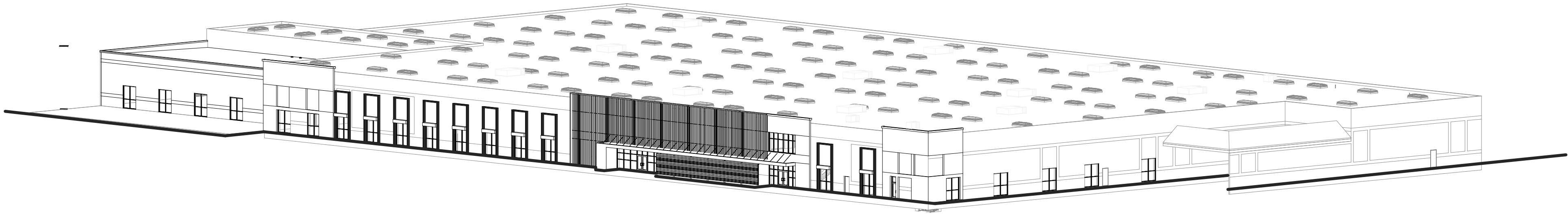


CENTENNIAL VALLEY PARCEL L, LOT 5, FILING NO. 1 PLANNED UNIT DEVELOPMENT, 4TH AMENDMENT



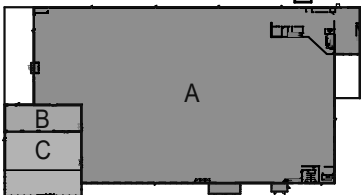
SITE DEVELOPMENT DATA

LOT 5, CENTENNIAL VALLEY PARCEL L, FILING NO. 1, LOUISVILLE, COLORADO.

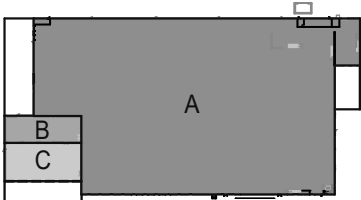
ZONE CLASSIFICATION: PCZD-C
BUILDING USE: COMMERCIAL
EXISTING BUILDING HEIGHT: 35'-10 1/2"
PROPOSED BUILDING HEIGHT: 29'-6"

LOT SIZE: 588,024.89 SQUARE FEET = 13.5 ACRES

EXISTING BUILDING SIZE:
A BUILDING FOOTPRINT 124,604 SF
B COVERED STORAGE 5,027 SF
C GARDEN CENTER 12,080 SF
141,711 SF



PROPOSED BUILDING SIZE:
A BUILDING FOOTPRINT 123,400 SF
B EXISTING COVERED STORAGE 5,027 SF
C NEW ENCLOSED SPACE 7,212 SF
135,639 SF



TOTAL BUILDING AREA: ± 135,639 SQUARE FEET

BUILDING COVERAGE: 23.8%

HARD SURFACE AREA (PARKING): 50.5%

TOTAL LANDSCAPE AREA: 25.7%

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.

G&I XI 1171 W DILLON LLC,
a Delaware limited liability company

By: G&I XI 1171 W Dillon JV LLC,
a Delaware limited liability company,
its Sole Member

By: G&I XI Investment 1171 W Dillon LLC,
a Delaware limited liability company,
its Managing Member

Witness my/our hand(s) and seal(s) this ____ day of _____, 20 ____.
BY: _____

NOTARY PUBLIC BLOCK

STATE OF _____
COUNTY OF _____

Signed before me on _____, 20 ____

BY
(NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).

(NOTARY'S OFFICIAL SIGNATURE)

(TITLE OF OFFICE)

(COMMISSION EXPIRATION)

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

APPROVED THIS ____ DAY OF _____, 20 ____ BY THE DIRECTOR OF
COMMUNITY DEVELOPMENT OF THE CITY OF LOUISVILLE, COLORADO

BY _____
DIRECTOR OF COMMUNITY DEVELOPMENT

SHEET INDEX

TOTAL
SHEETS
13

1 of 13 TITLE SHEET
2 of 13 SITE PLAN
3 of 13 OVERALL LANDSCAPE PLAN
4 of 13 LANDSCAPE PLAN SOUTH HALF
5 of 13 LANDSCAPE PLAN NORTH HALF
6 of 13 LANDSCAPE PLAN MCCASLIN ENTRY
7 of 13 LANDSCAPE DETAILS
8 of 13 EXTERIOR ELEVATIONS - DEMOLITION
9 of 13 EXTERIOR ELEVATIONS - DEMOLITION
10 of 13 PROPOSED EXTERIOR ELEVATIONS
11 of 13 PROPOSED EXTERIOR ELEVATIONS
12 of 13 PHOTOMETRIC PLAN
13 of 13 ELECTRICAL SITE LIGHTING DATA SHEETS
ARCHITECTURAL SHEET COUNT: 13

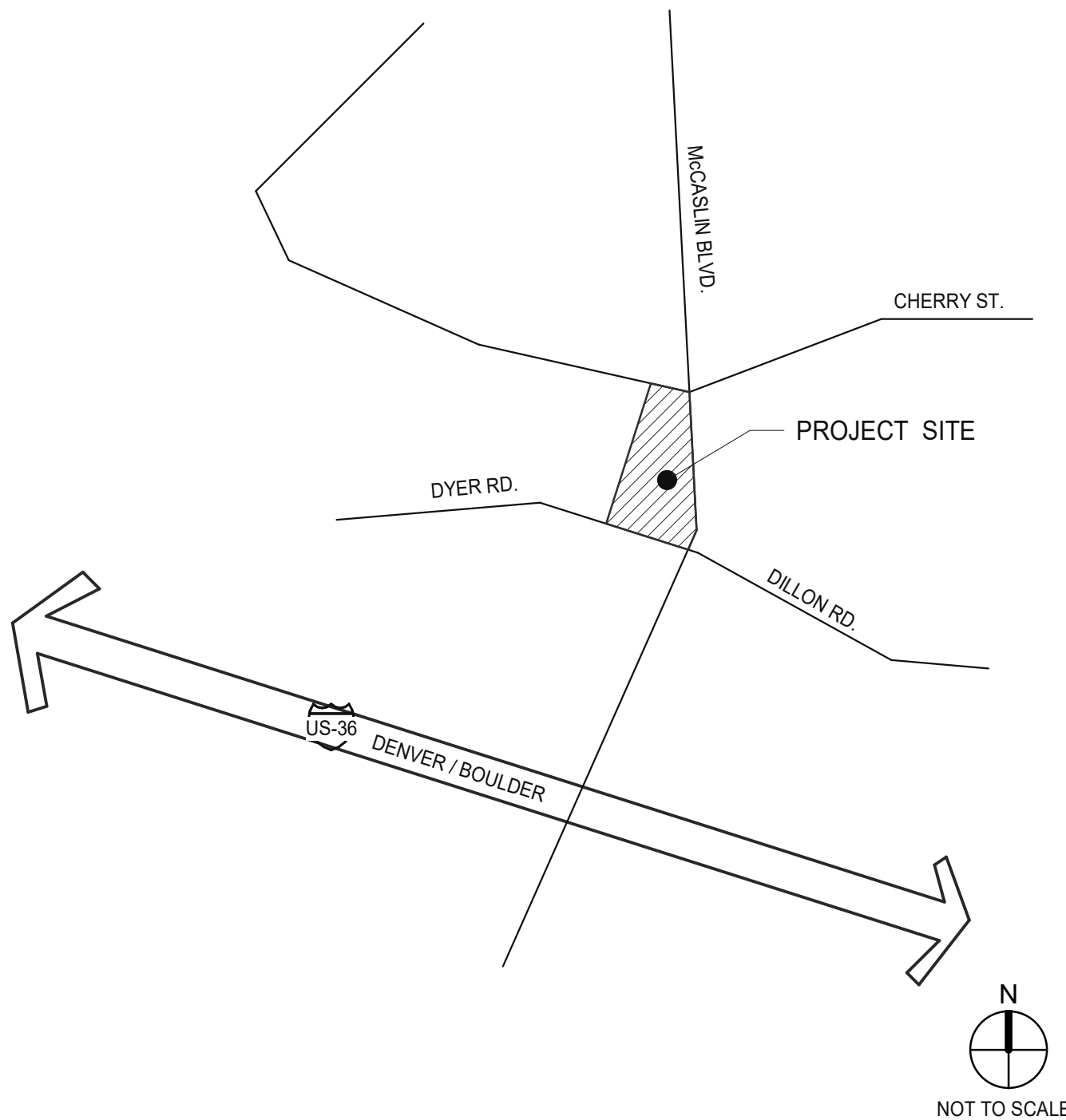
WARE MALCOMB

CIVIL ENGINEERING
ARCHITECTURE
PLANNING
INTERIORS
BRANDING
BUILDING MEASUREMENT
900 S Broadway, Suite #320
Denver, CO 80209
P 720.682.2626



**1171 DILLON ROAD
RENOVATION
1171 DILLON ROAD
LOUISVILLE, COLORADO 80027**

VICINITY MAP



OWNER

COMPANY NAME
G&I XI 1171 W DILLON LLC
BY: CVP DILLON, LLC
5291 E YALE AVE
DENVER, CO 80222
PRIMARY CONTACT: JEFFERY G. SHEETS
PH: (303) 300-8850
EMAIL: jsheets@koelbelco.com

APPLICANT

COMPANY NAME
G&I XI 1171 W DILLON LLC
BY: CVP DILLON, LLC
5291 E YALE AVE
DENVER, CO 80222
PRIMARY CONTACT: JEFFERY G. SHEETS
PH: (303) 300-8850
EMAIL: jsheets@koelbelco.com

ARCHITECT

WARE MALCOMB
900 S BROADWAY, SUITE 320
DENVER, COLORADO 80209
P 720.488.2626
PRIMARY CONTACT: MIKE GROSE
PH: (720) 362-7105
EMAIL: mgrose@waremalcomb.com
ALTERNATE CONTACT: QUANG 'Q' NGUYEN
PH: (720) 480-0368
EMAIL: qnguyen@waremalcomb.com

