWER SURVEYING COMPANY, INC.
POINT OF CONTACT: RICHARD B. GABRIEL, PLS
EMAIL: RGABRIEL@POWERSURVEYING.COM
PHONE: (303) 702-1617
ADDRESS: 6911 BROADWAY, DENVER, CO 80221

CIVIL
COMPANY: RAPTOR CIVIL ENGINEERING
POINT OF CONTACT: ERIC BURTZLAFF , PE
EMAIL: ERIC@RAPTOR-CIVIL.COM
PHONE: (720) 774-7736
ADDRESS: 8620 WOLFF CT, SUITE 250, WESTMINSTER, CO 80031

ARCHITECT
COMPANY: KEPHART
POINT OF CONTACT: EDWARD MITCHELL
EMAIL: EDM@KEPHART.COM
PHONE: (303) 832-4474
ADDRESS: 2555 WALNUT STREET, DENVER, CO 80205

LANDSCAPE ARCHITECT
COMPANY: NORRIS DESIGN
POINT OF CONTACT: CHRIS MUIR, PLA
EMAIL: CMUIR@NORRIS-DESIGN.COM
PHONE: (303) 892-1166
ADDRESS: 1101 BANNOCK STREET, DENVER, CO 80204

PHOTOMETRICS
COMPANY: STUDIO LIGHTNING
POINT OF CONTACT: JACOB BENNEFIELD, LC
EMAIL: JACOB@STUDIOLIGHTNINGCO.COM
PHONE:(303) 242-1572
ADDRESS: 63 SUNSET DRIVE, BAILEY, CO 80421

SURVEY STATEMENT:
RAPTOR CIVIL ENGINEERING RELIED ON THE LAND SURVEY PREPARED BY POWER SURVEYING, INC. RCE TAKES NO RESPONSIBILITY FOR ERRORS/OMISSIONS BY LAND SURVEYOR.

LEGAL DESCRIPTION:
LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS, THE PLAT OF WHICH RECORDED JUNE 29, 2017 UNDER RECEPTION NO. 03600743,

COUNTY OF BOULDER,
STATE OF COLORADO.

CONTAINING ±191,052 SQUARE FEET OR ±4.386 ACRES MORE OR LESS

ALSO KNOWN AS: 1326, 1332, 1344, 1356, 1364, 1376, 1390, 1394 & 1398 CANNON STREET., LOUISVILLE, CO 80027

BASIS OF BEARINGS:
THE SOUTH LINE OF TRACT C, DELO LOFTS SUBDIVISION, RECORDED JUNE 29, 2017 AS RECEPTION NO. 03600743 BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST BETWEEN A FOUND NO. 5 REBAR WITH 1.5 INCH YELLOW PLASTIC CAP STAMPED LS 28283 AT THE SOUTHEAST CORNER OF SAID TRACT C AND A FOUND NO. 5 REBAR WITH 1.5 INCH YELLOW PLASTIC CAP STAMPED LS 28283 AT THE SOUTHWEST CORNER OF SAID TRACT C.

BENCHMARK:
BOULDER COUNTY BENCHMARK LL-16E. FOUND 1" BRASS TAG CAP LOCATED ON THE NORTHWEST CORNER OF THE INLET IN THE NORTHEAST CORNER OF SOUTH BOULDER ROAD AND COURTESY ROAD.

PUBLISHED NAVD 88 ELEVATION = 5357.30 U.S. SURVEY FEET

CITY COUNCIL SIGNATURE BLOCK
APPROVED THIS _____ DAY OF _____, 202__ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

_____ _____
MAYOR CITY CLERK

PLANNING COMMISSION CERTIFICATION
RECOMMENDED APPROVAL THIS _____ DAY OF _____, 202__ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. _____, SERIES _____.

_____
CHAIRMAN

CLERK & RECORDER CERTIFICATE - COUNTY OF BOUNDER, STATE OF COLORADO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ___ O'CLOCK, __.M., THIS _____ DAY OF _____, 202___ AND IS RECORDED IN PLAN FILE _____,
FEE _____, PAID _____ FILM NO. _____, RECEPTION

_____ _____
RECORDER DEPUTY

OWNERSHIP SIGNATURE BLOCK
BY SIGNING THIS FDP/PUD, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH BY THIS PDP/PUD. WITNESS OUR HANDS AND SEALS THIS ___ DAY OF _____, 202___.

_____
OWNER

_____
NOTARY

GENERAL NOTES
1. 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.

PROJECT DESCRIPTION
THIS DEVELOPMENT WILL INCLUDE THE CONSTRUCTION OF A 3-STORY, 104-UNIT APARTMENT BUILDING WITH AN INCLUDED RETAIL SPACE, 6 - 6 UNIT TOWNHOME BUILDINGS, A FITNESS CENTER, POOL, AMENITY SPACES, AND ASSOCIATED SIDEWALKS, DRIVEWAYS, AND PARKING.

TOTAL GROSS PROJECT AREA: 4.317 AC. OR 188,052 S.F.

CURRENT ZONING: MIXED USE RESIDENTIAL (MU-R)

PROPOSED ZONING: MIXED USE RESIDENTIAL (MU-R)

ACCESS: CANNON STREET, COURTESY ROAD (COLORADO STATE HIGHWAY 42)

WAIVER REQUESTS
1. DENSITY - A WAIVER IS REQUESTED FOR THE MAXIMUM RESIDENTIAL DENSITY OF 20 UNITS/AC. AS OUTLINED IN SECTION 17.14.060 OF THE LMC TO PROVIDE A PROPOSED RESIDENTIAL DENSITY OF 25.74 UNITS/AC.
2. BUILDING HEIGHT - A WAIVER IS REQUESTED FOR THE MAXIMUM BUILDING HEIGHT OF 45' AS OUTLINED IN SECTION 17.14.060 OF THE LMC TO PROVIDE A PROPOSED BUILDING HEIGHT OF 48'.
3. BUILDING COVERAGE - A WAIVER IS REQUESTED FOR THE MINIMUM BUILDING COVERAGE OF 40% AS OUTLINE IN SECTION 17.14.060 OF THE LMC TO PROVIDE A PROPOSED SITE BUILDING COVERAGE OF 29.50%.
4. PARKING SETBACK - A WAIVER IS REQUESTED FOR THE MINIMUM 5' REQUIRED PARKING SETBACK AS OUTLINED IN THE MUDSG SECTION 7.1.B.1 TO PROVIDE A PROPOSED PARKING SETBACK OF 0' ALONG CANNON STREET.

RAPTOR CIVIL ENGINEERING
WORK@RAPTOR-CIVIL.COM
WWW.RAPTOR-CIVIL.COM
720-774-7736

LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

23-45

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NOT FOR CONSTRUCTION

REVISION BLOCK

#	DATE	BY

COVER SHEET

1

DELO BOOM

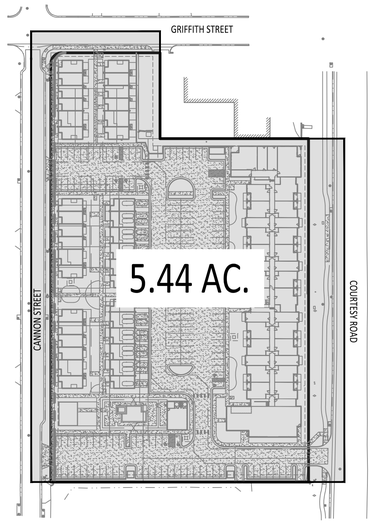
FINAL PLANNED UNIT DEVELOPMENT

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PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
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LIVEFORWARD DEVELOPMENT

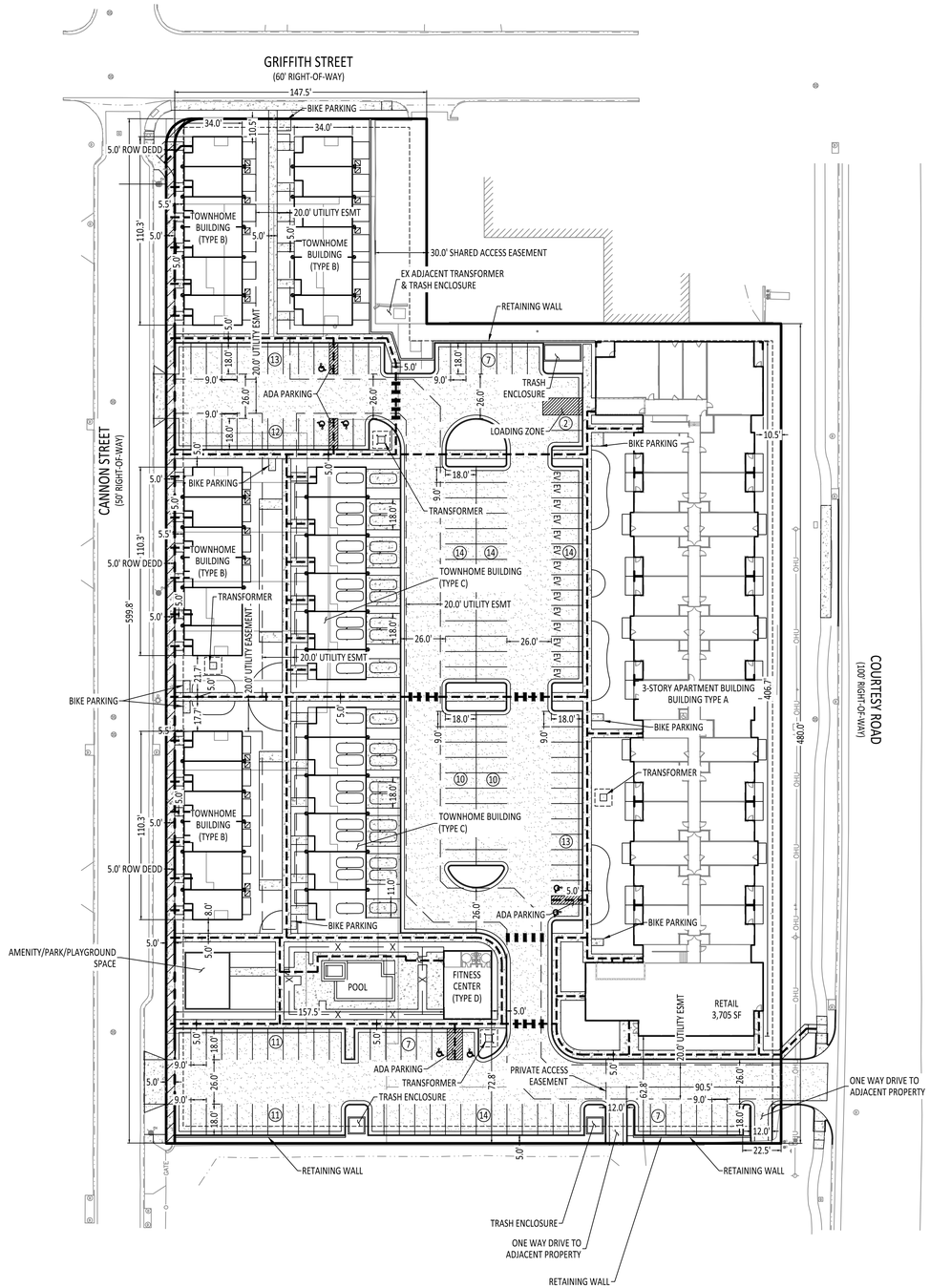
DENSITY CHART KEY



DENSITY CHART			
	GROSS LAND AREA	UNITS	DENSITY*
TOTAL	5.44 AC.	140	25.74
COMMERCIAL USE		3,705 SF	
*THE DENSITY CALCULATION IS CONSISTENT WITH CITY OF LOUISVILLE CODE SECTION 17.14.060.C.1.a			

0' 50' 100' 200'
SCALE: 1"=100'

NORTH



PROJECT SUMMARY CHART				
BUILDING TYPE	A	B	C	D
BUILDING HEIGHT	48.0'	29.5'	41.0'	14.0'
BEDROOM COUNTS				
STANDARD	101	6	6	N/A
ACCESSIBLE	3	0	0	N/A
GROSS LEASIBLE AREA				
STANDARD	72,515	6,967	9,304	N/A
SUMMARY				
TOTAL NUMBER OF BUILDINGS	1	4	2	1
GROSS SF OF EACH BUILDING	87,542	6,701	11,662	1,097
TOTAL NUMBER OF RESIDENTIAL UNITS	104	24	12	N/A
NUMBER OF RESIDENTIAL UNITS BY TYPE				
STUDIO	34	0	0	N/A
ONE BEDROOM	46	0	0	N/A
TWO BEDROOM	19	5	2	N/A
THREE BEDROOM	5	1	4	N/A

USE CHART		
PRINCIPLE USE GROUP	USES	LOCATION
COMMERCIAL	RETAIL	LOT 1
RESIDENTIAL	MULTI UNIT DWELLING APARTMENTS, TOWNHOMES	LOT 1

STREET FRONTAGE CHART			
STREET	LOT FRONTAGE (LF)	BUILDING FRONTAGE (LF)	%
GRIFFITH STREET	147.5	68.0	46.1%
CANNON STREET	599.8	220.6	36.8%
COURTESY ROAD	480.0	406.7	84.7%
TOTAL	1227.3	695.3	56.7%

BULK AND DIMENSION STANDARDS		
BUILDING SETBACKS	CITY STANDARD	PROVIDED
WEST (CANNON STREET)	0'	5.5'
NORTH (GRIFFITH STREET)	0'	10.5'
EAST (COURTESY ROAD)	N/A	10.5'
SOUTH (REAR YARD)	20'	62.8'
ACCESSORY USE SETBACKS	CITY STANDARD	PROVIDED
WEST (CANNON STREET)	0'	157.5'
SOUTH	0'	72.8'
BUILDING HEIGHT	CITY STANDARD	PROVIDED
PRINCIPAL USE		
MINIMUM	35'/2 STORIES	29.5'/2 STORIES
MAXIMUM	45'/3 STORIES	48'/3 STORIES
ACCESSORY USE	20'	14'
SITE COVERAGE	CITY STANDARD	PROVIDED
MIN. LANDSCAPE COVERAGE	10%	23.90%
MIN. BUILDING COVERAGE	40%	29.50%
STREET FRONTAGE	CITY STANDARD	PROVIDED
COURTESY ROAD	N/A	406.7'
GRIFFITH STREET & CANNON STREET	MAX. 200'	110.3'
PARKING SETBACK	CITY STANDARD	PROVIDED
CANNON STREET	5'	0'
COURTESY ROAD	5'	22.5'
SOUTH (REAR YARD)	5'	5'

PARKING SUMMARY		
REQUIREMENT	REQUIRED	PROVIDED
RETAIL - 1 SPACE/300 SF	13 (1 SPACE/300 SF * 3705 SF)	159 OFF-STREET SPACES (INCLUDES 7 ADA SPACES, 14 EV SPACES)
STUDIO/1 BR - 1 SPACE/DU	80 (1 SPACE/DU * 80 DU)	20 ON-STREET SPACES ALONG CANNON STREET
2 & 3 BR - 2 SPACES/DU	72 (2 SPACE/DU * 36 DU)	20 DRIVEWAY SPACES
GUEST - 1 SPACE/8 DU	15 (1 SPACE/8 DU * 116 DU)	20 GARAGE SPACES
TOTAL	180	219
BICYCLE PARKING		
REQUIREMENT	REQUIRED	PROVIDED
1 SPACE/10 OFF-STREET PARKING SPACES	20 (1 SPACE/10 OFF-STREET SPACES * 199 SPACES)	20 SPACES

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NORTH
0' 20' 40' 80'
SCALE: 1"=40'

LEGEND:
- PROPERTY LINE
- EASEMENT
- ADA ROUTE
- CONCRETE
- ASPHALT
- RETAINING WALL
- FENCE
- DOWNSPOUT
- (#) PARKING COUNT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

23-45

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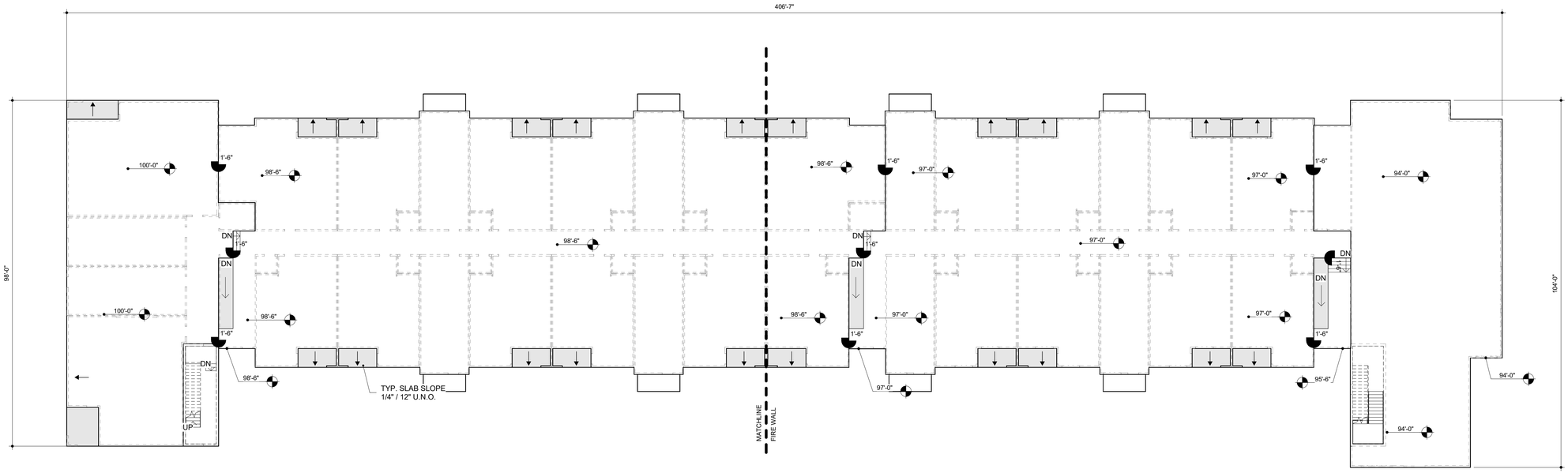
DEVELOPMENT PLAN

2

DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

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PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



1 BUILDING A - SLAB PLAN
1/16" = 1'-0"

N

KEPHART

LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

23-45

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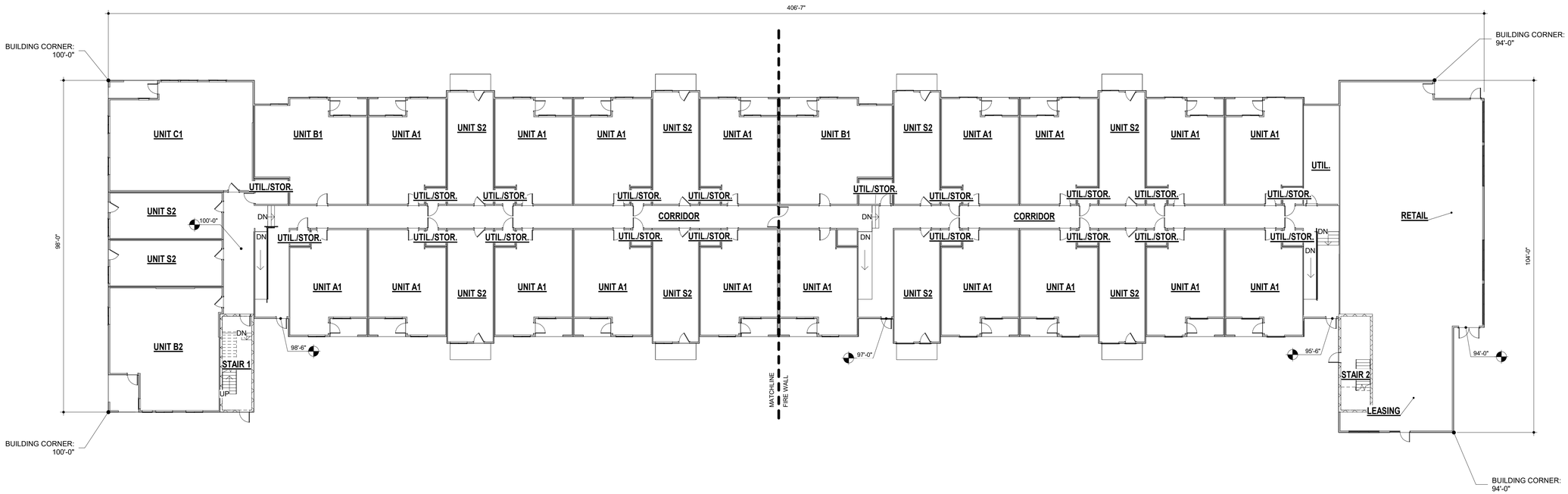
BUILDING A - SLAB PLAN

3

DELO BOOM

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PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
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1 BUILDING A - FIRST FLOOR PLAN

1/16" = 1'-0"

N

AVERAGE GRADE CALCULATION

BUILDING CORNER 1	BUILDING CORNER 2	BUILDING CORNER 3	BUILDING CORNER 4	100'-0" + 100'-0" + 94'-0" + 94'-0" = 388'-0" 388'-0" / 4 = 97'-0" AVERAGE GRADE = 97'-0"
100'-0"	100'-0"	94'-0"	94'-0"	

UNIT MATRIX - APARTMENTS

UNIT NAME	UNIT TYPE	UNIT LEASABLE AREA	BUILDING TYPE A		UNIT MIX
			UNIT QTY	TOTAL LEASABLE AREA	
UNIT S1	0 BD/1 BA	420 SF	24	10,080 SF	23%
UNIT S2	0 BD/1 BA	476 SF	10	4,760 SF	10%
UNIT A1	1 BD/ 1 BA	704 SF	46	32,384 SF	44%
UNIT B1	2 BD / 2 BA	924 SF	14	12,936 SF	13%
UNIT B2	2 BD / 2 BA	1,130 SF	5	5,650 SF	5%
UNIT C1	3 BD / 2 BA	1,341 SF	5	6,705 SF	5%
PROJECT TOTALS			104	72,515 SF	100%

KEPHART

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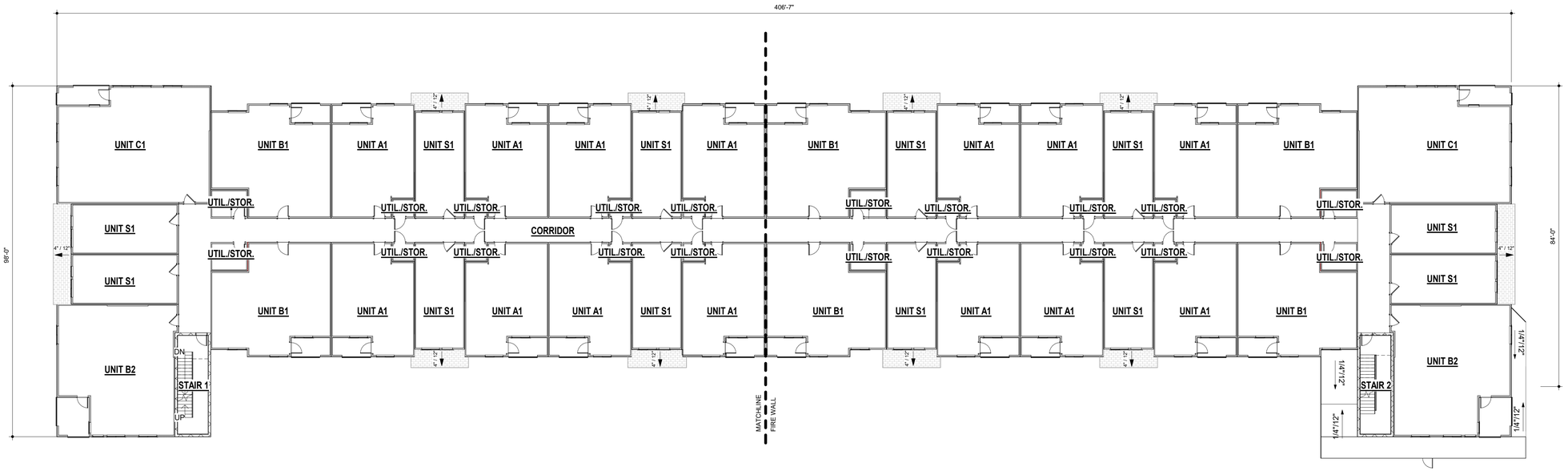
BUILDING A - FIRST FLOOR PLAN

4

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1 BUILDING A - SECOND FLOOR PLAN
1/16" = 1'-0"

N

KEPHART

LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
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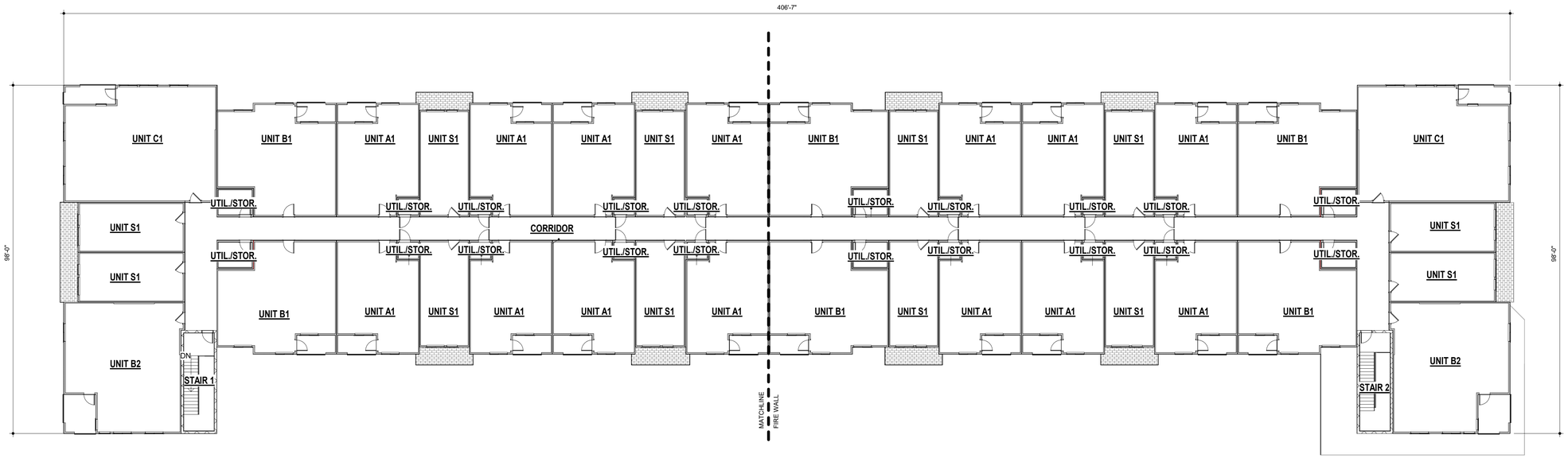
BUILDING A - SECOND FLOOR PLAN

5

DELO BOOM

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1 BUILDING A - THIRD FLOOR PLAN
1/16" = 1'-0"

N

KEPHART

LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
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BUILDING A - THIRD FLOOR PLAN

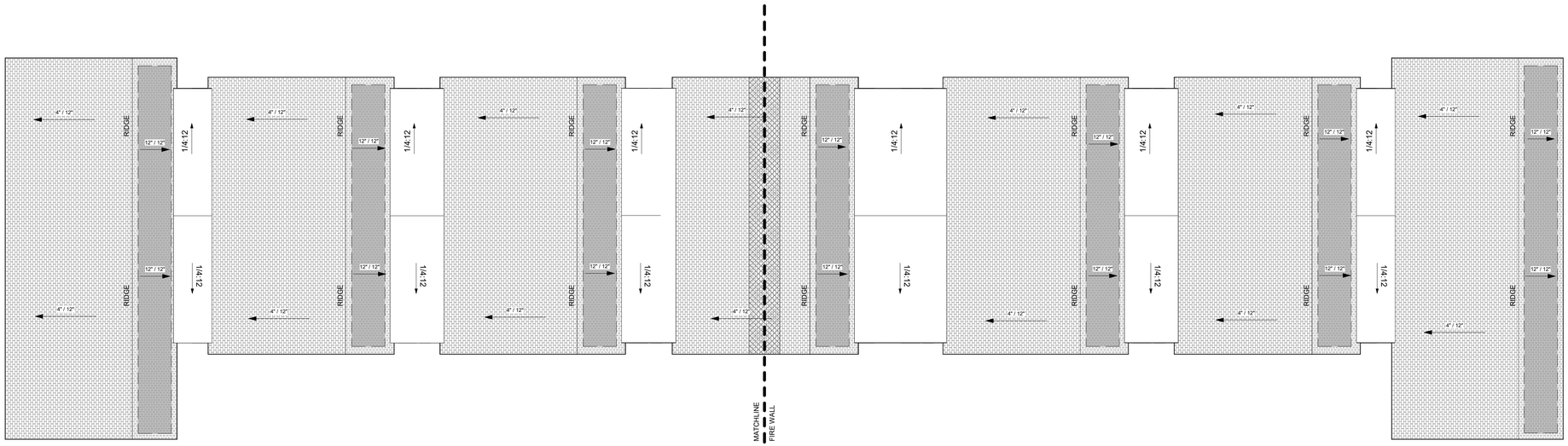
6

DELO BOOM

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ROOF PLAN LEGEND	
	HATCHED AREAS IDENTIFY FIRE WALL LOCATIONS THAT REQUIRE FIRE RETARDANT TREATED WOOD SHEATHING (FRTW), AT THE UPPER MOST ROOF FOR A MIN. 4'-0" EITHER SIDE OF THE FIRE WALL LINE
	FILLED AREAS IDENTIFY SOUTH-FACING POTENTIAL SOLAR READY ZONE, ACCOUNTING FOR THE SPACE REQUIRED FOR PV PANEL MAINTENANCE.
	ASPHALT SHINGLES
	TPO ROOFING MEMBRANE



1 BUILDING A - COMPOSITE ROOF
1/16" = 1'-0"

POTENTIAL SOLAR READY AREA = 4,671 SF

N

KEPHART

LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
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BUILDING A - ROOF PLAN

7

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MATERIAL LEGEND	
01	6" HORIZONTAL SIDING - COLOR 01
02	6" HORIZONTAL SIDING - COLOR 02
03	6" VERTICAL SIDING - COLOR 03
04	ASPHALT ROOF SHINGLES
05	WOOD TRIM - COLOR 01
06	WOOD TRIM - COLOR 02
07	WOOD TRIM - COLOR 03



1 PARTIAL ELEVATION WEST - NORTH END
1/8" = 1'-0"



2 PARTIAL ELEVATION WEST - SOUTH END
1/8" = 1'-0"

KEPHART

LIVEFORWARD DEVELOPMENT

DELO BOOM
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REVISION BLOCK

#	DATE	BY

BUILDING A - ELEVATIONS

8

SHEET 8 OF 31

DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

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02	6" HORIZONTAL SIDING - COLOR 02
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04	ASPHALT ROOF SHINGLES
05	WOOD TRIM - COLOR 01
06	WOOD TRIM - COLOR 02
07	WOOD TRIM - COLOR 03



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



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

KEPHART

LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

23-45

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REVISION BLOCK

#	DATE	BY

BUILDING A - ELEVATIONS

9

DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

MATERIAL LEGEND	
01	6" HORIZONTAL SIDING - COLOR 01
02	6" HORIZONTAL SIDING - COLOR 02
03	6" VERTICAL SIDING - COLOR 03
04	ASPHALT ROOF SHINGLES
05	WOOD TRIM - COLOR 01
06	WOOD TRIM - COLOR 02
07	WOOD TRIM - COLOR 03