ARCHITECT'S CONSULTANTS

STRUCTURAL ENGINEER
SALAS O'BRIEN
4900 NAUTILUS CT N
SUITE 200
BOULDER, CO 80301
(303) 865-5500
PRIMARY CONTACT: RUSS LEFFLER, PE, SE, P.ENG
PH: (720) 443-5152
EMAIL: russ.leffler@salasobrien.com

MECHANICAL & PLUMBING ENGINEER
AFFILIATED ENGINEERS, INC
1726 CHAMPA STREET
SUITE 100
DENVER, CO 80202
(720) 580-8510
PRIMARY CONTACT: HOLLY LATTIN
PH: (720) 580-8526
EMAIL: hlattin@aeieng.com

ELECTRICAL ENGINEER
AFFILIATED ENGINEERS, INC
1726 CHAMPA STREET
SUITE 100
DENVER, CO 80202
(720) 580-8510
PRIMARY CONTACT: HOLLY LATTIN
PH: (720) 580-8526
EMAIL: hlattin@aeieng.com

CIVIL ENGINEER
WARE MALCOMB
900 S BROADWAY
STE. 320
DENVER, CO 80209
(720) 488-2626
PRIMARY CONTACT: JESSE CARANO
PH: (720) 709-5133
EMAIL: jcarano@waremalcomb.com
ALTERNATE CONTACT: SAM LESSARD
PH: (720) 362-7103
EMAIL: slessard@waremalcomb.com

SCOPE OF WORK

RENOVATION TO CONVERT AN EXISTING, VACANT RETAIL BUILDING TO AN OFFICE / LAB /GMP/LIGHT ADVANCED MANUFACTURING FACILITY. SCOPE INCLUDES DEMOLITION OF EXISTING ENTRY CANOPIES AND COLUMNS. BUILDING ENTRANCES WILL BE PROVIDED UTILIZING NON-REFLECTIVE METAL PANEL. STOREFRONT AND CANOPIES TO CREATE A WELCOMING ENTRANCE TO BUILDING OCCUPANTS. LANDSCAPED AREAS WILL BE REFRESHED AND REPAIRED AS REQUIRED. PARKING AND EMERGENCY VEHICLE STRIPING WILL BE REPAINTED. NEW DOCK-HIGH DOORS WILL BE ADDED ON THE SOUTH SIDE WHILE KEEPING THE EXISTING ON THE NORTH. UTILITY / GENERATOR AREAS AND DOCKS WILL BE SCREENED WITH COMPLEMENTARY SCREENS.

REFERENCE

- EXISTING PUD DEVELOPMENT PLAN PREPARED BY LANCE, MUELLER & ASSOCIATES, INCLUDING "SITE PLAN" LAST REVISED ON 06/11/96.
- EXISTING PUD DEVELOPMENT PLANS PREPARED BY DHM, INCLUDING "LANDSCAPE PLANS" L1 AND L2, LAST REVISED ON 05/10/96.
- EXISTING PUD DEVELOPMENT PLANS PREPARED BY APD ENGINEERING, INCLUDING "OVERALL PUD PLAN" LAST REVISED ON 12/14/05.

TITLE SHEET

DATE	REMARKS
10/06/23	PLANNED UNIT DEVELOPMENT - FIRST AMENDMENT
03/19/24	PLANNED UNIT DEVELOPMENT - 1ST AMENDMENT - CITY COMMENTS

PA/PM: M. GROSE
DRAWN BY.: Q. NGUYEN
JOB NO.: DEN23-0061-00

SHEET

1 of 13

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



SITE PLAN

SCALE: 1" = 60'-0"



03.20.24

SITE PLAN		
DATE	REMARKS	
08/29/23	PLANNED UNIT DEVELOPMENT - FIRST AMENDMENT	
03/13/24	PLANNED UNIT DEVELOPMENT - FIRST AMENDMENT - CITY COMMENTS	

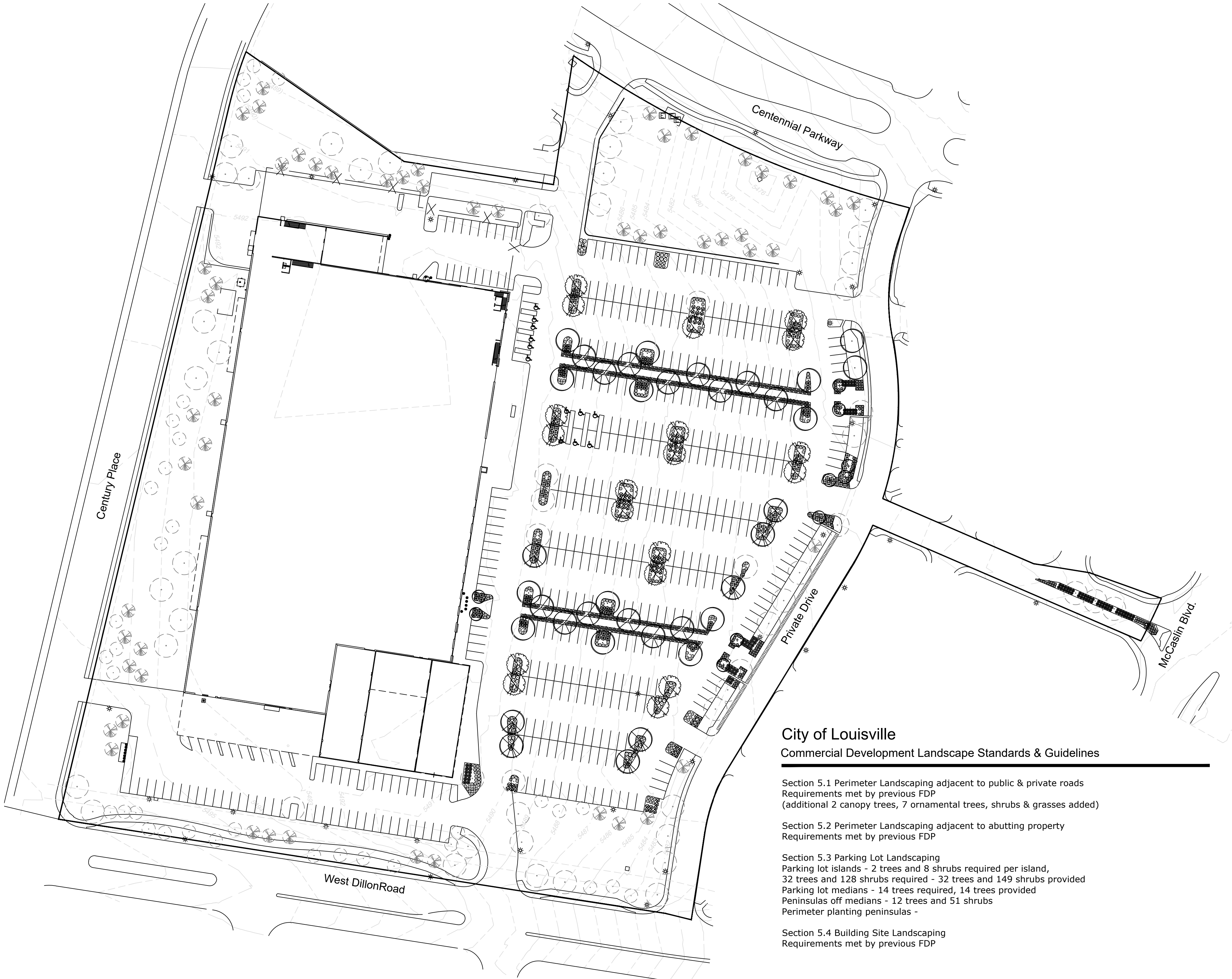
APM:	M. GROSE
RAWN BY.:	Q. NGUYEN
OB NO.:	DEN23-0061-00

SHEET

2 of 13

8/28/2023 4:48:45 PM

CENTENNIAL VALLEY PARCEL L, LOT 5, FILING NO. 1
PLANNED UNIT DEVELOPMENT, 4TH AMENDMENT



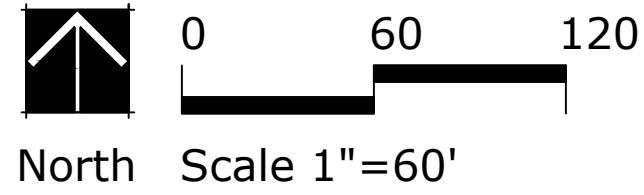
City of Louisville
Commercial Development Landscape Standards & Guidelines

Section 5.1 Perimeter Landscaping adjacent to public & private roads
Requirements met by previous FDP
(additional 2 canopy trees, 7 ornamental trees, shrubs & grasses added)

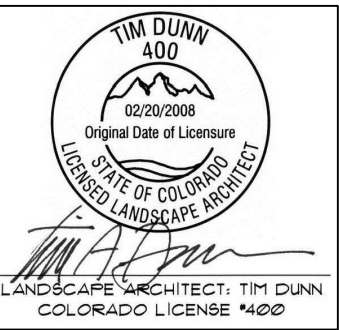
Section 5.2 Perimeter Landscaping adjacent to abutting property
Requirements met by previous FDP

Section 5.3 Parking Lot Landscaping
Parking lot islands - 2 trees and 8 shrubs required per island,
32 trees and 128 shrubs required - 32 trees and 149 shrubs provided
Parking lot medians - 14 trees required, 14 trees provided
Peninsulas off medians - 12 trees and 51 shrubs
Perimeter planting peninsulas -