1 PARTIAL EAST ELEVATION - SOUTH END
1/8" = 1'-0"



2 PARTIAL EAST ELEVATION - NORTH END
1/8" = 1'-0"

KEPHART

LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

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#	DATE	BY

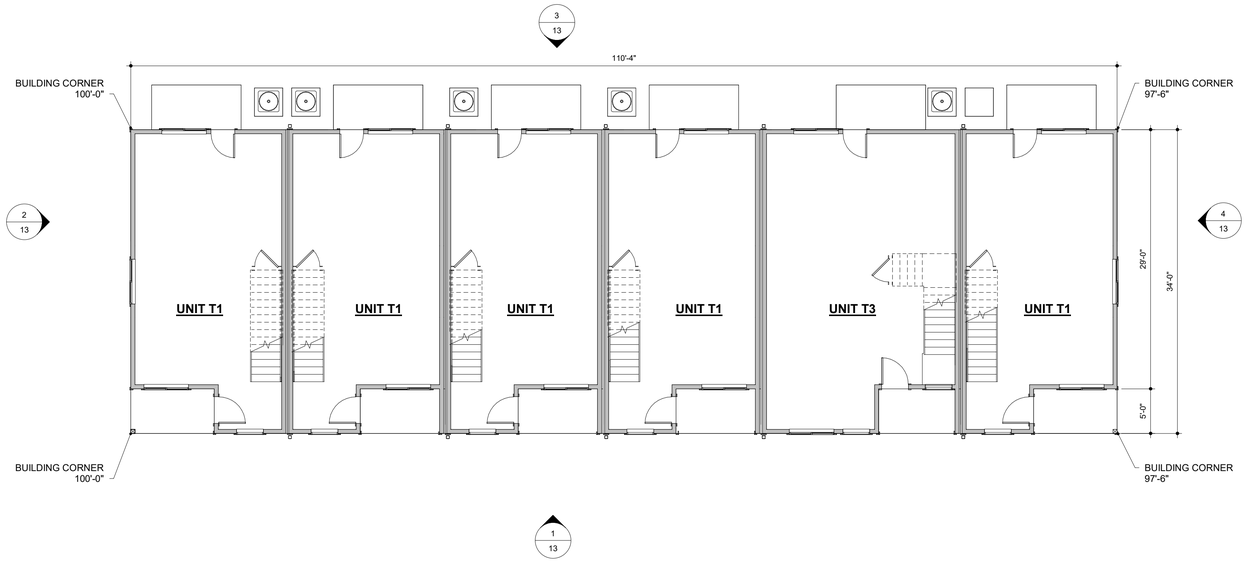
BUILDING A - ELEVATIONS

10

DELO BOOM

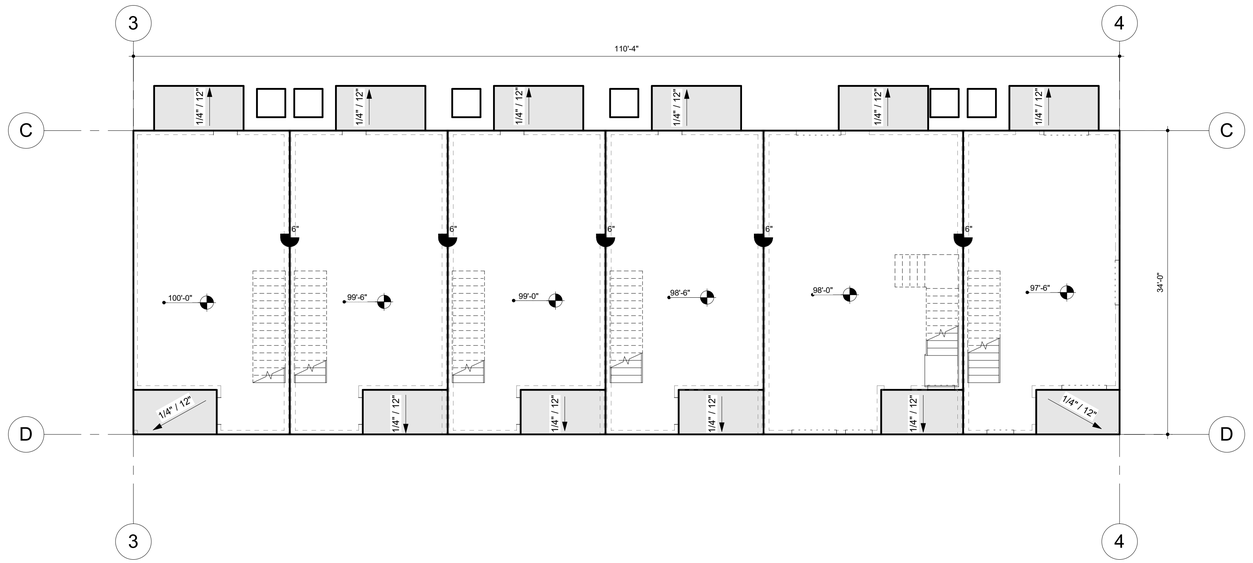
FINAL PLANNED UNIT DEVELOPMENT

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



2 BUILDING B - FIRST FLOOR PLAN
1/8" = 1'-0"

N



1 BUILDING B - SLAB PLAN
1/8" = 1'-0"

N

AVERAGE GRADE CALCULATION

BUILDING CORNER 1	BUILDING CORNER 2	BUILDING CORNER 3	BUILDING CORNER 4	100'-0" + 100'-0" + 97'-6" + 97'-6" = 395'-0" 395'-0" / 4 = 98'-9" AVERAGE GRADE = 98'-9"
100'-0"	100'-0"	97'-6"	97'-6"	

UNIT MATRIX

UNIT NAME	UNIT TYPE	TOTAL UNIT NET LEASABLE AREA	BUILDING TYPE A		BUILDING TYPE B		TOTAL PROJECT UNITS	TOTAL UNIT LEASABLE AREA	UNIT MIX
			UNIT QTY	TOTAL LEASABLE AREA	UNIT QTY	TOTAL LEASABLE AREA			
2 BD / 2.5 BA									
T1	2 BD / 2.5 BA	1,110 SF	5	5,550 SF	0	0 SF	20	22,200 SF	51%
T2	2 BD / 2.5 BA	1,292 SF	0	0 SF	2	2,584 SF	4	5,168 SF	10%
2 BD / 2.5 BA									61%
3 BD / 2.5 BA									
T3	3 BD / 2.5 BA	1,417 SF	1	1,417 SF	0	0 SF	4	5,668 SF	2%
T4	3 BD / 2.5 BA	1,680 SF	0	0 SF	4	6,720 SF	8	13,440 SF	37%
3 BD / 2.5 BA									39%
PROJECT TOTALS			6		6		36		100%

KEPHART

LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

23-45

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REVISION BLOCK

#	DATE	BY

BUILDING B - SLAB PLAN & FIRST FLOOR PLAN

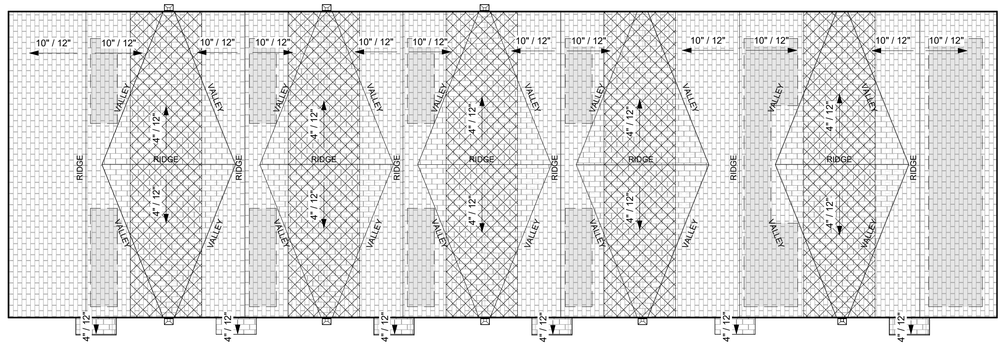
11

DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

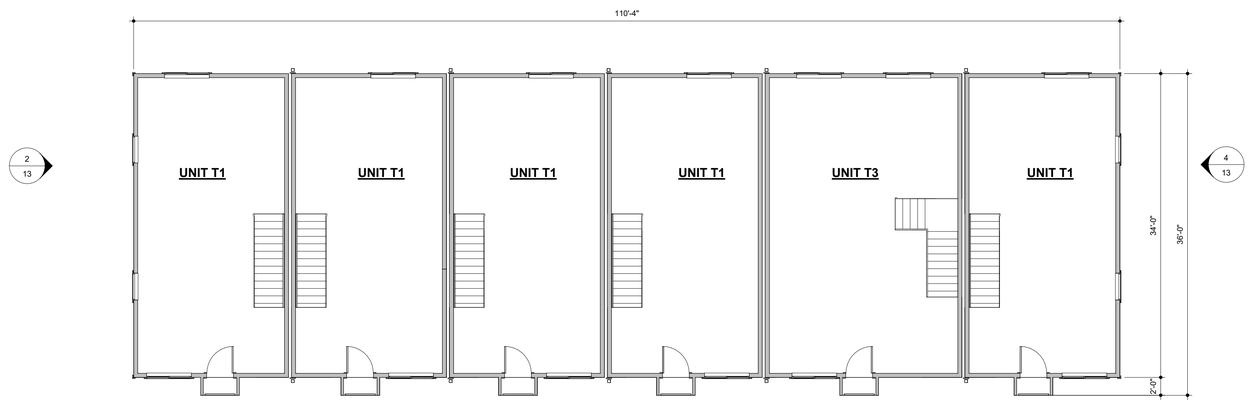
ROOF LEGEND	
	HATCHED AREAS IDENTIFY DOGHOUSE ROOF LOCATIONS THAT REQUIRE FIRE RETARDANT TREATED WOOD SHEATHING (FRTW), AT THE UPPER MOST ROOF FOR A MIN. 4'-0" EITHER SIDE OF THE UNIT PROPERTY LINE PER IRC R302.2.2 EXCEPTION 3.
	FILLED AREAS IDENTIFY SOUTH-FACING SOLAR ARRAY OPPORTUNITIES, ACCOUNTING FOR THE SPACE REQUIRED FOR PV PANEL MAINTENANCE.
	ASPHALT SHINGLES



POTENTIAL SOLAR AREA = 566.5 SF

2 BUILDING B - ROOF PLAN
1/8" = 1'-0"

N



1 BUILDING B - SECOND FLOOR PLAN
1/8" = 1'-0"

N

KEPHART

LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

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#	DATE	BY

BUILDING B -SECOND FLOOR PLAN & ROOF PLAN

12

DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

MATERIAL LEGEND	
01	6" HORIZONTAL SIDING - COLOR 01
02	6" HORIZONTAL SIDING - COLOR 02
03	6" VERTICAL SIDING - COLOR 03
04	ASPHALT ROOF SHINGLES
05	WOOD TRIM - COLOR 01
06	WOOD TRIM - COLOR 02
07	WOOD TRIM - COLOR 03



4 BUILDING B - RIGHT ELEVATION
1/8" = 1'-0"



3 BUILDING B - REAR ELEVATION
1/8" = 1'-0"



2 BUILDING B - LEFT ELEVATION
1/8" = 1'-0"



1 BUILDING B - FRONT ELEVATION
1/8" = 1'-0"

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LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

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#	DATE	BY

BUILDING B - ELEVATIONS

13

DELO BOOM

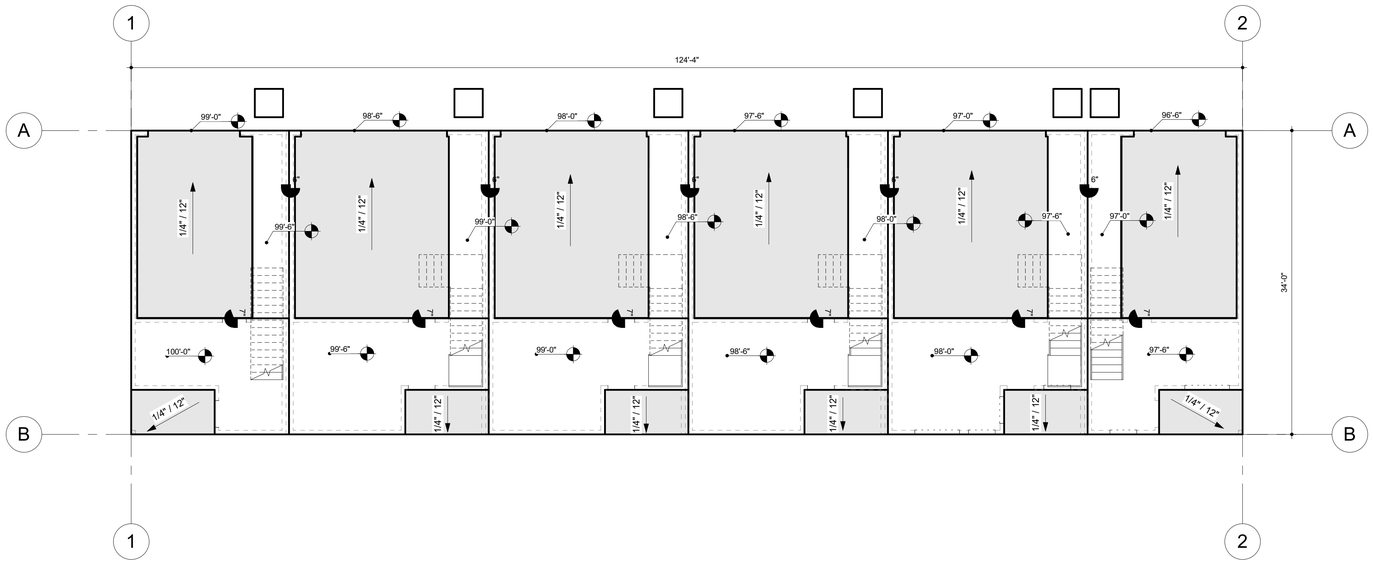
FINAL PLANNED UNIT DEVELOPMENT

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
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2 BUILDING C - FIRST FLOOR PLAN

1/8" = 1'-0"



1 BUILDING C - SLAB PLAN

1/8" = 1'-0"

AVERAGE GRADE CALCULATION

BUILDING CORNER 1	BUILDING CORNER 2	BUILDING CORNER 3	BUILDING CORNER 4	100'-0" + 100'-0" + 97'-6" + 97'-6" = 395'-0"
100'-0"	100'-0"	97'-6"	97'-6"	395'-0" / 4 = 98'-9" AVERAGE GRADE = 98'-9"

UNIT MATRIX

UNIT NAME	UNIT TYPE	TOTAL UNIT NET LEASABLE AREA	BUILDING TYPE A		BUILDING TYPE B		TOTAL PROJECT UNITS	TOTAL UNIT LEASABLE AREA	UNIT MIX
			UNIT QTY	TOTAL LEASABLE AREA	UNIT QTY	TOTAL LEASABLE AREA			
2 BD / 2.5 BA									
T1	2 BD / 2.5 BA	1,110 SF	5	5,550 SF	0	0 SF	20	22,200 SF	51%
T2	2 BD / 2.5 BA	1,292 SF	0	0 SF	2	2,584 SF	4	5,168 SF	10%
2 BD / 2.5 BA									61%
3 BD / 2.5 BA									
T3	3 BD / 2.5 BA	1,417 SF	1	1,417 SF	0	0 SF	4	5,668 SF	2%
T4	3 BD / 2.5 BA	1,680 SF	0	0 SF	4	6,720 SF	8	13,440 SF	37%
3 BD / 2.5 BA									39%
PROJECT TOTALS			6		6		36		100%

KEPHART

LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

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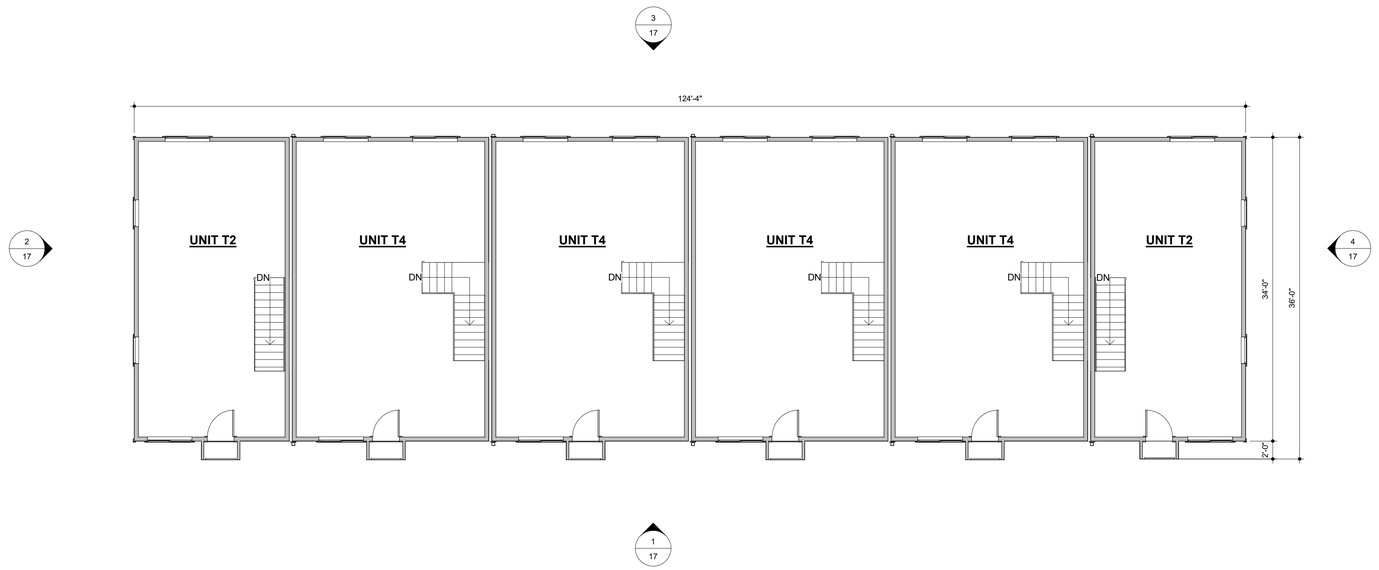
BUILDING C - SLAB PLAN & FIRST FLOOR PLAN

14

DELO BOOM

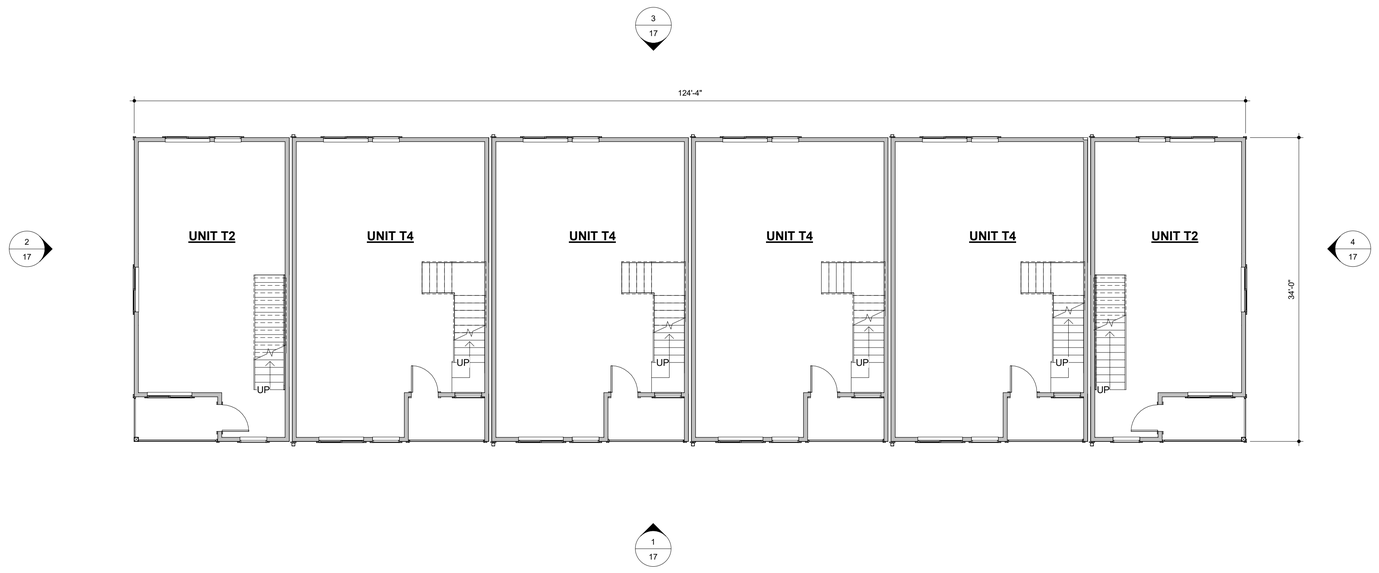
FINAL PLANNED UNIT DEVELOPMENT

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOUNDER, STATE OF COLORADO



2 BUILDING C - THIRD FLOOR PLAN
1/8" = 1'-0"

N



1 BUILDING C - SECOND FLOOR PLAN
1/8" = 1'-0"

N

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LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

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BUILDING C - SECOND FLOOR PLAN & THIRD FLOOR PLAN

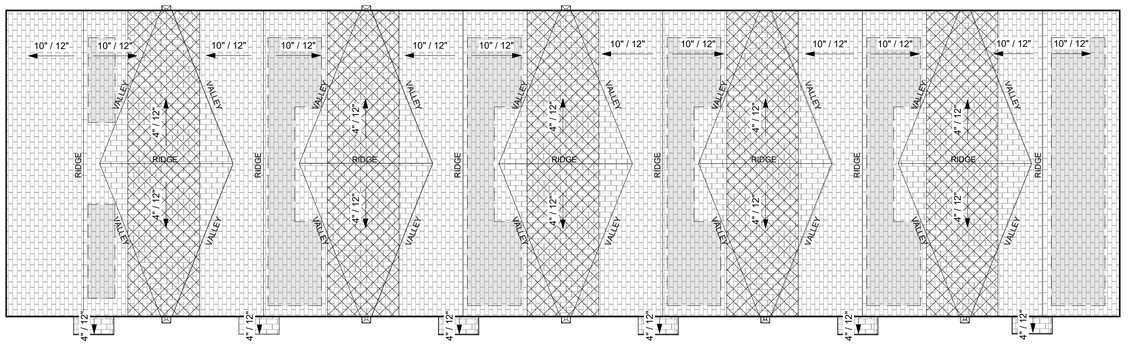
15

DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

ROOF LEGEND	
	HATCHED AREAS IDENTIFY DOGHOUSE ROOF LOCATIONS THAT REQUIRE FIRE RETARDANT TREATED WOOD SHEATHING (FRTW). AT THE UPPER MOST ROOF FOR A MIN. 4'-0" EITHER SIDE OF THE UNIT PROPERTY LINE PER IRC R302.2.2 EXCEPTION 3.
	FILLED AREAS IDENTIFY SOUTH-FACING SOLAR ARRAY OPPORTUNITIES, ACCOUNTING FOR THE SPACE REQUIRED FOR PV PANEL MAINTENANCE.
	ASPHALT SHINGLES



1 BUILDING C - ROOF PLAN
1/8" = 1'-0"

POTENTIAL SOLAR AREA = 808 SF

N

KEPHART

LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

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#	DATE	BY

BUILDING C - ROOF PLAN

16

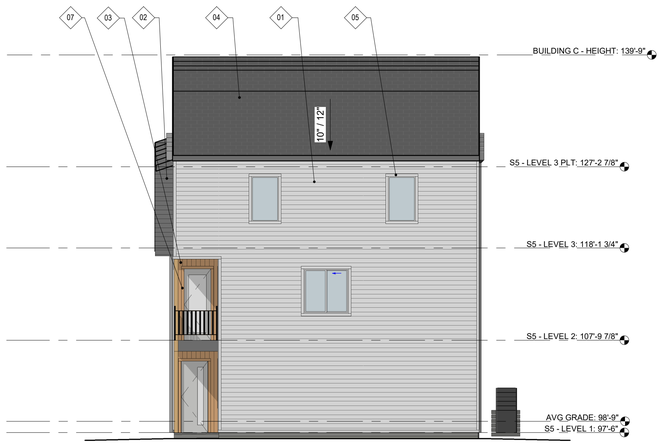
SHEET 16 OF 31

DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
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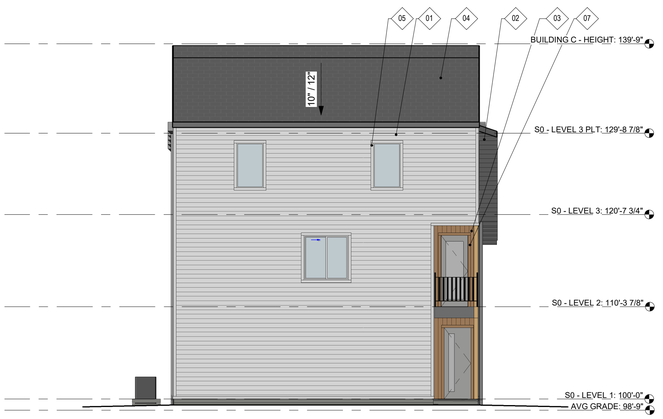
MATERIAL LEGEND	
01	6" HORIZONTAL SIDING - COLOR 01
02	6" HORIZONTAL SIDING - COLOR 02
03	6" VERTICAL SIDING - COLOR 03
04	ASPHALT ROOF SHINGLES
05	WOOD TRIM - COLOR 01
06	WOOD TRIM - COLOR 02
07	WOOD TRIM - COLOR 03



4 BUILDING C - RIGHT ELEVATION
1/8" = 1'-0"



3 BUILDING C - REAR ELEVATION
1/8" = 1'-0"



2 BUILDING C - LEFT ELEVATION
1/8" = 1'-0"



1 BUILDING C - FRONT ELEVATION
1/8" = 1'-0"

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LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

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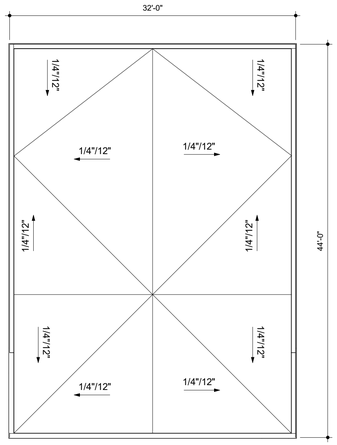
BUILDING C - ELEVATIONS

17

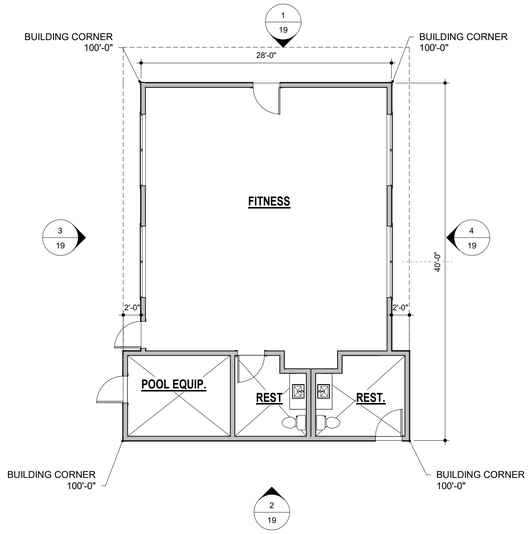
DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

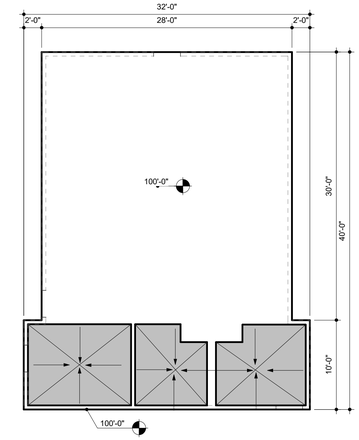
LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



3 BUILDING D - ROOF PLAN
1/8" = 1'-0"



2 BUILDING D - FIRST FLOOR PLAN
1/8" = 1'-0"



1 BUILDING D - SLAB PLAN
1/8" = 1'-0"

AVERAGE GRADE CALCULATION

BUILDING CORNER 1	BUILDING CORNER 2	BUILDING CORNER 3	BUILDING CORNER 4	100'-0" + 100'-0" + 100'-0"" + 100'-0" = 400'-0" 400'-0" / 4 = 100'-0" AVERAGE GRADE = 100'-0"
100'-0"	100'-0"	100'-0"	100'-0"	

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LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
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FITNESS BUILDING - SLAB PLAN, FLOOR PLAN, & ROOF PLAN

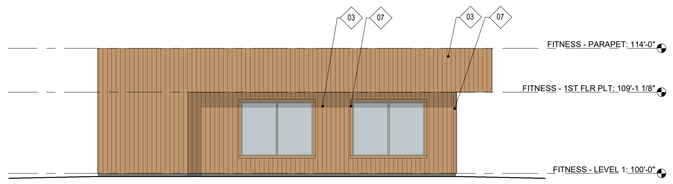
18

DELO BOOM

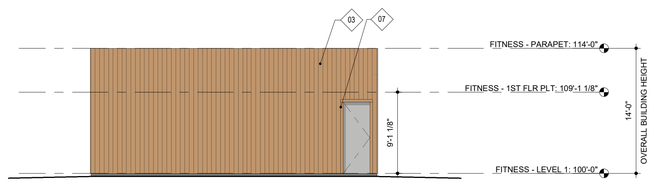
FINAL PLANNED UNIT DEVELOPMENT

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PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
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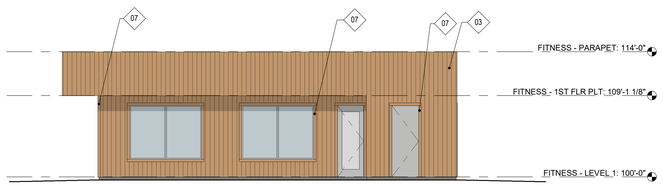
MATERIAL LEGEND	
01	6" HORIZONTAL SIDING - COLOR 01
02	6" HORIZONTAL SIDING - COLOR 02
03	6" VERTICAL SIDING - COLOR 03
04	ASPHALT ROOF SHINGLES
05	WOOD TRIM - COLOR 01
06	WOOD TRIM - COLOR 02
07	WOOD TRIM - COLOR 03



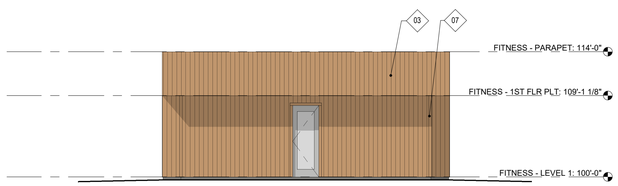
4 BUILDING D - LEFT ELEVATION
1/8" = 1'-0"



2 BUILDING D - REAR ELEVATION
1/8" = 1'-0"



3 BUILDING D - RIGHT ELEVATION
1/8" = 1'-0"



1 BUILDING D - FRONT ELEVATIONS
1/8" = 1'-0"

KEPHART

LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

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REVISION BLOCK

#	DATE	BY

FITNESS BUILDING - ELEVATIONS

19

DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

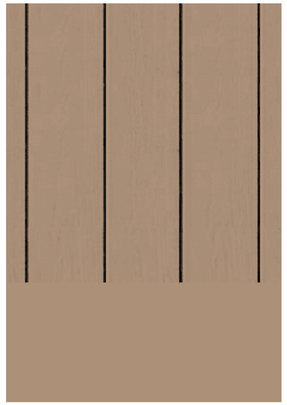
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PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



CEMENTITIOUS SIDING (SMOOTH)
<u>COLOR 1:</u>
SW 7042 SHOJI WHITE; TRIM TO MATCH



CEMENTITIOUS SIDING (SMOOTH)
<u>COLOR 2:</u>
SW 7069 IRON ORE; TRIM TO MATCH



VERTICAL CEMENT. SIDING (SMOOTH)
<u>COLOR 3:</u>
SW 2835 CRAFTSMAN BROWN; TRIM TO MATCH



EAVES
<u>COLOR 2:</u>
SW 7069 IRON ORE



ASPHALT SHINGLE
BLACK

VINYL WINDOWS
WHITE



STOREFRONT
ANODIZED ALUMINUM



VERTICAL METAL RAILING
WHITE

KEPHART

LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

23-45

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#	DATE	BY

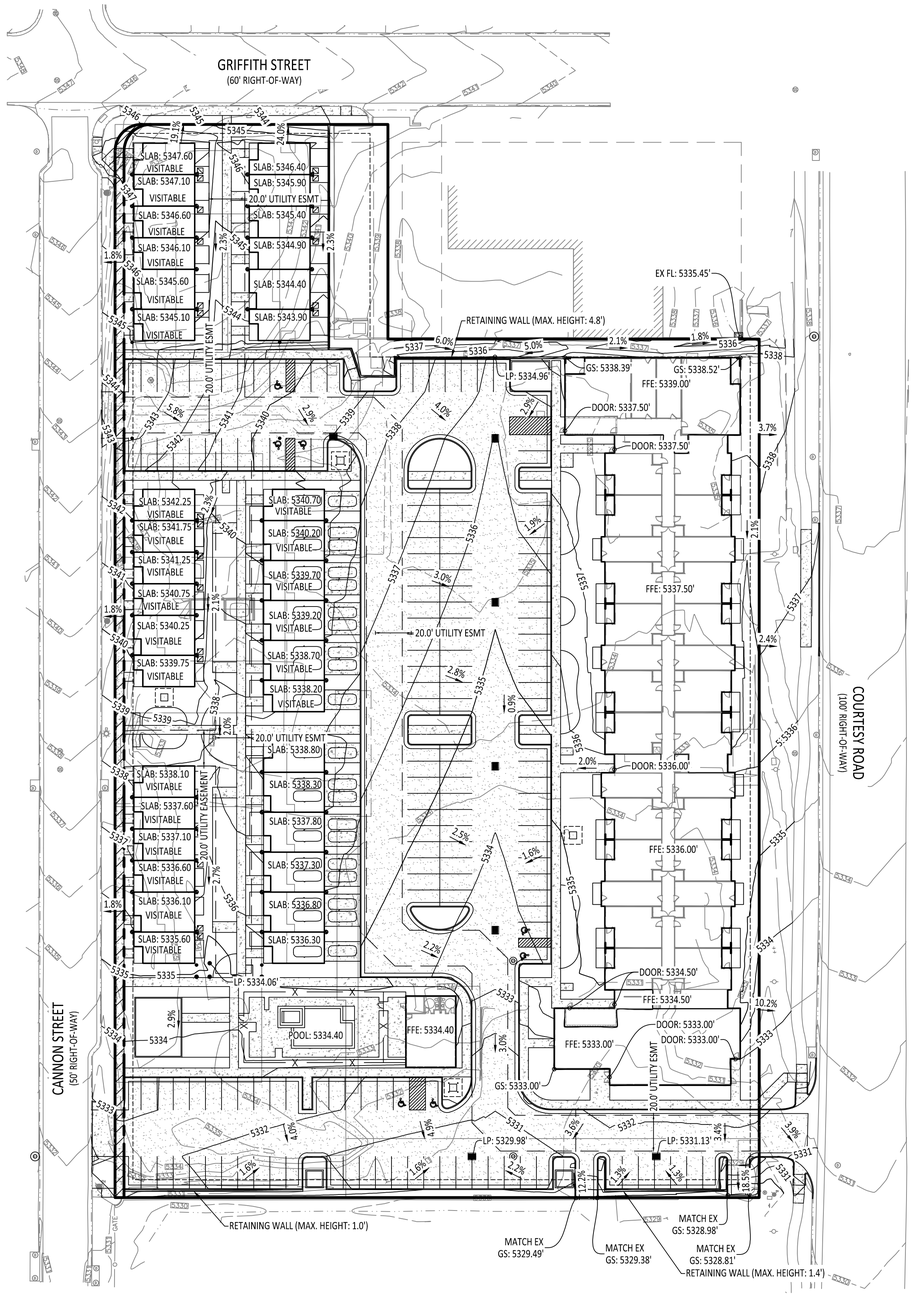
MATERIAL BOARD

20

DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



GRADING NOTES:

1) CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION. IF IT IS DETERMINED IN THE FIELD THAT POSITIVE DRAINAGE IS NOT POSSIBLE, CONTRACTOR SHALL CONTACT ENGINEERING IMMEDIATELY.
2) CONTRACTOR SHALL ENSURE FAMILIARITY WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS FOR SURFACE DRAINAGE ON THE PROJECT. CONTRACTOR SHALL ENSURE 4" CLEARANCE FROM BOTTOM OF BUILDING FACADE TO EXISTING/FINISHED GRADE ADJACENT TO FOUNDATION UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL ENSURE 6" CLEARANCE FROM TOP OF SLAB TO EXISTING/FINISHED GRADE ADJACENT TO FOUNDATION UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. IF THESE CONDITIONS ARE NOT POSSIBLE IN FIELD, CONTRACTOR SHALL CONTACT ENGINEERING IMMEDIATELY.
3) DOWNSPOUT DISCHARGE SHALL NOT BE ROUTED TOWARD ADJACENT PROPERTIES. ADDITIONALLY, DOWNSPOUTS SHALL BE ROUTED AWAY FROM SIDEWALKS WHENEVER POSSIBLE TO AVOID ICING AND PEDESTRIAN RISK.
4) ALL CONCENTRATED FLOWS SHALL BE RELEASED NO CLOSER THAN 10' TO FRONT PROPERTY LINE AND 3' TO SIDE PROPERTY LINES. ALL FLOWS SHALL BE ROUTED AWAY FROM ADJACENT PROPERTIES.
5) ALL CURBS SHOWN HEREON ARE ASSUMED TO BE 6" VERTICAL CURB UNLESS OTHERWISE NOTED. ALL ADA RAMPS SHOWN HEREON ARE ASSUMED TO BE 12:1 SLOPE UNLESS OTHERWISE NOTED.
6) CONTRACTOR SHALL REFER TO ALL STRUCTURAL DRAWINGS AND CIVIL ENGINEER DRAWINGS PRIOR TO CONSTRUCTION OF FOUNDATION. ANY DISCREPANCIES SHALL BE BROUGHT TO CIVIL ENGINEER'S ATTENTION IMMEDIATELY.
7) MAXIMUM ADA CROSS-SLOPE IS 2% AND MAXIMUM LONGITUDINAL SLOPE IS 5% WITHOUT HANDRAILS. CONTRACTOR SHALL CONTACT ENGINEER IF ADA PATHES/ACCESS POINTS DO NOT MEET THESE CONDITIONS IN THE FIELD.

BASIS OF BEARINGS:
THE SOUTH LINE OF TRACT C, DELO LOFTS SUBDIVISION, RECORDED JUNE 29, 2017 AS RECEPTION NO. 03600743 BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST BETWEEN A FOUND NO. 5 REBAR WITH 1.5 INCH YELLOW PLASTIC CAP STAMPED LS 28283 AT THE SOUTHEAST CORNER OF SAID TRACT C AND A FOUND NO. 5 REBAR WITH 1.5 INCH YELLOW PLASTIC CAP STAMPED LS 28283 AT THE SOUTHWEST CORNER OF SAID TRACT C.

SURVEY STATEMENT:
RAPTOR CIVIL ENGINEERING RELIED ON THE LAND SURVEY PREPARED BY POWER SURVEYING, INC. RCE TAKES NO RESPONSIBILITY FOR ERRORS/OMISSIONS BY LAND SURVEYOR.

BENCHMARK:
BOULDER COUNTY BENCHMARK LL-16E. FOUND 1" BRASS TAG CAP LOCATED ON THE NORTHWEST CORNER OF THE INLET IN THE NORTHEAST CORNER OF SOUTH BOULDER ROAD AND COURTESY ROAD.

PUBLISHED NAVD 88 ELEVATION = 5357.30 U.S. SURVEY FEET

NORTH

0' 20' 40' 80'

SCALE: 1"=40'

LEGEND:

- PROPERTY LINE
- EASEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 2.0% SLOPE ARROW
- FL: 78.00' SPOT ELEVATION
- RETAINING WALL

ABBREVIATION LIST:
FG: FINISHED GRADE
EG: EXISTING GRADE
FL: FLOWLINE
TC: TOP OF CURB
TW: TOP OF WALL
BW: BOTTOM OF WALL
GS: GROUND SHOT
TS: TOP OF STEP
BS: BOTTOM OF STEP
GB: GRADE BREAK
FFE: FINISHED FLOOR ELEVATION

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LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

23-45

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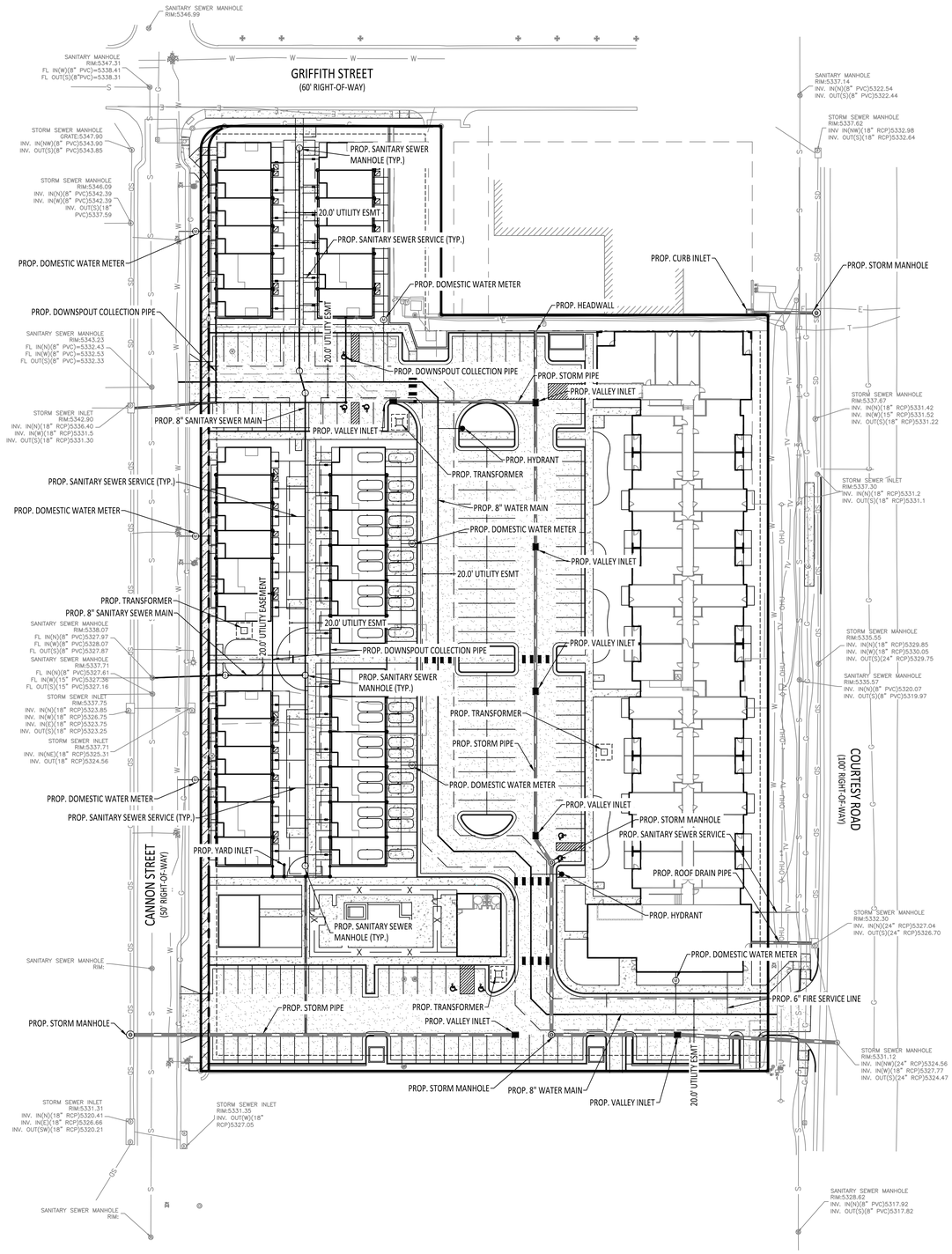
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GRADING & DRAINAGE PLAN
21

DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



UTILITY NOTES:

1) ALL UTILITIES SHOWN HEREON ARE BASED UPON LAND SURVEY PROVIDED TO ENGINEER. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS BOTH HORIZONTAL AND VERTICAL IN THE FIELD. IF UTILITY CONFLICTS EXIST IN THE FIELD, CONTRACTOR SHALL CONTACT ENGINEERING IMMEDIATELY.
2) ALL DOMESTIC TAPS SHALL BE INSPECTED BY LOCAL WATER JURISDICTION AT TIME OF TAP. CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER FIELD INSPECTIONS ARE COMPLETED.
3) CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE WITHIN GRAVITY PIPES. MINIMUM LONGITUDINAL SLOPE OF STORM PIPES IS 0.5%. MINIMUM LONGITUDINAL OF SANITARY SEWER PIPES IS 2% (4 INCH), 1% (6 INCH) AND 0.4% (8 INCH). RCE RECOMMENDS EXCEEDING THESE MINIMUMS WHEREVER POSSIBLE.
4) ALL STORM MANHOLES SHALL HAVE 0.1' DROP MINIMUM UNLESS OTHERWISE NOTES ON THIS PLAN. ALL SANITARY MANHOLES SHALL HAVE 0.2' DROP MINIMUM UNLESS OTHERWISE NOTED ON THIS PLAN. CONTRACTOR SHALL CONTACT ENGINEER WITH ANY FIELD DISCREPANCIES.

BASIS OF BEARINGS:
THE SOUTH LINE OF TRACT C, DELO LOFTS SUBDIVISION, RECORDED JUNE 29, 2017 AS RECEPTION NO. 03600743 BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST BETWEEN A FOUND NO. 5 REBAR WITH 1.5 INCH YELLOW PLASTIC CAP STAMPED LS 28283 AT THE SOUTHEAST CORNER OF SAID TRACT C AND A FOUND NO. 5 REBAR WITH 1.5 INCH YELLOW PLASTIC CAP STAMPED LS 28283 AT THE SOUTHWEST CORNER OF SAID TRACT C.

SURVEY STATEMENT:
RAPTOR CIVIL ENGINEERING RELIED ON THE LAND SURVEY PREPARED BY POWER SURVEYING, INC. RCE TAKES NO RESPONSIBILITY FOR ERRORS/OMISSIONS BY LAND SURVEYOR.

NORTH

0' 20' 40' 80'

SCALE: 1"=40'

LEGEND:

- PROPERTY LINE
- EASEMENT
- ASPHALT
- CONCRETE
- STORM PIPE
- WATER METER
- SANITARY CLEANOUT
- SANITARY MANHOLE
- FIRE HYDRANT

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LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

23-45

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UTILITY PLAN

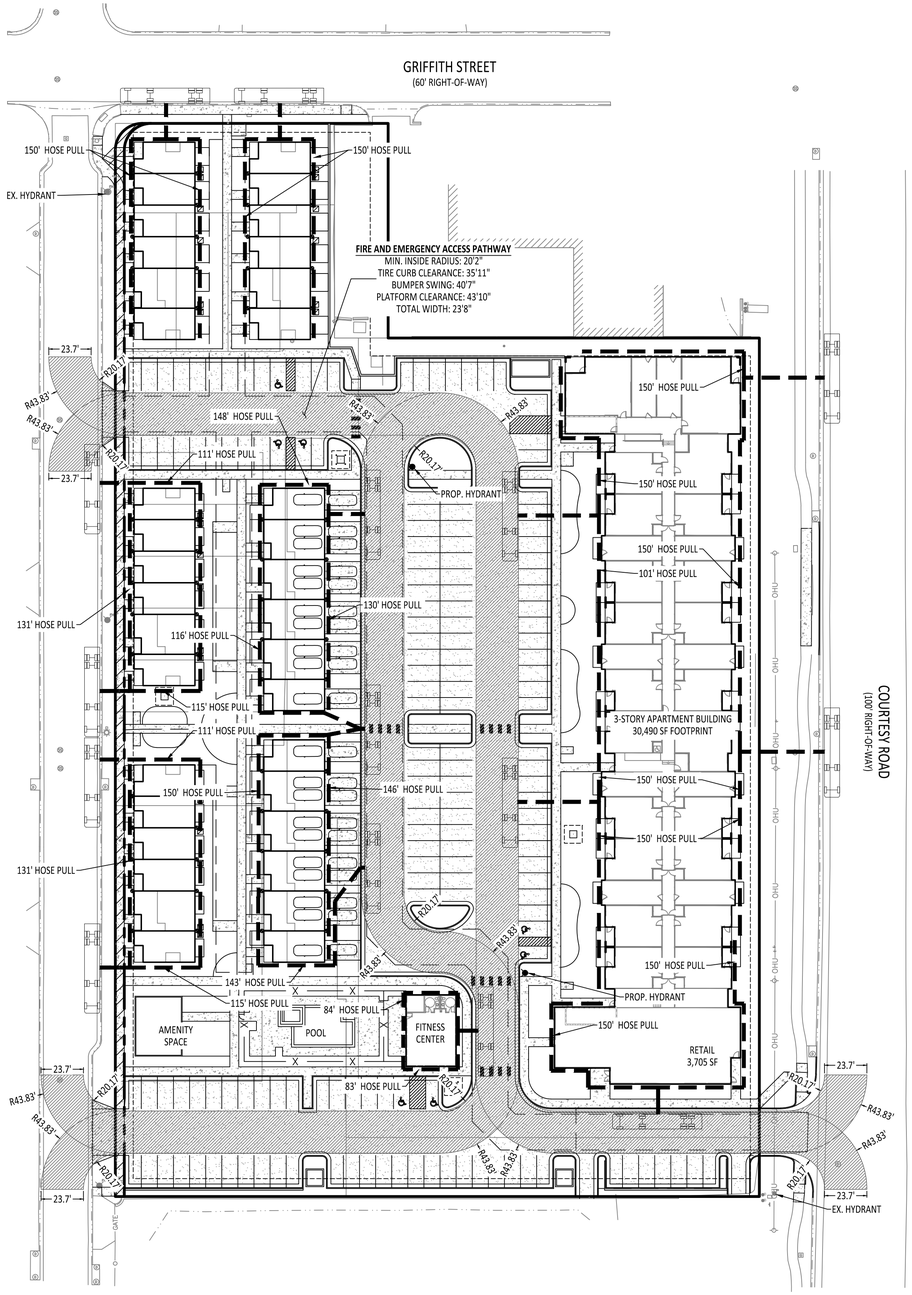
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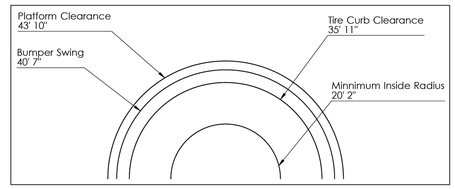
SHEET 22 OF 31

DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO





LOUISVILLE FIRE PROTECTION DISTRICT
TURNING TEMPLATE
N.T.S.