Section 5.4 Building Site Landscaping
Requirements met by previous FDP



TIM DUNN DESIGN
LANDSCAPE ARCHITECTURE
tdunn1958@gmail.com
720.350.2411

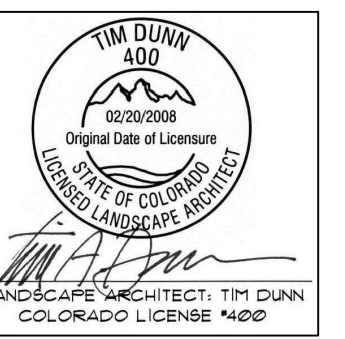


1171 DILLON ROAD RENOVATION
Louisville, Colorado
Prepared for: Koebel

Overall Landscape Plan		REMARKS
DATE	CLIENT REVIEW	
2.14.24		
03.18.24	PUD 1ST AMENDMENT - City Comments	

LA:	
DRAWN BY:.	
JOB NO.:	

TIM DUNN DESIGN
LANDSCAPE ARCHITECTURE
tadunn1958@gmail.com
720.350.2411



Louisville, Colorado

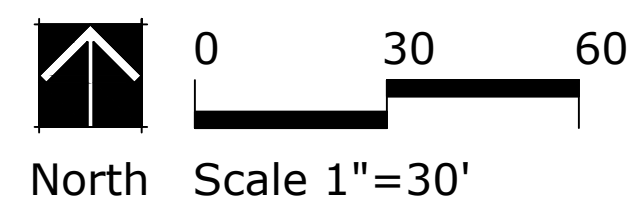
Prepared for: Koebel

DATE	REMARKS
2/14/24	CLIENT REVIEW
03/18/24	PUD 1ST AMENDMENT - City Comments

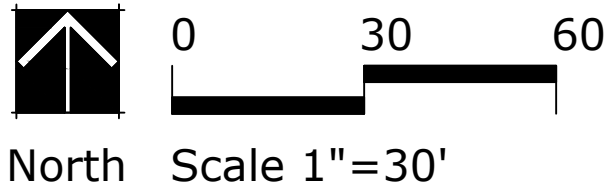
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NO.:	

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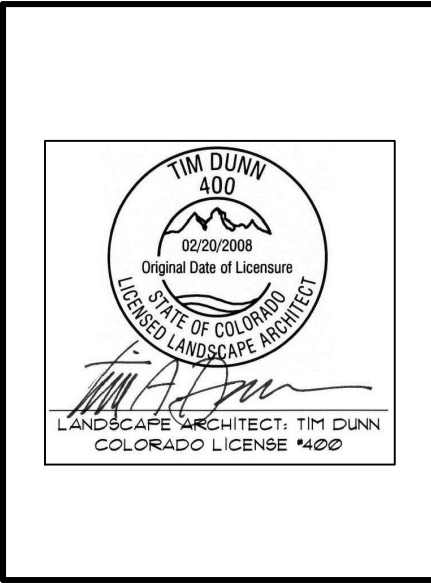
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CENTENNIAL VALLEY PARCEL L, LOT 5, FILING NO. 1
PLANNED UNIT DEVELOPMENT, 4TH AMENDMENT



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LANDSCAPE ARCHITECTURE
tadunn1958@gmail.com
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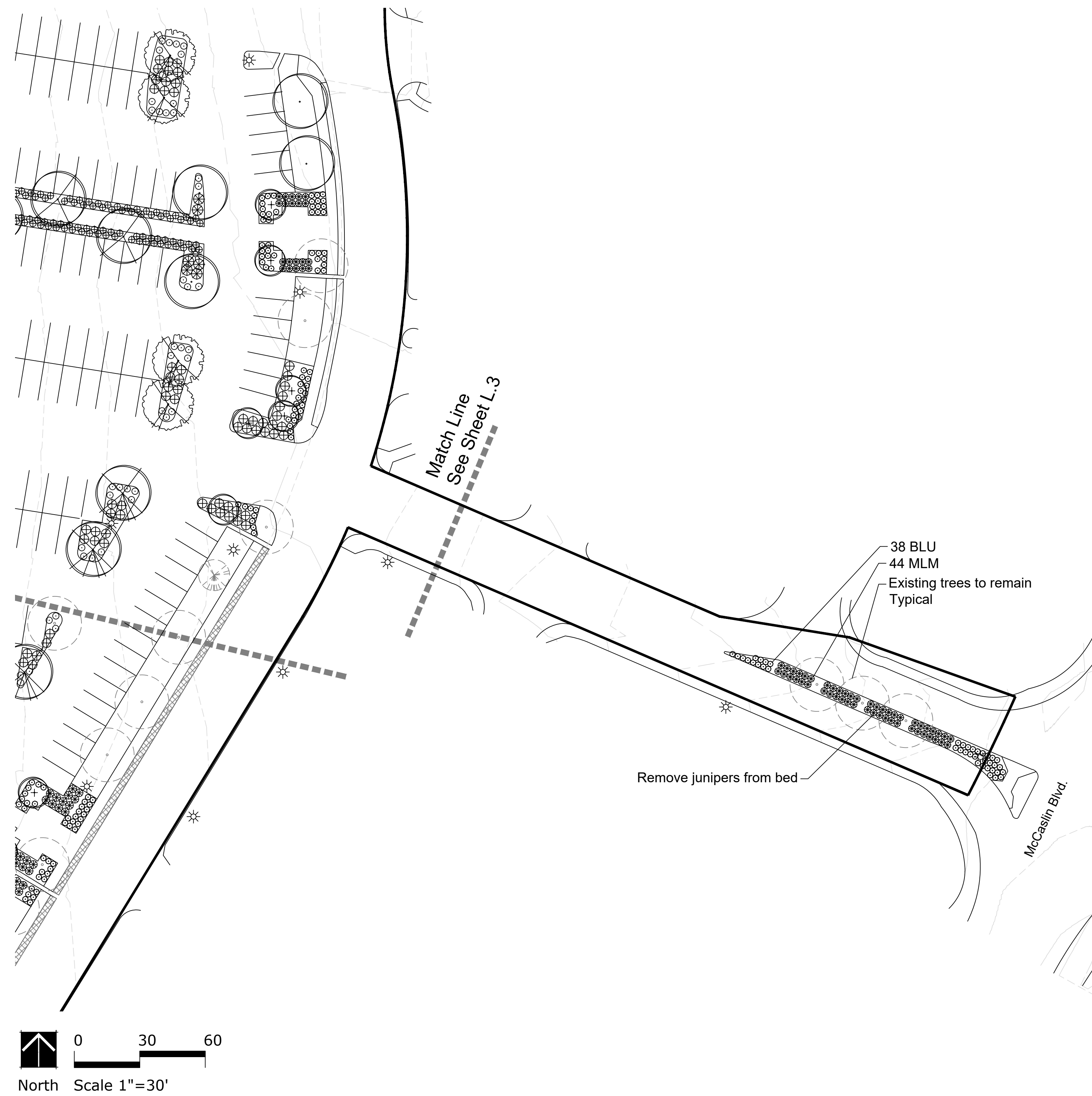


1171 DILLON ROAD RENOVATION
Louisville, Colorado
Prepared for: Koebel

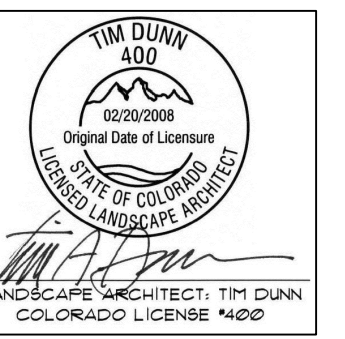
Landscape Plan North Half	
DATE	REMARKS
2.14.24	CLIENT REVIEW
03.18.24	PUD 1ST AMENDMENT - City Comments

LA:	
DRAWN BY:.	
JOB NO.:	

CENTENNIAL VALLEY PARCEL L, LOT 5, FILING NO. 1 PLANNED UNIT DEVELOPMENT, 4TH AMENDMENT



TIM DUNN DESIGN
LANDSCAPE ARCHITECTURE
tadunn1958@gmail.com
720.350.2411



1171 DILLON ROAD RENOVATION
Louisville, Colorado

Prepared for: KOEVEL

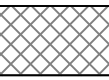
DATE	REMARKS
2.14.24	CLIENT REVIEW
03.18.24	PUD 1ST AMENDMENT - City Comments

OWN BY.:	
NO.:	

CENTENNIAL VALLEY PARCEL L, LOT 5, FILING NO. 1
PLANNED UNIT DEVELOPMENT, 4TH AMENDMENT

Plant Schedule and Legend

QUANTITY	KEY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	HYDROZONE	MATURE SIZE
DECIDUOUS CANOPY TREES							
19	SHU	SHUMARD OAK	Quercus shumardi	2" CAL.	B&B	LOW	60'htx40'sp.
14	IHL	IMPERIAL HONEYLOCUST	Gledisia triacanthos inermis 'Imperial'	2" CAL.	B&B	LOW	30'htx30'sp.
9	SMH	SHADE MASTER HONEYLOCUST	Gledisia triacanthos inermis 'Shademaster'	2" CAL.	B&B	LOW	45'htx35'sp.
14	BTM	BIG TOOTH MAPLE	Gledisia triacanthos inermis 'Shademaster'	2" CAL.	B&B	LOW	30'htx30'sp.
ORNAMENTAL TREE							
10	CHP	CHANTICLEER PEAR	Pyrus calleryana 'Chanticleer'	1.5" CAL.	B&B	MEDIUM	25'htx15'sp.
DECIDUOUS SHRUBS							
61	GLS	GRO LOW SUMAC	Rhus aromatica 'Gro-Low'	5 GAL.	CONTAINER	LOW	3'htx5'sp
72	MKL	MISS KIM LILAC	Syringa patula 'Miss Kim'	5 GAL.	CONTAINER	LOW	3'htx3'sp
95	POT	CORNONATION TRIUMPH POTENTILLA	Potentilla fruticosa 'Cornonation Triumph'	5 GAL.	CONTAINER	LOW	3'htx3'sp
43	GFS	GOLD FLAME SPIREA	Spiraea japonica 'Goldflame'	5 GAL.	CONTAINER	LOW	3'htx3'sp'
CLUMP/ ORNAMENTAL GRASS							
224	OFG	ORIENTAL FOUNTAIN GRASS	Pennisetum orientale	1 GAL.	CONTAINER	LOW	3'ht.x2'sp.
405	FRG	FEATHER REED GRASS	Calamagrostis acutifolia 'Karl Forester'	1 GAL.	CONTAINER	LOW	4'htx2'sp.
100	MLM	MORNING LIGHT MAIDEN GRASS	Miscanthus sinensis 'Morning Light'	1 GAL.	CONTAINER	LOW	4'htx2'sp.
119	BLU	BLONDE AMBITION GRAMA	Bouteloua gracilis 'Blonde Ambition'	1 GAL.	CONTAINER	LOW	2'htx2'sp.