NORTH

0' 20' 40' 80'

SCALE: 1"=40'

LEGEND:

- PROPERTY LINE
- EASEMENT
- CONCRETE
- ASPHALT
- RETAINING WALL
- FENCE
- DOWNSPOUT
- HOSE PULL
- EMERGENCY VEHICLE MOVEMENT PATH

SURVEY STATEMENT:
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LIVEFORWARD DEVELOPMENT

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#	DATE	BY

EMERGENCY VEHICLE ACCESS PLAN
23

SHEET 23 OF 31

Xref .\Title Block.dwg

DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

LANDSCAPE NOTES

1. THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF ANY WORK SHOWN ON THESE PLANS.
2. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
3. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
4. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. REVISIONS TO THESE DOCUMENTS, REVIEW AND CONSIDERATIONS OF SUBSTITUTIONS, OWNER DIRECTED CHANGES, AND/OR RFI RESPONSES WHICH REQUIRE PROVIDING ADDITIONAL DETAIL AFTER APPROVAL OF THE PERMIT SET MAY REQUIRE APPROVAL OF AN ADDITIONAL SERVICES REQUEST BY THE CLIENT.
7. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
8. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
9. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
10. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
11. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
14. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
15. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
18. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
19. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
20. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
21. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
23. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
24. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
25. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
26. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
27. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
28. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
29. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
30. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
31. OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
32. DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
33. MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
34. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

GENERAL NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3.5CU. YRDS/1,000 SF, UNLESS OTHERWISE NOTED IN THE TECHNICAL SPECIFICATIONS
2. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, 3/4 " LOCAL RIVER ROCK OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. PERENNIAL/ANNUAL FLOWER BEDS SHALL BE MULCHED WITH 2" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN PERENNIAL/ANNUAL AREAS.
3. SHRUB BEDS ARE TO BE CONTAINED BY 4" x 1/8 " PERFORATED ROLL TOP STEEL EDGER, IN THE LOCATIONS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. EDGER IS NOT REQUIRED WHERE ROCK MULCH MEETS WOOD MULCH.
4. ALL SODDED AND LANDSCAPED AREAS SHALL BE WATERED BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, AND SHALL PROVIDE 100% COVERAGE TO ALL AREAS OTHER THAN THE DRYLAND SEED AREAS.

BICYCLE PARKING

REQUIRED	PROVIDED
1 SPACE PER 20 REQ. PARKING SPACES (UP TO 20 SPACES)	10 STALLS (20 TOTAL SPACES)

STREET LANDSCAPE REQUIREMENTS

STREETS	REQUIREMENT	LF	REQUIRED	PROVIDED
HWY 42	1 TREE / 40 LF 1 SHRUB / 5 LF	480'	12 TREES 96 SHRUBS	13 TREES 96 SHRUBS
GRIFFITH ST.	1 TREE / 20 LF	98'	5 TREES	5 TREES
CANNON ST.	1 TREE / 20 LF	425'	22 TREES	22 TREES

PARKING LOT LANDSCAPE REQUIREMENTS

PARKING LOT	REQUIREMENT	INTERIOR SF	REQUIRED	PROVIDED
INTERIOR	10% OF THE TOTAL INTERIOR AREA LANDSCAPED	70,547 SF	7,054 SF (10%)	5,792 SF (8.2%)
TREES	1 TREE / 300 SF OF INTERNAL LANDSCAPE AREA	N/A	24 TREES	*11 TREES

* 13 TREES DEFICIENT DUE TO SPACE CONSTRAINTS. 130 SHRUBS SUBSTITUTED FOR 13 TREES (10 SHRUBS PROPOSED PER 1 TREE REQUIRED)

AMENITY SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
S-101	BENCH	NEOLIVANO	LANDSCAPE FORMS			TBD		1/29	INSTALL PER MANUFACTURERS SPECIFICATIONS
S-102	BIKE RACK	LANDSCAPE FORMS	RIDE			TBD		3/29	INSTALL PER MANUFACTURERS SPECIFICATIONS
S-103	TRASH RECEPTACLE	MONOLINE LITTER AND RECYCLE BIN	SITE PIECES			TBD		2/29	INSTALL PER MANUFACTURERS SPECIFICATIONS
S-104	PET WASTE STATION	PET PICKUP STATION	DOG WASTE DEPOT			GREEN	N/A	4/29	INSTALL PER MANUFACTURERS SPECIFICATIONS
S-105	RAISED PLANTING BED							5/29	
S-106	PLAYGROUND	CHALLENGERS	PLAYWORLD	INFO@PLAYWORLD.COM	350-1739	T.B.D.		6/29	INSTALL PER MANUFACTURERS SPECIFICATIONS

LANDSCAPE MATERIAL SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
M-01	CRUSHER FINES	DECOMPOSED GRANITE	PIONEER SAND (OR APPROVED EQUAL)	PIONEERCO.COM	N/A	TAN	3/8" MINUS GRANITE AGGREGATE		
M-02	ARTIFICIAL TURF	SPEED TURF	SYNLAWN (OR APPROVED EQUAL)			GREEN			INSTALL PER MANUFACTURERS SPECIFICATIONS
M-03	ROCK MULCH	LOCAL RIVER ROCK	PIONEER SAND OR LOCAL SUPPLIER (OR APPROVED EQUAL)	PIONEERCO.COM	N/A	NATURAL	3/4-1" DIA., 3" MIN. DEPTH, SEE PLANS FOR AREA		TO BE INSTALLED IN ALL LANDSCAPE BEDS OVER SPECIFIED LANDSCAPE BARRIER FABRIC. SEE SPECIFICATIONS.
M-04	COBBLE	GLACIER WHITE COBBLESTONE	PIONEER SAND OR LOCAL SUPPLIER (OR APPROVED EQUAL)	PIONEERCO.COM	N/A	NATURAL	2"-4" COBBLE. MIN 4" DEPTH, 2` MIN WIDTH SECTION AROUND BUILDINGS		TO BE INSTALLED IN OFFSET AREAS BETWEEN BUILDING FACADE AND LANDSCAPE BED OR NATIVE SEED ARESA, REFER TO PLANS FOR LOCATION AND AREA
M-05	ENGINEERED WOOD FIBER								
M-06	STEEL EDGER	14 GAUGE. ROLLTOP STEEL EDGING	DIRECT LANDSCAPE SUPPLY OR APPROVED EQUAL	DIRECTLANDSCAPESUPPLY.COM	N/A	GREEN	6" DEPTH 14 GUAGE		INSTALL PER MANUFACTURERS SPECIFICATIONS
M-07	BOULDER - 3'	BOULDER	PIONEER SAND (OR APPROVED EQUAL)	PIONEERCO.COM	N/A	TAN	32"-42" DIAMETER X 24" MIN. DEPTH		REFER TO DETAIL
M-08	BOULDER - 2'	BOULDER	PIONEER SAND (OR APPROVED EQUAL)	PIONEERCO.COM	N/A	TAN	24"-32" DIAMETER X 18" MIN. DEPTH		REFER TO DETAIL
M-09	SANDSTONE SLAB BENCH		PIONEED SAND (OR APPROVED EQUAL)			DAKOTA BUFF SANDSTONE SLAB	APPROX 2`-6" WIDE X 6`-0" LONG X 1`-10" THICK		ALL SIDES SHALL HAVE A NATURAL BROKEN FACE.

NORRIS DESIGN
PEOPLE + PLACEMAKING

LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

23-45

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REVISION BLOCK

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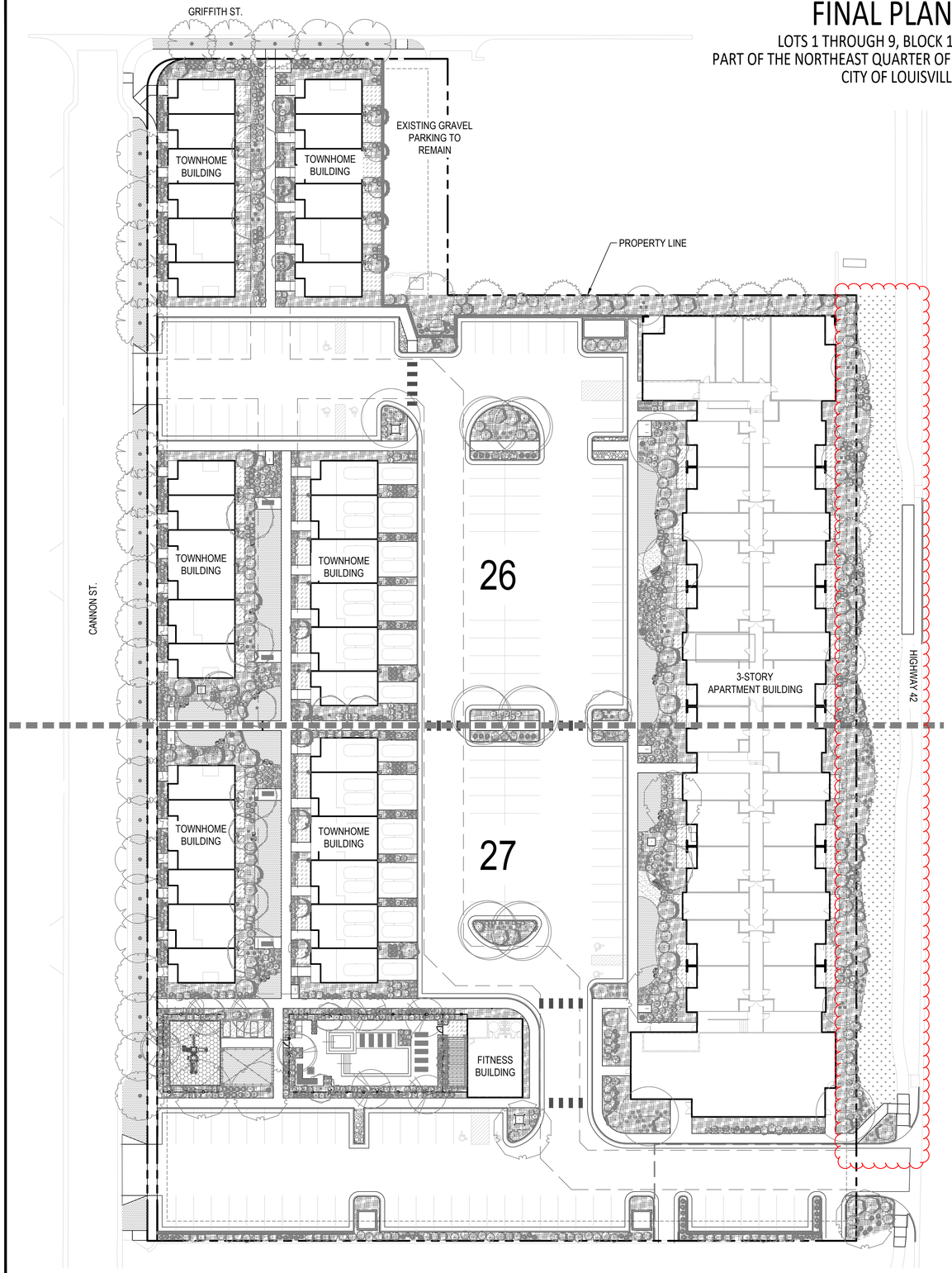
LANDSCAPE NOTES & SCHEDULES

24

DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS CANOPY TREES								
AC FF	6	ACER SACCHARUM `FALL FIESTA`	FALL FIESTA SUGAR MAPLE	B & B	2"CAL	MOD	50`-80`	30`-40`
AC JC	5	ACER TRUNCATUM X PLATANOIDES 'JFS-KW202'	CRIMSON SUNSET® MAPLE	B & B	2" CAL.	LOW	30`-40`	20`-25`
CO TU	6	CORYLUS COLURNA	TURKISH FILBERT	B & B	2" CAL.	LOW	30`-40`	20`-25`
GL SH	4	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	SHADEMASTER LOCUST	B & B	2"CAL	LOW	40`-50`	30`-40`
GY DI	7	GYMNOCLADUS DIOICA `ESPRESSO`	KENTUCKY COFFEETREE	B & B	2"CAL	LOW	50`-80`	40`-60`
KO PA	9	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	B & B	2"CAL	LOW	25`-30`	25`-30`
TI RE	7	TILIA AMERICANA `REDMOND`	REDMOND AMERICAN LINDEN	B & B	2"CAL	MOD	40`-50`	30`-40`
EVERGREEN TREES								
JU ME	25	JUNIPERUS SCOPULORUM `MEDORA`	MEDORA JUNIPER	B & B	6` HEIGHT	VERY LOW	15`-20`	4`-6`
JU WI	24	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	B & B	6` HEIGHT	LOW	10`-15`	4`-6`
PI PU	13	PICEA PUNGENS	COLORADO SPRUCE	B & B	8` HT.	MOD	40`-50`	25`-30`
PI NI	1	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6` HEIGHT	LOW	40`-50`	30`-40`
ORNAMENTAL TREES								
AC FL	5	ACER GINNALA `FLAME`	FLAME AMUR MAPLE	B & B	1.5"CAL	LOW	15`-20`	15`-20`
AM AB	6	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	B & B	6` CLUMP	LOW	15`-25`	15`-20`
CE CA	10	CERCIS CANADENSIS	EASTERN REDBUD	B & B	6` CLUMP	MOD	25`-30`	25`-30`
MA SS	2	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	B & B	2" CAL.	LOW	15`-25`	20`-25`
PY AB	5	PYRUS CALLERYANA `AUTUMN BLAZE`	AUTUMN BLAZE PEAR	B & B	1.5"CAL	MOD	30`-40`	25`-30`
PY CA	4	PYRUS CALLERYANA CHANTICLEER	CHANTICLEER PEAR	B & B	1.5"CAL	MOD	30`-40`	15`-20`
DECIDUOUS SHRUBS								
AM GL	7	AMELANCHIER CANADENSIS 'GLENNFORM'	RAINBOW PILLAR® CANADIAN SERVICEBERRY	CONT.	#5	LOW	15` <	9`-10`
AM AU	18	AMELANCHIER X GRANDIFLORA 'AUTUMN SUNSET'	AUTUMN SUNSET APPLE SERVICEBERRY	CONT.	#5			
BE CP	42	BERBERIS THUNBERGII `CRIMSON PYGMY`	CRIMSON PYGMY BARBERRY	CONT.	#5	LOW	1`-2`	1`-2`
CR BS	42	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	CONT.	#5	LOW	2`-3`	2`-3`
CR RD	46	CORNUS SERICEA	RED TWIG DOGWOOD	CONT.	#5	LOW	7`-8`	9`-10`
CO AF	107	CORNUS SERICEA `ARCTIC FIRE`	ARCTIC FIRE DOGWOOD	CONT.	#5	MOD	3`-4`	3`-4`
CO KE	14	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	CONT.	#5	MOD	2`-3`	2`-3`
FR FL	43	FRANGULA ALNUS `FINE LINE` TM	TALL FERNLEAF BUCKTHORN	CONT.	#5	LOW	6`-7`	4`-5`
HY AN	4	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	CONT.	#5	MOD	4`-5`	3`-4`
PE LS	184	PEROVSKIA ATRIPLICIFOLIA `LITTLE SPIRE` TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	VERY LOW	2`-3`	2`-3`
RH GR	39	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5	LOW	2`-3`	7`-8`
RH AU	3	RHUS TRILOBATA `AUTUMN AMBER`	AUTUMN AMBER SUMAC	CONT.	#5	VERY LOW	1`-2`	5`-6`
SPI AWT	25	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	CONT.	#5	LOW	2`-3`	3`-4`
SY PA	15	SYRINGA MEYERI `PALIBIN`	DWARF KOREAN LILAC	CONT.	#5	LOW	5`-6`	5`-6`
EVERGREEN SHRUBS								
JU AR	29	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	CONT.	#5	LOW	1`-2`	3`-4`
JU BU	40	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	CONT.	#5	LOW	1`-2`	4`-5`
ORNAMENTAL GRASSES								
BO CU	87	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	CONT.	#1			
BO BA	187	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	VERY LOW	2`-3`	1`-2`
CA KF	199	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	KARL FOERSTER FEATHER REED GRASS	CONT.	#1	LOW	4`-5`	1`-2`
MU RE	49	MUHLENBERGIA REVERCHONI `UNDAUNTED`	UNDAUNTED MUHLY	CONT.	#1	MOD	2`-3`	1`-2`
PA SH	151	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	CONT.	#1	LOW	3`-4`	1`-2`
SC SC	73	SCHIZACHYRIUM SCOPARIUM `BLAZE`	BLAZE LITTLE BLUESTEM	CONT.	#1	LOW	3`-4`	2`-3`
SP HE	122	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#1	LOW	2`-3`	1`-2`
PERENNIALS								
AC MO	127	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	CONT.	#1	LOW	2`-3`	1`-2`
AQ AL	13	AQUILEGIA ALPINA	ALPINE COLUMBINE	CONT.	#1	MOD	1`-2`	1`-2`
CE RU	26	CENTRANTHUS RUBER	RED VALERIAN	CONT.	#1	LOW	2`-3`	1`-2`
CR VR	127	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM TICKSEED	CONT.	#1	LOW	1`-2`	1`-2`
DA PU	58	DALEA PURPUREA	PURPLE PRAIRIE CLOVER	CONT.	#1	LOW	2`-3`	1`-2`
EC PU	94	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	#1	LOW	2`-3`	1`-2`
LA PH	9	LAVANDULA X INTERMEDIA `PHENOMENAL`	PHENOMENAL LAVENDER	CONT.	#1	LOW	2`-3`	2`-3`
PH BI	40	PHLOX BIFIDA	SNOWMASS PHLOX	CONT.	#1	MOD	<1`	1`-2`
RU FU	41	RUDBECKIA FULGIDA `GOLDSTRUM`	BLACK-EYED SUSAN	CONT.	#1	LOW	1`-2`	1`-2`

NORTH

0 15 30 60
SCALE 1" = 30'

811

NORRIS DESIGN
PEOPLE + PLACEMAKING

LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

23-45

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OVERALL
LANDSCAPE PLAN

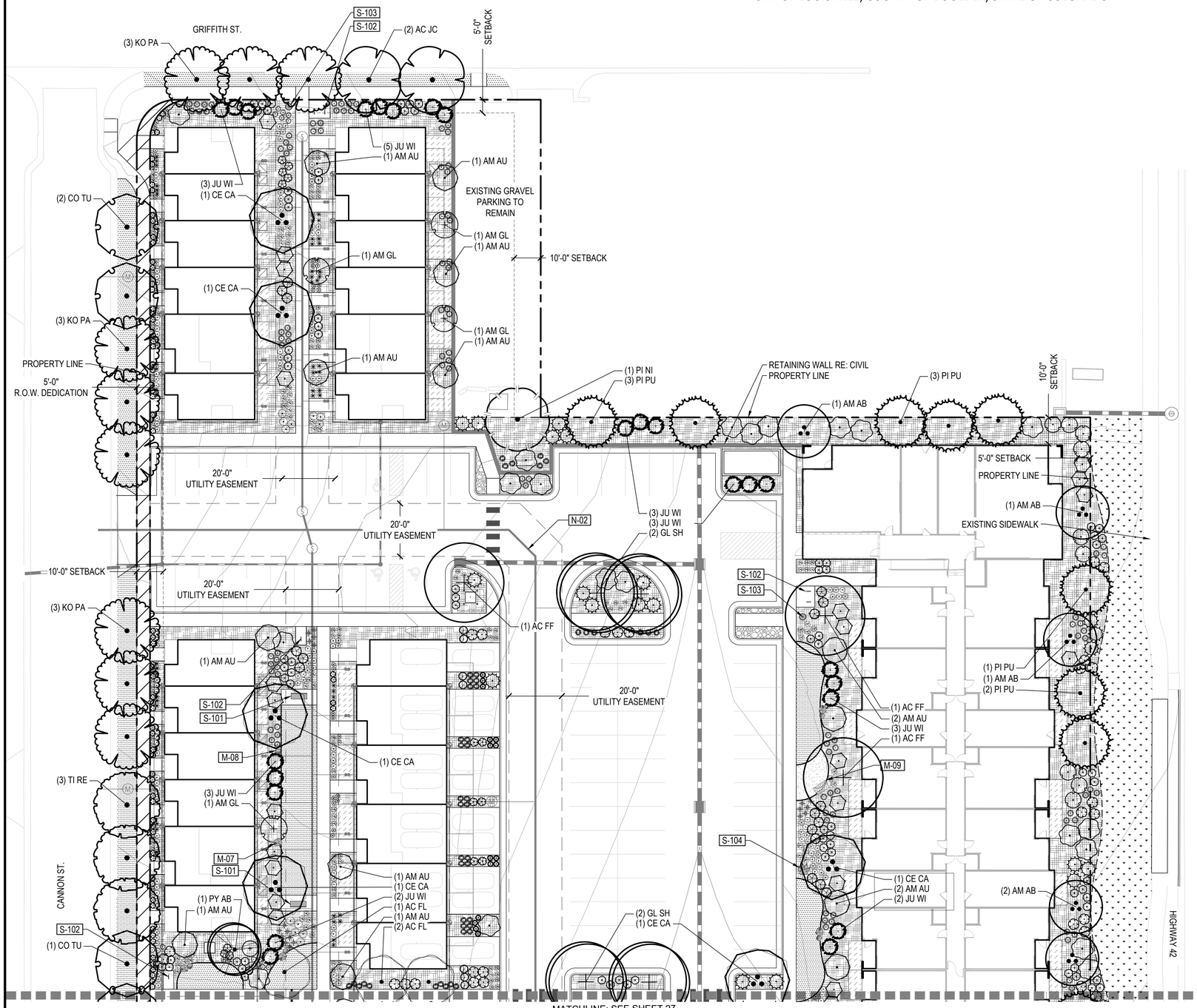
25

SHEET 25 OF 31

DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
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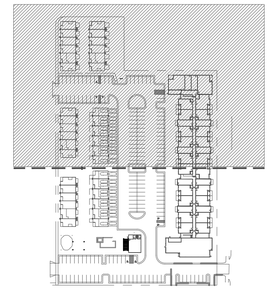
PLANT SCHEDULE

CODE	COMMON NAME
DECIDUOUS CANOPY TREES	
AC JC	CRIMSON SUNSET® MAPLE
AC FF	FALL FIESTA SUGAR MAPLE
KO PA	GOLDENRAIN TREE
GY DI	KENTUCKY COFFEETREE
TI RE	REDMOND AMERICAN LINDEN
GL SH	SHADEMASTER LOCUST
CO TU	TURKISH FILBERT
EVERGREEN TREES	
PI NI	AUSTRIAN BLACK PINE
PI PU	COLORADO SPRUCE
JU ME	MEDORA JUNIPER
JU WI	WICHITA BLUE JUNIPER
ORNAMENTAL TREES	
PY AB	AUTUMN BLAZE PEAR
AM AB	AUTUMN BRILLIANCE SERVICEBERRY
PY CA	CHANTICLEER PEAR
CE CA	EASTERN REDBUD
AC FL	FLAME AMUR MAPLE
MA SS	SPRING SNOW CRAB APPLE
DECIDUOUS SHRUBS	
HY AN	ANNABELLE HYDRANGEA
SPI AWT	ANTHONY WATERER SPIREA
CO AF	ARCTIC FIRE DOGWOOD
RH AU	AUTUMN AMBER SUMAC
AM AU	AUTUMN SUNSET APPLE SERVICEBERRY
CR BS	BLUE MIST BLUEBEARD
BE CP	CRIMSON PYGMY BARBERRY
SY PA	DWARF KOREAN LILAC
RH GR	GRO-LOW FRAGRANT SUMAC
CO KE	KELSEYI DOGWOOD
PE LS	LITTLE SPIRE RUSSIAN SAGE
AM GL	RAINBOW PILLAR® CANADIAN SERVICEBERRY
CR RD	RED TWIG DOGWOOD
FR FL	TALL FERNLEAF BUCKTHORN
EVERGREEN SHRUBS	
JU AR	ARCADIA JUNIPER
JU BU	BUFFALO JUNIPER
ORNAMENTAL GRASSES	
SC SC	BLAZE LITTLE BLUESTEM
BO BA	BLOND AMBITION BLUE GRAMA GRASS
CA KF	KARL FOERSTER FEATHER REED GRASS
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MU RE	UNDAUNTED MUHLY
PERENNIALS	
AQ AL	ALPINE COLUMBINE
RU FU	BLACK-EYED SUSAN
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LA PH	PHENOMENAL LAVENDER
EC PU	PURPLE CONEFLOWER
DA PU	PURPLE PRAIRIE CLOVER
CE RU	RED VALERIAN
PH BI	SNOWMASS PHLOX

SYMBOL	CODE	COMMON NAME
SOD/SEED		
	NA SE	NATIVE PRAIRE MIX
	TURF	TEXAS HYBRID SOD

KEY NOTES	
CODE	DESCRIPTION
N-01	FENCE
N-02	UTILITIES (RE:CIVIL)

KEY MAP



LEGEND

PROPERTY LINE

MATCHLINE

CODE	DESCRIPTION
M-01	CRUSHER FINES
M-02	ARTIFICIAL TURF
M-03	ROCK MULCH
M-04	COBBLE
M-05	ENGINEERED WOOD FIBER
M-06	STEEL EDGER

SYMBOL	DESCRIPTION
M-07	BOULDER 1'-3'
M-08	BOULDER 2'-2'
M-09	SANDSTONE SLAB BENCH
S-101	BENCH
S-102	BIKE RACK
S-103	TRASH RECEPTACLE
S-104	PET WASTE STATION
S-105	RAISED PLANTING BED
S-106	PLAYGROUND

NORTH

0 10 20 40
SCALE 1" = 20'

811

NORRIS DESIGN
PEOPLE + PLACEMAKING

LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

23-45

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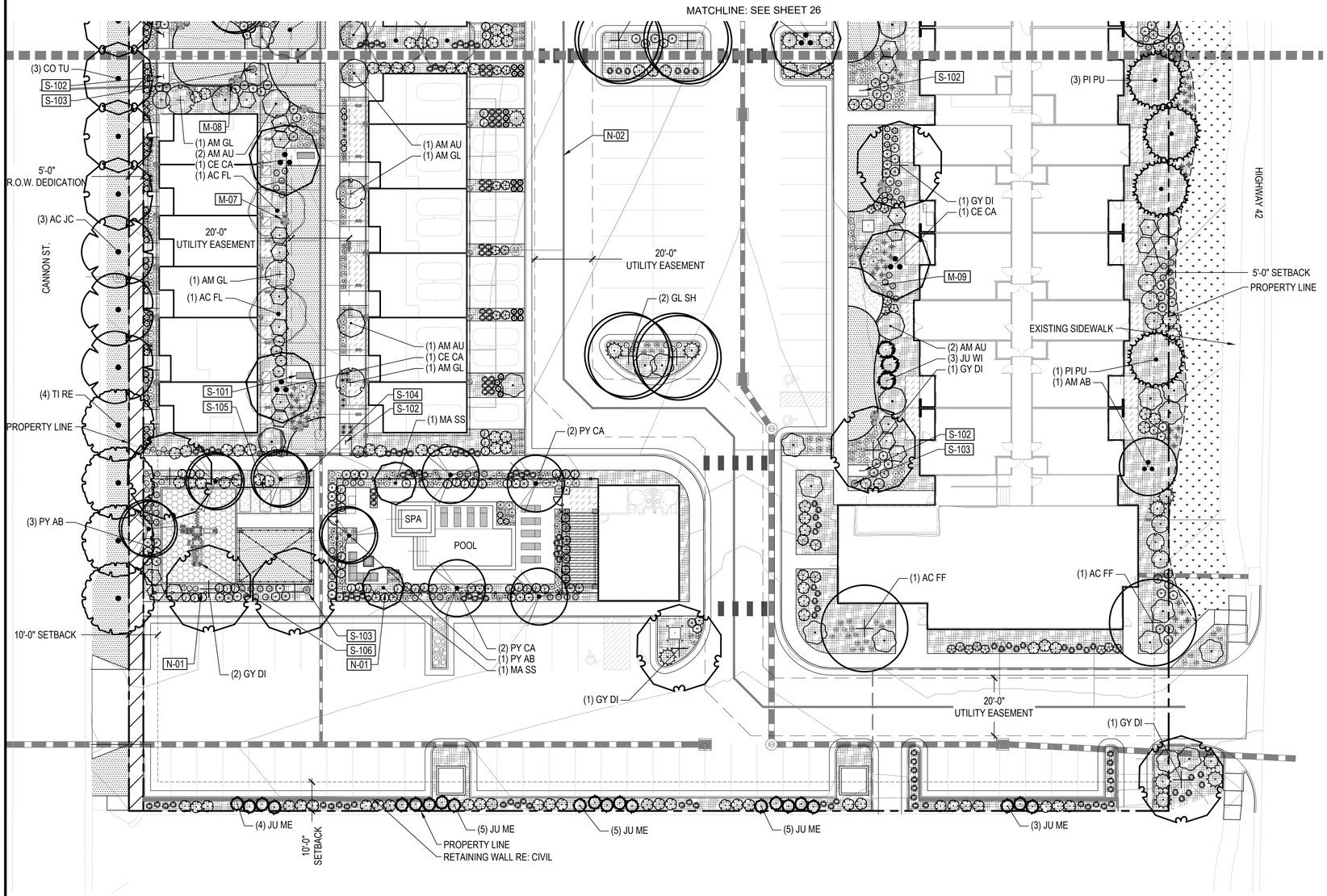
LANDSCAPE PLAN

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DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

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PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



PLANT SCHEDULE

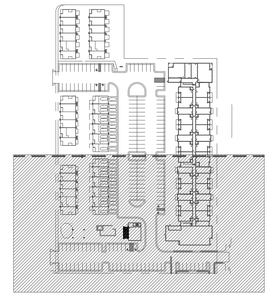
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SYMBOL	CODE	COMMON NAME
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	TURF	TEXAS HYBRID SOD

KEY NOTES

CODE	DESCRIPTION
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N-02	UTILITIES (RE:CIVIL)

KEY MAP



LEGEND

PROPERTY LINE

MATCHLINE

CODE	DESCRIPTION
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M-02	ARTIFICIAL TURF
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M-04	COBBLE
M-05	ENGINEERED WOOD FIBER
M-06	STEEL EDGER

SYMBOL	DESCRIPTION
M-07	BOULDER 1'-3'
M-08	BOULDER 2'-2'
M-09	SANDSTONE SLAB BENCH

SYMBOL	DESCRIPTION
S-101	BENCH
S-102	BIKE RACK
S-103	TRASH RECEPTACLE
S-104	PET WASTE STATION
S-105	RAISED PLANTING BED
S-106	PLAYGROUND

NORTH

0 10 20 40
SCALE 1" = 20'

811

NORRIS DESIGN
PEOPLE + PLACEMAKING

LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

23-45

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REVISION BLOCK		
#	DATE	BY

LANDSCAPE PLAN

27

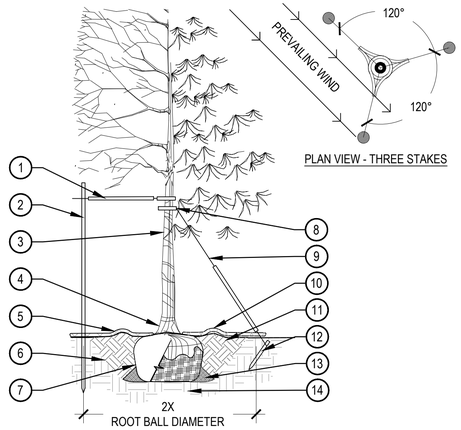
DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

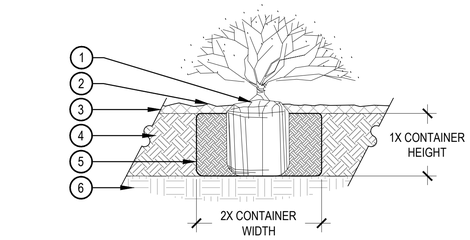
STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
   b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
   c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE,TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

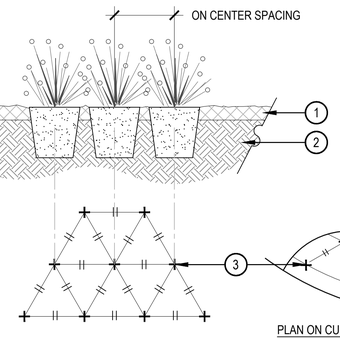


1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET 24
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

2 SHRUB PLANTING

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

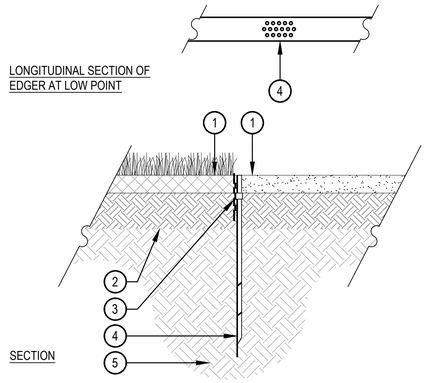


1. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET 24
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

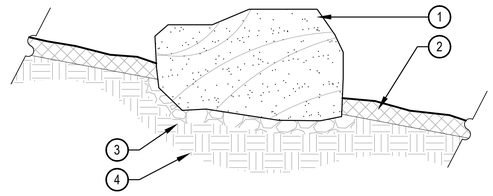


1. FINISHED GRADE, TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. AMENDED SOIL PER SPECIFICATIONS
3. METAL EDGER, DRILL (16) 1/2" DIAMETER HOLES 1" ON CENTER MINIMUM AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
4. EDGER STAKE
5. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
3. ENSURE POSITIVE DRAINAGE.