 Gray river rock mulch, see image

 Existing deciduous tree

 Existing evergreen tree

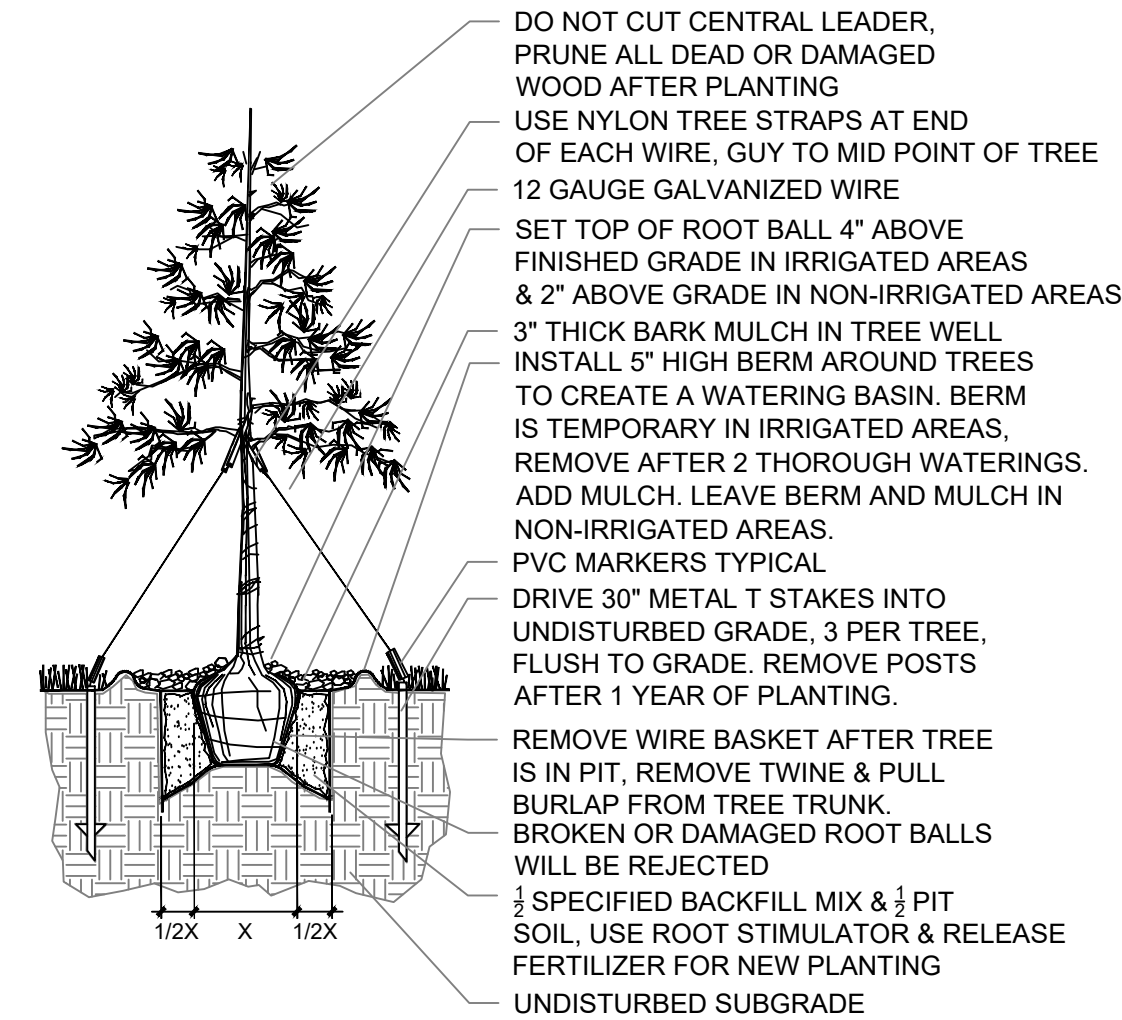
 Existing ornamental tree

General Landscape Notes

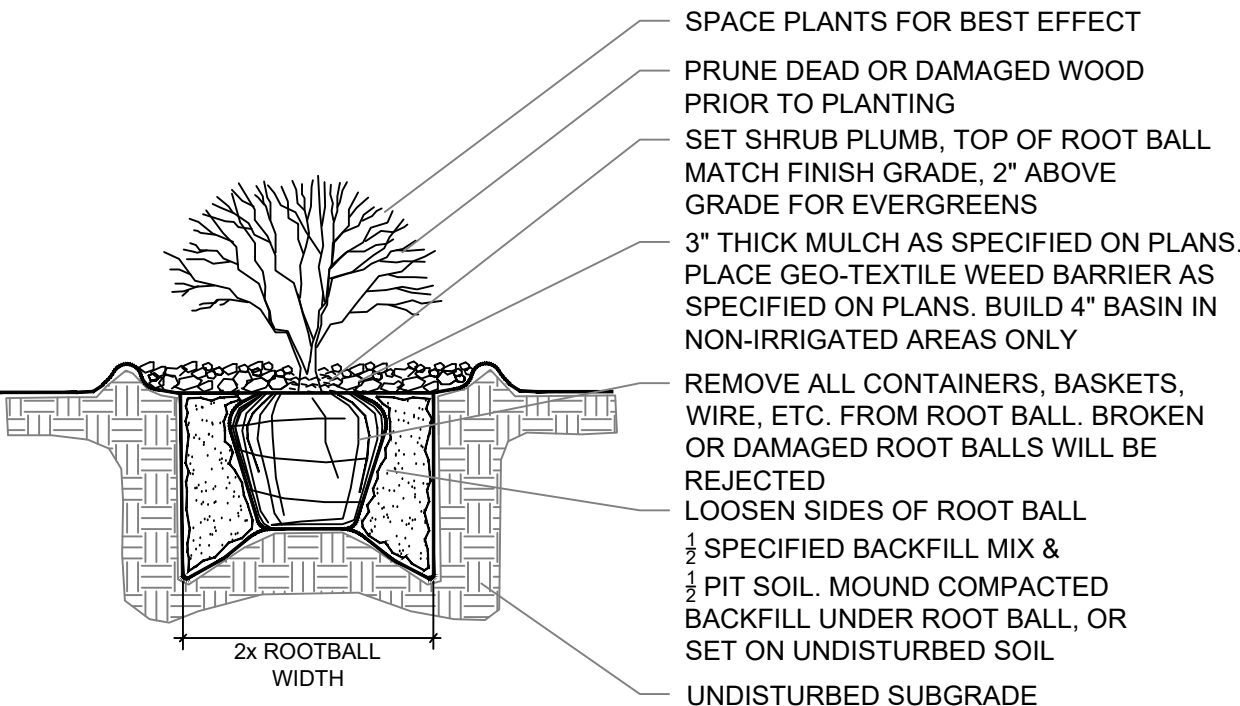
1. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS.
2. THE OWNER, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLANS ON FILE WITH THE CITY PLANNING DEPARTMENT. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE LANDSCAPE PLANS PRIOR TO THE ISSUANCE FOR THE CERTIFICATE OF OCCUPANCY,
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
4. SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
5. ALL LANDSCAPE AREAS SHALL RECEIVE SOIL PREPARATION AT A RATE OF (4) FOUR CUBIC YARDS PER 1,000 SQUARE FEET.
6. STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TURF AREAS. EDGER SHALL BE GALVANIZED STEEL, ROLLED TOP EDGE, AND INTERLOCKING. EDGER IS NOT NECESSARY ADJACENTLY-PARALLEL TO CURBS, WALLS, AND WALKS.
7. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" THICK SHREDDED BARK MULCH. APPLY A PRE-EMERGENT HERBICIDE IN BED AREAS.
8. ALL PLANTS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM, UNLESS OTHERWISE NOTED. ALL PLANTS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK."
10. A ONE YEAR WARRANTY SHALL BE PROVIDED FOR ALL PLANT MATERIAL FROM THE DATE OF FINAL INSPECTION, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT, OWNER, OR CITY/ COUNTY.
11. FOR TREES NOT IN PLANTING BEDS, ALLOW A 4'-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH SHREDDDED CEDAR MULCH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO LANDSCAPE FABRIC OR EDGER IS NECESSARY FOR TREE RINGS.
12. ALL PLANTING BEDS AND TREES SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM. REFER TO IRRIGATION PLANS

Landscape Renovation Notes

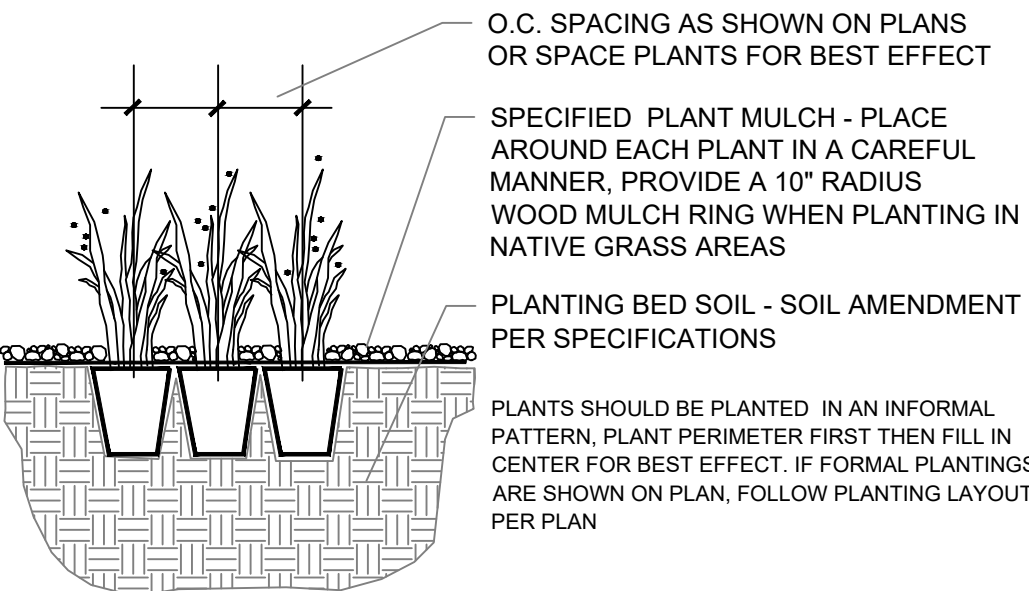
1. ALL EXISTING TREES ARE TO BE PRESERVED UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR TO PROVIDE PROTECTION OF EXISTING TREES AND LANDSCAPE DURING CONSTRUCTION PROCESS. PRUNE AND LIMB UP EXISTING TREES AS NEEDED.
2. IRRIGATION RETRO FIT BY CONTRACTOR, REPLACE OLD HEADS AND DRIP LINES AS NEEDED.
3. CONTRACTOR TO SAVE EXISTING ROCK MULCH AS POSSIBLE AND REPLACE MULCH AS NEEDED
BARK MULCH TO BE REMOVED FROM BEDS AND REPLACED WITH ROCK MULCH. ALL BEDS TO BE WEEDED AND CLEANED UP.



2
8
Evergreen Tree Planting Detail



3
8
Shrub Planting Detail



4
8
Perennial/Grass Planting Detail

General Maintenance Notes

- A. Turf Mowing:
Frequency of mowing shall be once every other week in April, then once per week during the months of May thru September and once every other week in thru October 31. Ground trash will be picked up and removed from at each mowing.
- B. Native Area Mowing:
Permanently seeded areas shall be mowed once a year for the first 2 years from the time of initial seeding. Mowing shall occur between October 15th and November 15th of each year. Seed areas shall be evaluated after one growing season to determine whether additional maintenance, weed control or over seeding is needed.
- C. Trimming and Edging:
All turf area is to be edged once a month from April 1st thru October 31st to ensure that no growth extends over curbs and gutters, sidewalks, median edging, or into onto other improved areas at any time.
- D. Weed Control:
All turf areas within the specified maintenance areas shall be kept free of weeds. Weeding may be done manually or by the use of herbicides.
- E. Aeration:
Common turf areas shall be aerated once in the spring (late March to early April) and once in the fall (late October to early November).
- F. Fertilizing:
Fertilizer applications shall be performed once in the spring after the aeration has been performed and once in the fall after the aeration has been performed.

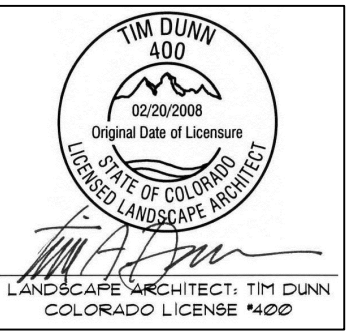


Rock mulch image

Gray river rock mulch 1.5" size rounded
Timber Rock Landscape Center
Windsor, Co. 970-686-0442
Or approved equal by Owner

- IRRIGATION
Contractor will be expected to energize the system in the spring, winterize in the fall, adjust heads as needed, repair breaks in a timely manner and prevent any interruptions in the watering cycles for all landscaping.
- TREE, SHRUB & PLANT CARE
A. Pruning:
All trees, shrubs and plant material shall be maintained by the contractor to ensure the health, vigor and aesthetic appearance according to accepted horticultural practices.
B. Weed Control:
All shrub beds, annual and perennial plant beds, tree bowls, rock beds and pattern concrete shall be kept free from weeds at all times. Weed control shall be done on a weekly basis.
C. Litter Removal:
All areas shall have trash and undesirable debris picked up once per week and prior to all mowing, trimming or edging operations.
D. Winter Snow Removal on Sidewalks:
Snow removal shall be performed on all sidewalks with any accumulation of snow. Snow removal will occur within 24 hours after the snow fall.

TIM DUNN DESIGN
LANDSCAPE ARCHITECTURE
tadunn1958@gmail.com
720.350.2411

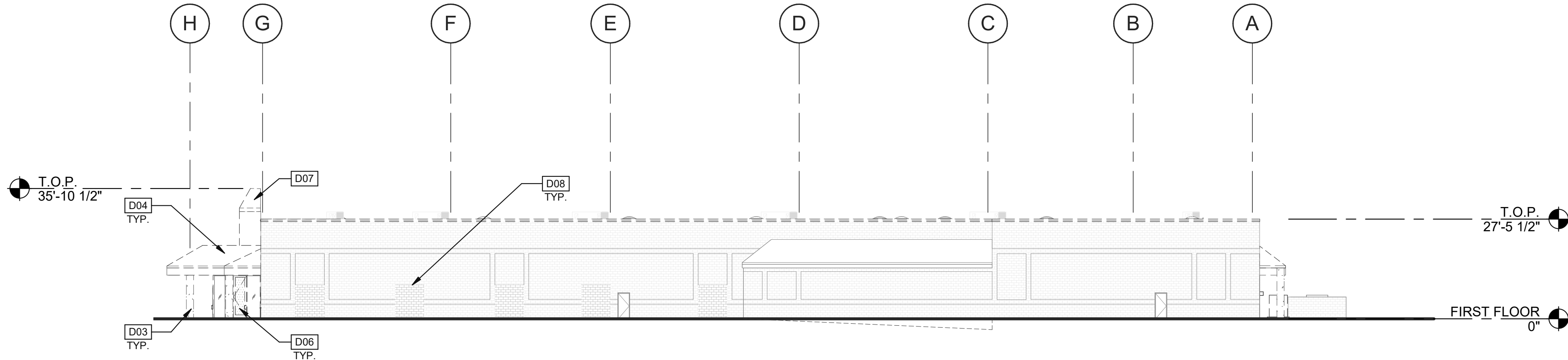


1171 DILLON ROAD RENOVATION
Louisville, Colorado
Prepared for: Koebel

LANDSCAPE DETAILS		REMARKS
DATE	CLIENT REVIEW	
2.14.24	03.18.24	PLUD 1ST AMENDMENT - City Comments

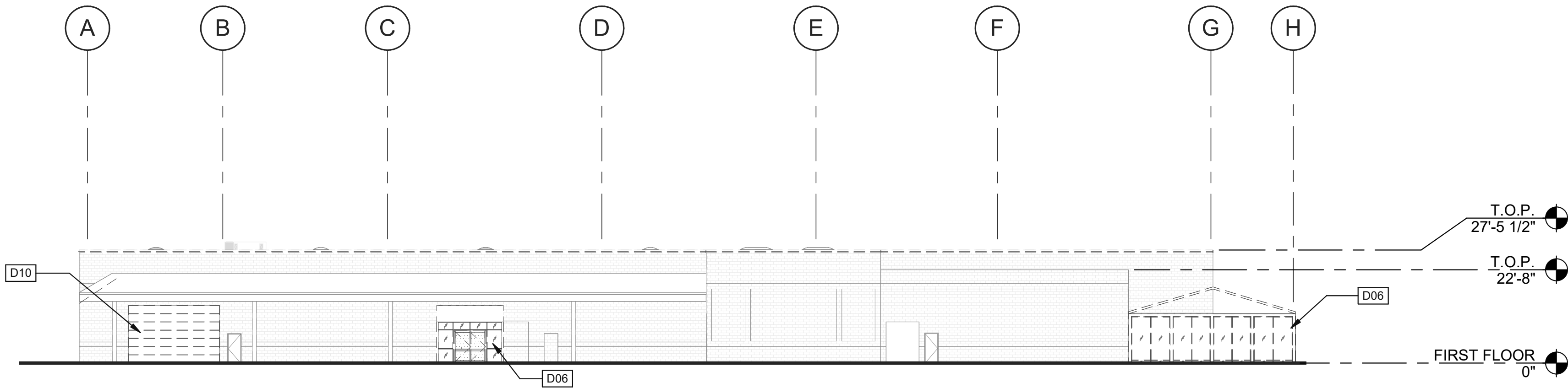
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DRAWN BY.:	
JOB NO.:	

CENTENNIAL VALLEY PARCEL L, LOT 5, FILING NO. 1
PLANNED UNIT DEVELOPMENT, 4TH AMENDMENT



PUD DEMOLITION ELEVATION - NORTH
SCALE: 3/64" = 1'-0"

1



PUD DEMOLITION ELEVATION - SOUTH
SCALE: 3/64" = 1'-0"

2

KEYNOTES: ☐

- D03 CONCRETE COLUMN TO BE DEMOLISHED, PATCH CONCRETE AT DEMO WORK.
D04 STANDING SEAM METAL ROOF TO BE DEMOLISHED.
D06 ALUMINUM STOREFRONT TO BE DEMOLISHED.
D07 SPACE FRAME TO BE DEMOLISHED.
D08 DEMOLISH PORTION OF CMU WALL FOR NEW PUNCHED OPENING, RE: DEMO ELEVATIONS
D10 OVERHEAD DOOR TO BE DEMOLISHED.