4 METAL EDGER

SCALE: 1" = 1'-0"



1. BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE, REFER TO MATERIAL SCHEDULE, SHEET 24
2. SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
3. 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
4. UNDISTURBED GRADE

BOULDER SIZES		
QTY.	ITEM	SIZE
11	'A' SIZED BOULDER	24" - 32" DIAMETER X 18" MINIMUM DEPTH
12	'B' SIZED BOULDER	32" - 42" DIAMETER X 24" MINIMUM DEPTH

NOTES:
1. THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
2. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
3. CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

5 LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"

NORRIS DESIGN
PEOPLE + PLACEMAKING

LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

23-45

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REVISION BLOCK

#	DATE	BY

LANDSCAPE DETAILS

28

SHEET 28 OF 31

DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



1. MANUFACTURER: LANDSCAPE FORMS
2. MODEL: NEOLIVANO
3. MOUNT PER MANUFACTURER'S SPECIFICATIONS
4. FINISH: T.B.D.

1 BENCH

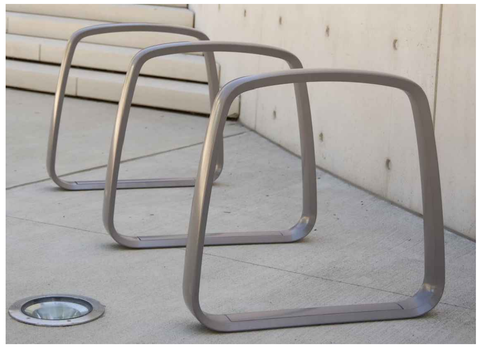
SCALE: N.T.S.



1. MANUFACTURER: SITE PIECES
2. MODEL: MONOLINE LITTER AND RECYCLE BIN
3. SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
4. FINISH: T.B.D.

2 TRASH RECEPTACLE

SCALE: N.T.S.



1. MANUFACTURER: LANDSCAPE FORMS
2. MODEL: RIDE
3. MOUNT: IN-GROUND
4. FINISH: T.B.D.

3 BIKE RACK

SCALE: N.T.S.



1. MANUFACTURER: DOG WASTE DEPOT
2. MODEL: PET PICKUP STATION
3. FINISH: GREEN

4 PET PICKUP STATION

SCALE: N.T.S.



1. MANUFACTURER:T.B.D.
2. MODEL: T.B.D.
3. MOUNT PER MANUFACTURER'S SPECIFICATIONS
4. FINISH: T.B.D.

5 RAISED PLANTING BED

SCALE: N.T.S.



1. MANUFACTURER: POLIGON (OR APPROVED EQUAL)
2. MODEL: T.B.D
3. FINISH: T.B.D.
4. SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS

6 SHADE STUCTURE

SCALE: N.T.S.



1. MANUFACTURER: PLAYWORLD OR APPROVED EQUAL
2. MODEL: 350-1739
3. MOUNT PER MANUFACTURER'S SPECIFICATIONS
4. FINISH: T.B.D.

7 PLAYGROUND 5-12 YEARS OLD

SCALE: N.T.S.

NORRIS DESIGN
PEOPLE + PLACEMAKING

LIVEFORWARD DEVELOPMENT

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

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REVISION BLOCK

#	DATE	BY

SITE DETAILS

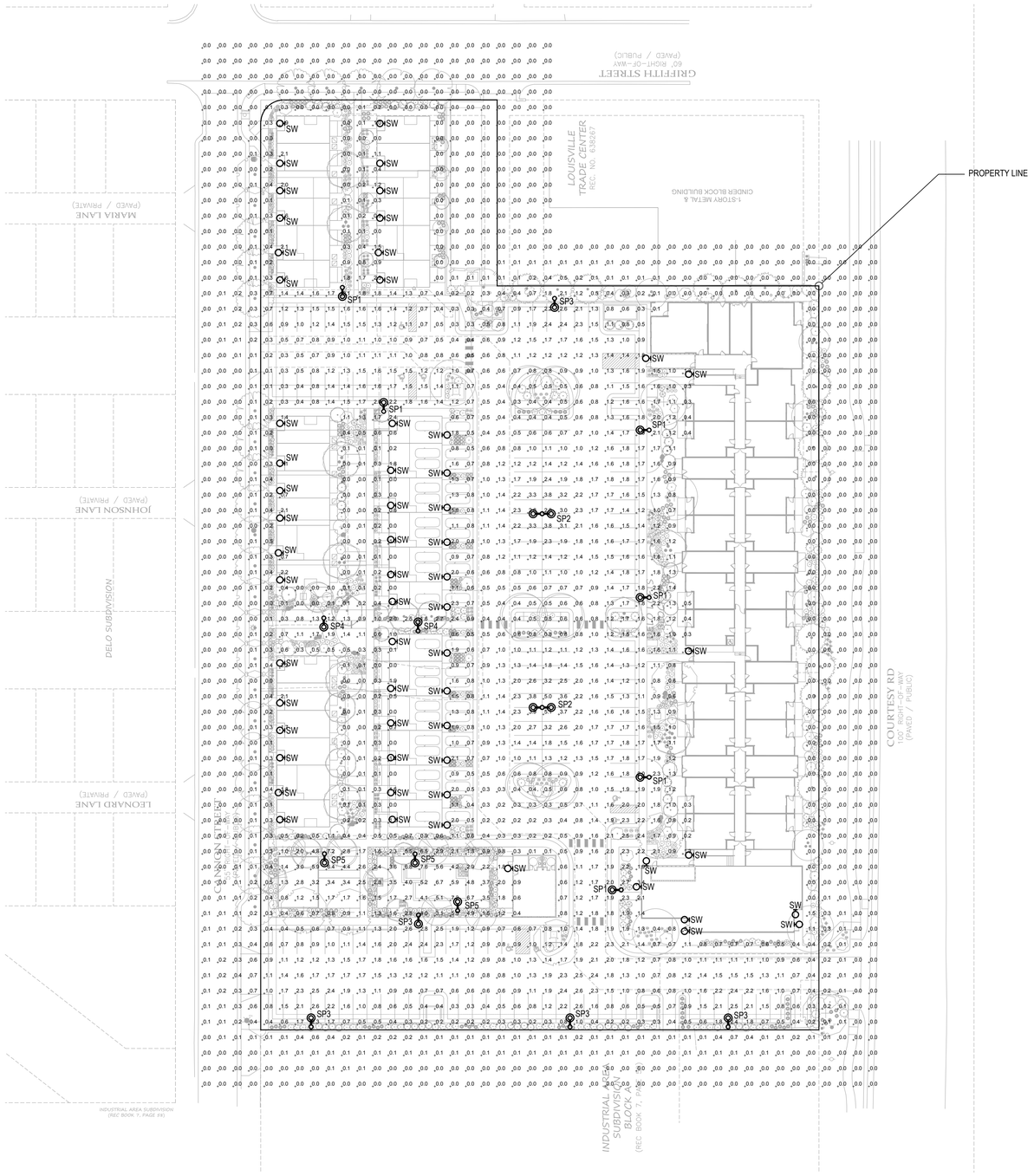
29

SHEET 29 OF 31

DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 40'-0"

PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
5. ALL EXTERIOR LIGHTING, INCLUDING FIXTURE TYPE SW, TO BE PHOTOCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF LOUISVILLE EXTERIOR LIGHTING STANDARDS

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

RAPTOR CIVIL ENGINEERING
WORK@RAPTOR-CIVIL.COM
WWW.RAPTOR-CIVIL.COM
720-774-7736

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

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REVISION BLOCK

#	DATE	BY

SITE LIGHTING PHOTOMETRIC

30

DELO BOOM

FINAL PLANNED UNIT DEVELOPMENT

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
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WORK@RAPTOR-CIVIL.COM
WWW.RAPTOR-CIVIL.COM
720-774-7736

LUMINAIRE SCHEDULE

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING
	SP1	SITE POLE PARKING/DRIVE AISLES	20'-0" AFG	BLACK	INVUE ECM-E03-LED-E1-T3-SR-SN-BK-7030-VA6154	LED	1.00	75W	FULL CUTOFF
	SP2	SITE POLE PARKING/DRIVE AISLES	20'-0" AFG	BLACK	INVUE ECM-E03-LED-E1-T4-SR-SN-BK-7030-VA6156	LED	1.00	(2)75W	FULL CUTOFF
	SP3	SITE POLE PARKING/DRIVE AISLES	20'-0" AFG	BLACK	INVUE ECM-E03-LED-E1-T4-SR-SN-BK-7030-VA6154	LED	1.00	75W	FULL CUTOFF
	SP4	SITE POLE WALKWAYS	12'-0" AFG	BLACK	INVUE ECM-E01-LED-E1-SL2-HSS-SR-SN-BK-7030-VA6154	LED	1.00	25W	FULL CUTOFF
	SP5	SITE POLE WALKWAYS/POOL COURTYARD	12'-0" AFG	BLACK	INVUE ECM-E03-LED-E1-T4-SR-SN-BK-7030-VA6154	LED	1.00	75W	FULL CUTOFF
	SW	WALL SCONCE ENTRIES	8'-0" AFG	BLACK	LUMIERE	LED	1.00	10W	FULL CUTOFF

Lumiere

Catalog #		Type	SW
Project			
Comments		Date	
Prepared by			

DESCRIPTION

Lanterra 9003-W1 (Up or Down) and 9003-W2 (Up and Down) are 3.25" O.D., line voltage cylinder fixtures with dimmable LED. The luminiare comes in various mountings, surface mount with integral driver in the housing, remote driver mount with round and square wall plates and square wall integral driver, all of which can be mounted over standard 4 inch j-box. The luminaire also comes with various beam optics and premium color tuning option. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

SPECIFICATION FEATURES

Material
Housing, hood and mounting stem are precision-machined from corrosion resistant billet stock 6061-T6 aluminum.

Finish
Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS compliant chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Hood
Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even in the straight up position. The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

Gasket
Housing and hood are sealed with a high temperature silicone O-ring gasket to prevent water intrusion.

Lens
Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage due to thermal stock.

Hardware
Stainless steel hardware is standard to provide maximum corrosion resistance.

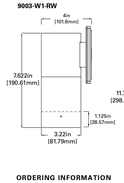
Electrical
Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC (Leading Edge Dimming), ELV (Trailing Edge Dimming) and 0-10V dimming to deliver optical performance. Light can be dimmed from 100-1% while maintaining constant CCT. It will operate in -30ºC to 50ºC unless noted otherwise. The driver incorporates surge protection. LEDs are available in 2700K, 3000K, 3500K at 90CRI and 97CRI, 4000K at 80CRI and 97CRI, 5000K at 80CRI and are industry leading high output with 87% lumen maintenance at 60,000hrs.

Compliance
Components are UL recognized and luminaires are cULus listed for 50°C ambient environments unless noted otherwise, wet location listed, and ROHS compliant. IP66 Rated. Options to meet Buy American Act requirements.

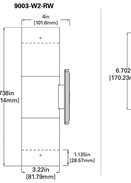
Warranty
Lumiere warrants the Lanterra series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

DIMENSIONS

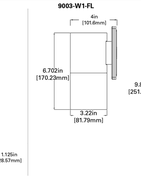
9003-W1-RW



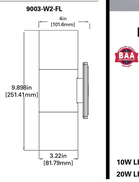
9003-W2-RW



9003-W1-FL



9003-W2-FL



ORDERING INFORMATION

DOMESTIC PREFERENCES *	SERIES	DIRECTION	HOOD	LED CCT & CRI	FIELD REPLACEABLE OPTIC 1	FIELD REPLACEABLE OPTIC 2	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPTIONS
[Blank]=Standard **BAA**=Buy American Act	9003	W1 Up or Down W2 Up and Down	RW Standard Recessed Lens with weep holes - Outdoor RI Recessed Lens with no weep holes - Indoor FL Flush lens hood	**Standard CRI** LED27K0 - 2700K, 90 CRI LED30K0 - 3000K, 90 CRI LED35K0 - 3500K, 90 CRI LED40K0 - 4000K, 80 CRI LED50K0 - 5000K, 80 CRI **Premium CRI** LED27K0 - 2700K, 97 CRI LED30K0 - 3000K, 97 CRI LED35K0 - 3500K, 97 CRI LED40K0 - 4000K, 97 CRI	S Spot M Medium F Flood W Wide	E Spot M Medium F Flood W Wide	**Standard Paint Finish** BK Black BZ Bronze GS Gry Silver WT White	L1 Light Level 1 (10W) L2 Light Level 2 (20W) LC1 Light Level Color 1 (12W) LC2 Light Level Color 2 (20W)	Univ 120 - 277V	**Surface Mount - Wall, Ceiling, Ground** RSM Round Surface Mount-mounts directly to junction box Thermal Limitations (unless otherwise noted 50C): 9003-WS rev C(1) rev 9SW 04C) **Remote Driver Housing** WRP Remote Driver Housing - Round Wall Plate WRSP Remote Driver Housing - Square Wall Plate Thermal Limitations (unless otherwise noted 50C): 9003-WC rev A(1) rev 9SW 04C) **Integral Driver Mount** WIS 3,4 Wall Integral Driver Plate Thermal Limitations (unless otherwise noted 40C): 9003-SW_WIS rev C(1) rev 9SS 04C)	SVPD2 Standalone integral sensor

Notes: 1. Order L2 inserts separately 2. Only available for double hood option (WD) 3. Not available with RSM 4. 9003-WS not available in L1, L2 and LC2 5. Not available with RSM, WRP or WRSP or driver (WF) with RSM only 6. WS doubles input wattage listed 7. Only available for LC2/LC2

8. Remote Driver distance up to 60' 9. Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to the following DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 10. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

COOPER Lighting Solutions

TDS9002#EN
6-2022

Specifications and dimensions subject to change without notice.





Lanterra 9003

BAA

LED
INTERIOR / EXTERIOR
CYLINDER FLOOD LIGHT
CERTIFICATION DATA
cULus - 1598
Wet Location Listed - IP66
LM79/LM80 Compliant
ROHS Compliant
10W LED, L70/102,000@25º Celcius
20W LED, L70/102,000@25º Celcius

Invue

Catalog #		Type	SP1-5
Project			
Comments		Date	
Prepared by			

DESCRIPTION

The EPIC Collection delivers custom luminaire flexibility with high quality, yet availability expectations of standard specification grade product. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED optical and performance solutions to the decorative luminaire marketplace.

SPECIFICATION FEATURES

Construction
TOP: Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. (See the mounting accessories section for a full selection of mounting arms. (Only these arms are compatible with the Epic luminaire). MIDSECTION: Continuous silicone gaskets seal lens to top casting and shade. The mid section features cast aluminum construction and stainless steel assembly. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. DOORFRAME: Die-cast aluminum 1/8" thick door and doorframe seal to underside of shade with a thick wall continuous silicone gasket. Mounting hub ships attached to mounting arm.

Optics
Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and nominal 70 CRI. Optional 3000K CCT and 5000K CC. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

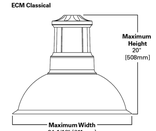
Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less that 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Finish
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

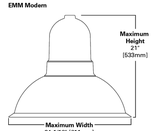
Warranty
Five-year warranty.

DIMENSIONS

ECM Classical



EMM Modern



See configurations for more detailed information.

EATON
Powering Business Worldwide





ECM/EMM
EPIC MEDIUM LED

1 - 4 LightBARs
Solid State LED

DECORATIVE AREA LUMINAIRE

CERTIFICATION DATA
UL/cUL Listed
IP66 LightBARs
LM79 / LM80 Compliant
2G Vibration Tested
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.) 0.94

SHIPPING DATA
Approximate Net Weight:
45 lbs. (20 kgs.)

TD500028EN
January 4, 2019 8:54 AM

DELO BOOM
FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

23-45

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LIGHTING DETAILS

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