WARE MALCOMB

CIVIL ENGINEERING
ARCHITECTURE
PLANNING
INTERIORS
BRANDING
BUILDING MEASUREMENT
900 S Broadway, Suite #320
Denver, CO 80209
P 720.682.6266



03.21.24

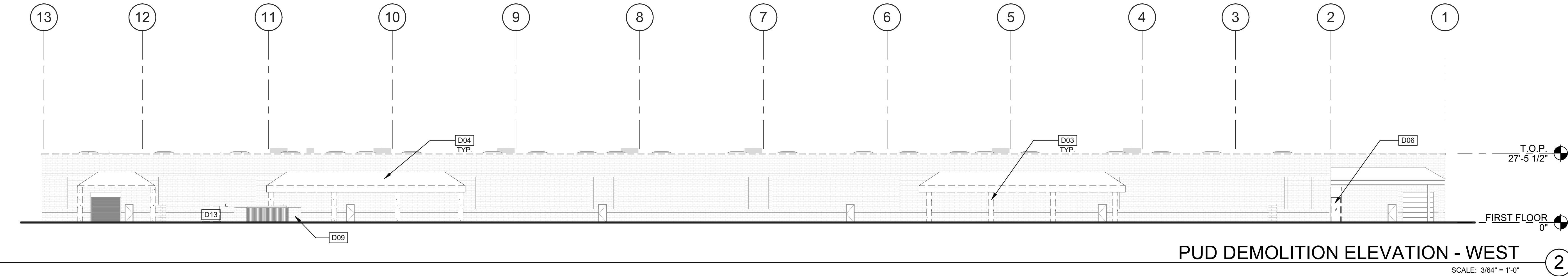
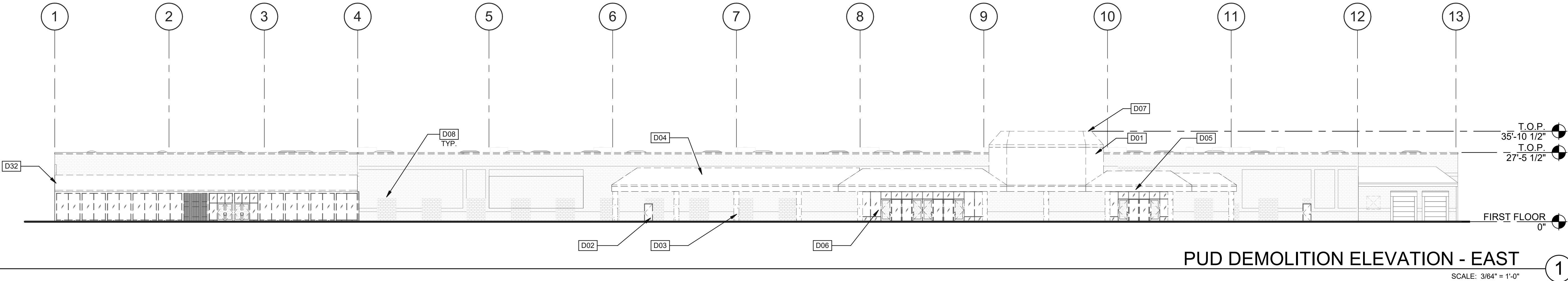
1171 DILLON ROAD
RENOVATION
1171 DILLON ROAD
LOUISVILLE, COLORADO 80027

EXTERIOR ELEVATIONS -
DEMOLITION

DATE	REMARKS
10/06/23	PLANNED UNIT DEVELOPMENT - FIRST AMENDMENT
03/19/24	PLANNED UNIT DEVELOPMENT - 1ST AMENDMENT - CITY COMMENTS

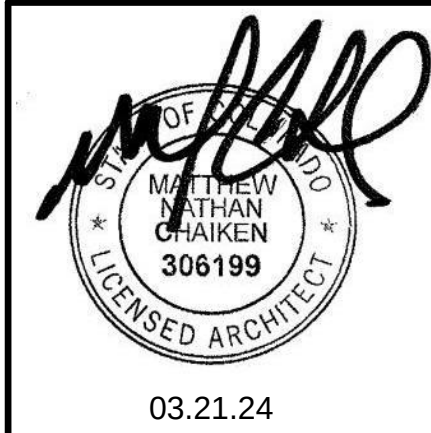
PA/PM:	M. GROSE
DRAWN BY.:	Q. NGUYEN
JOB NO.:	DEN23-0061-00

CENTENNIAL VALLEY PARCEL L, LOT 5, FILING NO. 1
PLANNED UNIT DEVELOPMENT, 4TH AMENDMENT



- KEYNOTES: ☐
- D01 FACADE TO BE DEMOLISHED.
 - D02 HOLLOW METAL DOOR & FRAME TO BE DEMOLISHED.
 - D03 CONCRETE COLUMN TO BE DEMOLISHED. PATCH CONCRETE AT DEMO WORK.
 - D04 STANDING SEAM METAL ROOF TO BE DEMOLISHED.
 - D05 CANOPY TO BE DEMOLISHED.
 - D06 ALUMINUM STOREFRONT TO BE DEMOLISHED.
 - D07 SPACE FRAME TO BE DEMOLISHED.
 - D08 DEMOLISH PORTION OF CMU WALL FOR NEW PUNCHED OPENING, RE: DEMO ELEVATIONS
 - D09 DEMOLISH GENERATOR ENCLOSURE.
 - D13 EXISTING UTILITY-OWNED TRANSFORMER TO BE DEMOLISHED AND REPLACED WITH NEW TRANSFORMER.
 - D32 REMOVE GREEN HOUSE AND STEEL STRUCTURE. PATCH CONCRETE AT DEMO WORK.

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EXTERIOR ELEVATIONS - DEMOLITION		REMARKS
DATE	DATE	REMARKS
10/06/23	10/06/23	PLANNED UNIT DEVELOPMENT - FIRST AMENDMENT
03/19/24	03/19/24	PLANNED UNIT DEVELOPMENT - 1ST AMENDMENT - CITY COMMENTS

PA/PM:	M. GROSE
DRAWN BY.:	Q. NGUYEN
JOB NO.:	DEN23-0061-00

CENTENNIAL VALLEY PARCEL L, LOT 5, FILING NO. 1
PLANNED UNIT DEVELOPMENT, 4TH AMENDMENT

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03.21.24

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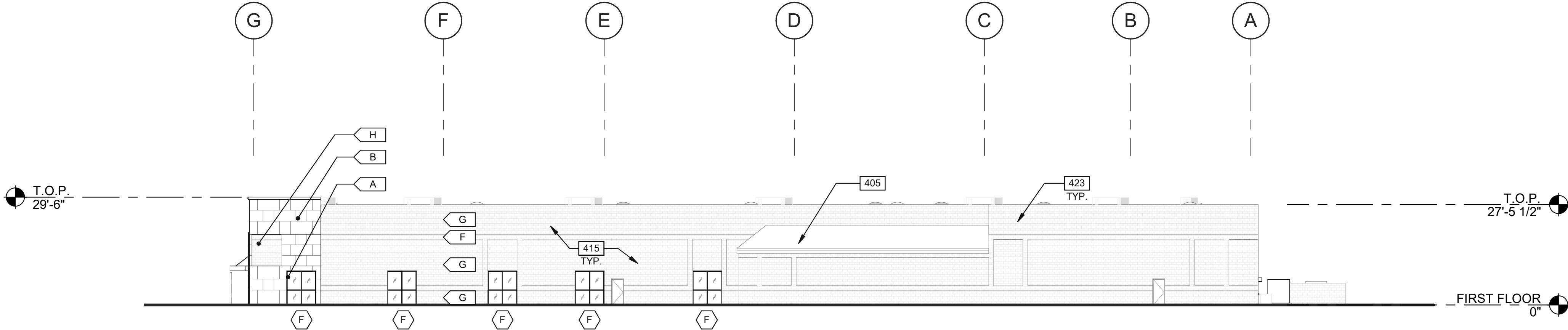
PROPOSED EXTERIOR ELEVATIONS		REMARKS
DATE		
10/06/23	PLANNED UNIT DEVELOPMENT - FIRST AMENDMENT	
03/19/24	PLANNED UNIT DEVELOPMENT - 1ST AMENDMENT - CITY COMMENTS	

PA/PM:	M. GROSE
DRAWN BY.:	Q. NGUYEN
JOB NO.:	DEN23-0061-00

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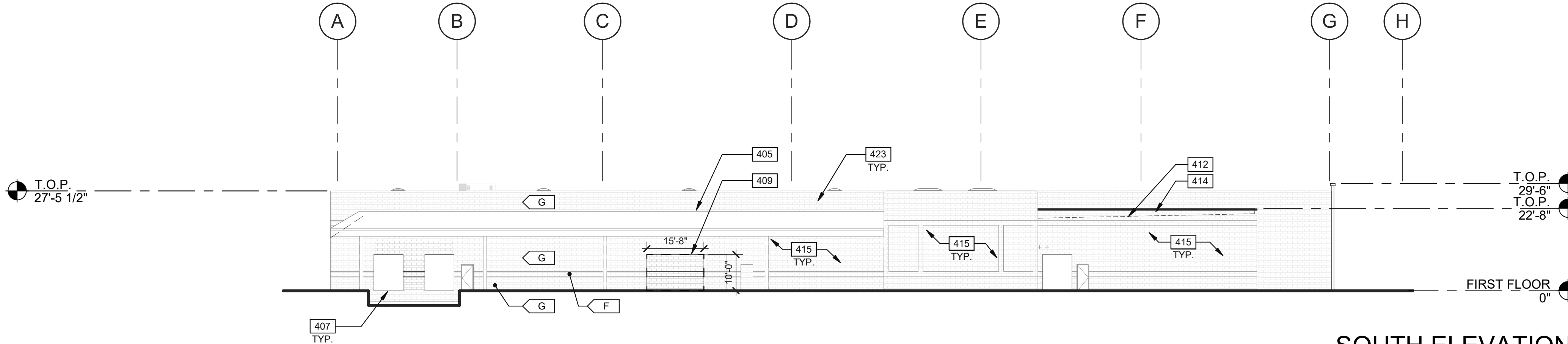
10 of 13

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NORTH ELEVATION

SCALE: 1" = 20'-0"



SOUTH ELEVATION

SCALE: 1" = 20'-0"

LEGEND

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A STOREFRONT - BLACK OR SIMILAR
- B EQUITONE - GLASS FIBER REINFORCED CONCRETE - TEOO CALICO OR SIMILAR
- C ALUCOBOND PANELS - GRAPHITE MICA OR SIMILAR
- D BERRIDGE PANELS - CITYSCAPE OR SIMILAR
- F SMOOTH FACE CMU WALL - STAIN SW 157 SANDSTONE OR SIMILAR
- G SPLIT FACE CMU WALL - STAIN SW 135 SANDSTONE OR SIMILAR
- H SPLIT FACE CMU WALL - STAIN SW 135 WHITE-WASHED TERRACOTA OR SIMILAR
- J TONGUE & GROOVE METAL SOFFIT PANELS - LONGBOARD LIGHT FIR OR SIMILAR
- K SCREEN WALL - WOOD LOOK METAL PLANKS IN STEEL FRAME - LONGBOARD LIGHT FIR OR SIMILAR

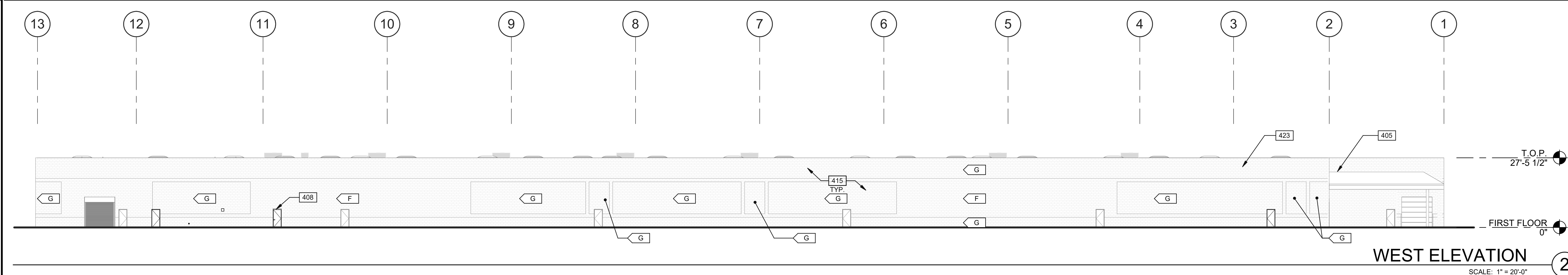
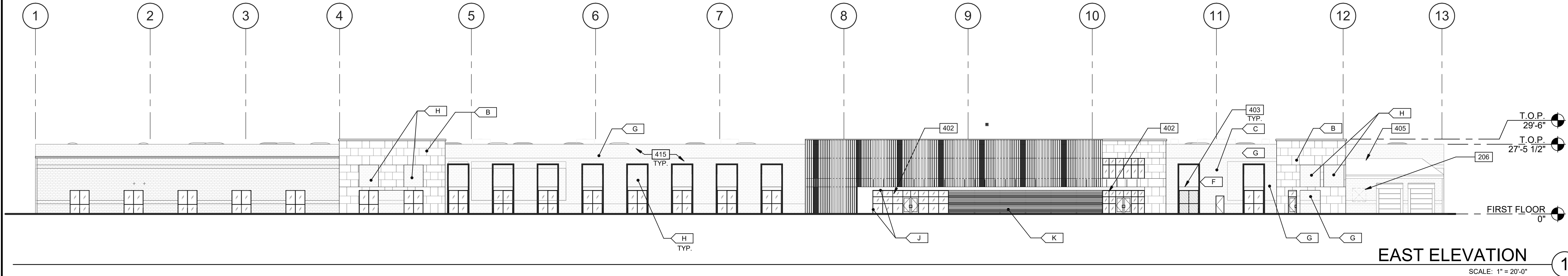
KEYNOTES:

- 405 PAINT EXISTING STANDING SEAM METAL ROOF TO MATCH KINGSPAN "WINDSPRAY" OR SIMILAR
- 407 INSULATED SECTIONAL OVERHEAD DOCK DOOR
- 409 INFILL EXISTING OPENING WITH CMU AND FURRING WALL TO MATCH LINE OF ROOF BEYOND.
- 412 CONTINUOUS PRE-FINISHED METAL PARAPET CAP.
- 415 STAIN EXISTING MASONRY AS INDICATED IN COLOR LEGEND.
- 423 PATCH / REPAIR DAMAGED EXIST. CMU AND PREP FOR STAIN.

CENTENNIAL VALLEY PARCEL L, LOT 5, FILING NO. 1
PLANNED UNIT DEVELOPMENT, 4TH AMENDMENT

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LEGEND

- COLORS:**
PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.
- A STOREFRONT - BLACK OR SIMILAR
 - B EQUITONE - GLASS FIBER REINFORCED CONCRETE - TE50 CALICO OR SIMILAR
 - C ALUCOBOND PANELS - GRAPHITE MICA OR SIMILAR
 - D BERRIDGE PANELS - CITYSCAPE OR SIMILAR
 - F SMOOTH FACE CMU WALL - STAIN SW 157 SANDSTONE OR SIMILAR
 - G SPLIT FACE CMU WALL - STAIN SW 157 SANDSTONE OR SIMILAR
 - H SPLIT FACE CMU WALL - STAIN SW 135 WHITE-WASHED TERRACOTA OR SIMILAR
 - J TONGUE & GROOVE METAL SOFFIT PANELS - LONGBOARD LIGHT FIR OR SIMILAR
 - K SCREEN WALL - WOOD LOOK METAL PLANKS IN STEEL FRAME - LONGBOARD LIGHT FIR OR SIMILAR

KEYNOTES: -

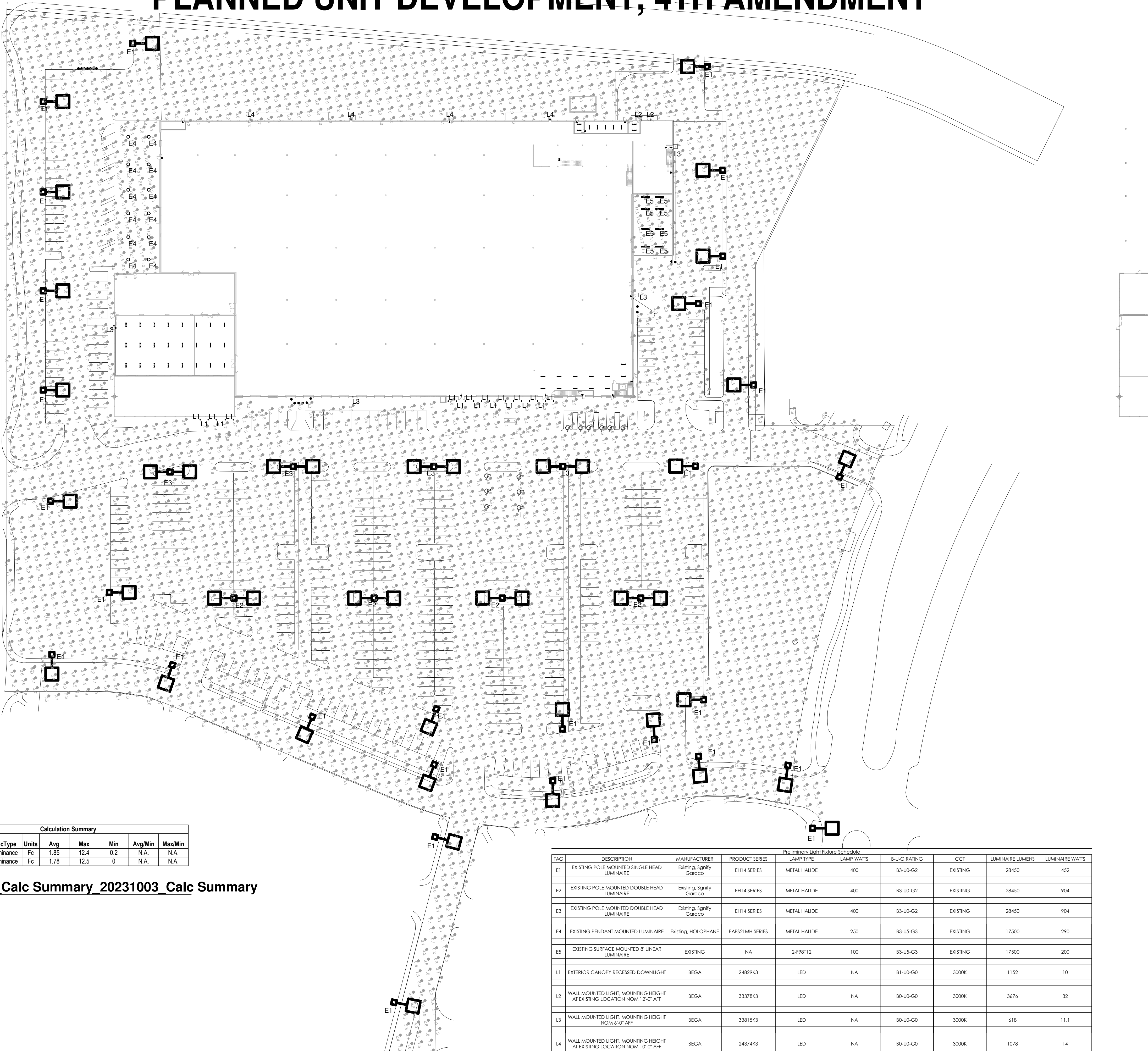
- 206 EXISTING TRASH CHUTE.
- 402 ALUMINUM STOREFRONT SYSTEM IN EXISTING OPENING
- 403 ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLAZING, SEE GLAZING LEGEND AND WINDOW SCHEDULE
- 405 PAINT EXISTING STANDING SEAM METAL ROOF TO MATCH KINGSPAN "WINDSPRAY" OR SIMILAR
- 408 HOLLOW METAL DOOR AND FRAME.
- 415 STAIN EXISTING MASONRY AS INDICATED IN COLOR LEGEND.
- 423 PATCH / REPAIR DAMAGED EXIST. CMU AND PREP FOR STAIN.

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PROPOSED EXTERIOR ELEVATIONS		REMARKS
DATE	DATE	REMARKS
10/06/23	03/19/24	PLANNED UNIT DEVELOPMENT - FIRST AMENDMENT
		PLANNED UNIT DEVELOPMENT - 1ST AMENDMENT - CITY COMMENTS

PA/PM:	M. GROSE
DRAWN BY:	Q. NGUYEN
JOB NO.:	DEN23-0061-00

CENTENNIAL VALLEY PARCEL L, LOT 5, FILING NO. 1
PLANNED UNIT DEVELOPMENT, 4TH AMENDMENT



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
All Parking	Illuminance	Fc	1.85	12.4	0.2	N.A.	N.A.
All Site	Illuminance	Fc	1.78	12.5	0	N.A.	N.A.

2 Vitrian_Calc Summary_20231003_Calc Summary
SCALE: 12" = 1'-0"

Preliminary Light Fixture Schedule								
TAG	DESCRIPTION	MANUFACTURER	PRODUCT SERIES	LAMP TYPE	LAMP WATTS	B-U-G RATING	CCT	LUMINAIRE LUMENS
E1	EXISTING POLE MOUNTED SINGLE HEAD LUMINAIRE	Existing, Signify Gardco	EH14 SERIES	METAL HALIDE	400	B3-U0-G2	EXISTING	28450
E2	EXISTING POLE MOUNTED DOUBLE HEAD LUMINAIRE	Existing, Signify Gardco	EH14 SERIES	METAL HALIDE	400	B3-U0-G2	EXISTING	28450
E3	EXISTING POLE MOUNTED DOUBLE HEAD LUMINAIRE	Existing, Signify Gardco	EH14 SERIES	METAL HALIDE	400	B3-U0-G2	EXISTING	28450
E4	EXISTING PENDANT MOUNTED LUMINAIRE	Existing, HOLOPHANE	EAP52LWH SERIES	METAL HALIDE	250	B3-U5-G3	EXISTING	17500
E5	EXISTING SURFACE MOUNTED 8" LINEAR LUMINAIRE	EXISTING	NA	2-F98T12	100	B3-U5-G3	EXISTING	17500
L1	EXTERIOR CANOPY RECESSED DOWNLIGHT	BEGA	24829K3	LED	NA	B1-U0-G0	3000K	1152
L2	WALL MOUNTED LIGHT, MOUNTING HEIGHT AT EXISTING LOCATION NOM 12'-0" AFF	BEGA	3337BK3	LED	NA	B0-U0-G0	3000K	3676
L3	WALL MOUNTED LIGHT, MOUNTING HEIGHT NOM 6'-0" AFF	BEGA	3381SK3	LED	NA	B0-U0-G0	3000K	618
L4	WALL MOUNTED LIGHT, MOUNTING HEIGHT AT EXISTING LOCATION NOM 10'-0" AFF	BEGA	24374K3	LED	NA	B0-U0-G0	3000K	1078

3 Vitrian_20230828_Sched-LFS_Table 1
SCALE: 12" = 1'-0"

Autodesk Civil3D/2023/0061-00_Louisville Lowes Remodel/ELECTRICAL_Visitee Louisville 24722-00-1.dwg

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March 18, 2024

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PROFESSIONAL ENGINEER

53887

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Engineers

AFFILIATED ENGINEERS, INC
1728 CHAMPA STREET SUITE 100
DENVER, CO 80202
720-580-8510

PHOTOMETRIC PLAN		REMARKS
DATE	10/06/2023	PLANNED UNIT DEVELOPMENT - FIRST AMENDMENT
DATE	03/19/24	PLANNED UNIT DEVELOPMENT - CITY COMMENTS
DATE		
DATE		

PA/PM:	HL
DRAWN BY.:	SE
JOB NO.:	DEN23-0061-00

SHEET

12 of 13

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CENTENNIAL VALLEY PARCEL L, LOT 5, FILING NO. 1

PLANNED UNIT DEVELOPMENT, 4TH AMENDMENT

VITRIAN

LED recessed ceiling downlights - very wide beam

Application
LED recessed ceiling luminaire with very wide beam light distribution designed for downlighting atriums, canopies, passages and other interior and exterior locations.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Silicone optical collimating lens
Reflector surface made of pure anodized aluminum
High temperature silicone gasket
Stainless steel screw clamps
Galvanized steel rough in ceiling pan with through wiring box

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 2.2 lbs

Electrical
Operating voltage 120-277V AC
Minimum start temperature -20° C
LED module wattage 8.3W
System wattage 9.7W
Controllability 0-10V dimming down to 0.1%
Color rendering index Ra>80
Luminaire lumens 1,150 lumens (3000K)
Lifetime at Ta=15° C >500,000 h (L70)
Lifetime at Ta=45° C 270,000 h (L70)

LED color temperature
4000K - Product number + **K4**
3500K - Product number + **K35**
3000K - Product number + **K3**
2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors

Black (BLK)	White (WHT)	RAL:
Bronze (BRZ)	Silver (SLV)	CUS:

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Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors

Black (BLK)	White (WHT)	RAL:
Bronze (BRZ)	Silver (SLV)	CUS:

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LED recessed ceiling downlights - very wide beam					
	LED	β	A	B	C
24829	8.3W	59°	5 1/4"	5"	16"

β=Beam angle

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TYPE L1.pdf, 1 of 1

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VITRIAN

LED wall luminaire - wide spread light distribution

Application
This LED wall luminaire with a wide spread light distribution can be used to illuminate ground surfaces along walls. Can be used for uplight or downlight applications.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 11 lbs

Electrical
Operating voltage 120-277V AC
Minimum start temperature -40° C
LED module wattage 26.6W
System wattage 32W
Controllability 0-10V dimmable
Color rendering index Ra>80
Luminaire lumens 3676 lumens (3000K)
Lifetime at Ta=15° C >500,000 h (L70)
Lifetime at Ta=50° C 149,000 h (L70)

LED color temperature
4000K - Product number + **K4**
3500K - Product number + **K35**
3000K - Product number + **K3**
2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors

Black (BLK)	White (WHT)	RAL:
Bronze (BRZ)	Silver (SLV)	CUS:

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Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors

Black (BLK)	White (WHT)	RAL:
Bronze (BRZ)	Silver (SLV)	CUS:

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LED wall luminaire - wide spread light distribution					
	LED	A	B	C	
33378	26.6W	12 1/2"	5"	9 1/2"	

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TYPE L2.pdf, 1 of 1

BEGA

Type:
BEGA Product:
Project:
Modified:

VITRIAN

LED wall luminaire - shielded with forward throw

Application
This wall mounted LED luminaire features a forward throw light distribution and is designed for the general illumination of pathways and walkways from various mounting heights. Downlight applications only.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass with optical texture
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP64
Weight: 2.7 lbs

Electrical
Operating voltage 120-277V AC
Minimum start temperature -20° C
LED module wattage 7.9W
System wattage 11.1W
Controllability 0-10V dimmable
Color rendering index Ra>80
Luminaire lumens 776 lumens (3000K)
Lifetime at Ta=15° C >600,000 h (L70)
Lifetime at Ta=25° C 353,000 h (L70)

LED color temperature
4000K - Product number + **K4**
3500K - Product number + **K35**
3000K - Product number + **K3**
2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors

Black (BLK)	White (WHT)	RAL:
Bronze (BRZ)	Silver (SLV)	CUS:

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Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors

Black (BLK)	White (WHT)	RAL:
Bronze (BRZ)	Silver (SLV)	CUS:

☐ ☐ ☐ ☐



LED wall luminaire - shielded with forward throw					
	LED	A	B	C	
33815	7.9W	4"	7 1/2"	4"	

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BEGA

VITRIAN

LED wall luminaires - directed

Application
LED wall mounted luminaires with directed light designed to be mounted at various heights for general purpose illumination or glare free illumination when below eye level.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Matte safety glass
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 3.6 lbs

Electrical
Operating voltage 120-277V AC
Minimum start temperature -40° C
LED module wattage 12.3W
System wattage 15.0W
Controllability 0-10V, TRIAC, and ELV dimmable
Color rendering index Ra>80
Luminaire lumens 1,077 lumens (3000K)
Lifetime at Ta=15° C >500,000 h (L70)
Lifetime at Ta=45° C 108,000 h (L70)

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors

☐ Black (BLK)	☐ White (WHT)	☐ RAL:
☐ Bronze (BRZ)	☐ Silver (SLV)	☐ CUS:

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Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors

☐ Black (BLK)	☐ White (WHT)	☐ RAL:
☐ Bronze (BRZ)	☐ Silver (SLV)	☐ CUS:



LED wall luminaires - directed					
	LED	A	B	C	
24374	12.3W	11 1/4"	4 3/4"	3 3/4"	

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BEGA Product:
Project:
Modified:

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March 18, 2024



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AFFILIATED ENGINEERS, INC.
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DENVER, CO 80202
720-580-8510

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LOUISVILLE, COLORADO 80027**

**ELECTRICAL SITE
LIGHTING DATA SHEETS**

DATE	REMARKS
10/06/2023	PLANNED UNIT DEVELOPMENT - FIRST AMENDMENT
03/19/24	PLANNED UNIT DEVELOPMENT - CITY COMMENTS

PA/PM:	HL
DRAWN BY.:	SE
JOB NO.:	DEN23-0061-00

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13 of 13