

**SUBJECT: RESOLUTION 52, SERIES 2025 – A RESOLUTION ACCEPTING
THE DEDICATION OF RIGHT-OF-WAY FOR FRONT AND PINE
STREETS AND DESIGNATING FOR USE AS RIGHT-OF-WAY**

DATE: AUGUST 5, 2025

PREPARED BY: MATT POST, AICP, SENIOR PLANNER

PRESENTED BY: MATT POST, AICP, SENIOR PLANNER

VICINITY MAP:



SUMMARY:

This report accompanies a request for right-of-way dedication associated with the property at 947 Pine Street. The dedication is necessary to accommodate sidewalk improvements and associated public infrastructure within the public right-of-way. The proposed dedication will ensure long-term public access and maintenance rights for these improvements, consistent with City standards and in support of pedestrian mobility and connectivity in Downtown Louisville.

BACKGROUND / PRIOR DISCUSSIONS:

On November 4, 2024, City Council approved a [Planned Unit Development \(PUD\) Amendment and Special Review Use \(SRU\)](#) for 947 Pine Street to allow outdoor dining and outdoor commercial amusement in conjunction with a bar and restaurant use. As part of the associated development application, the City required dedication of right-of-way along both Front Street and Pine Street to accommodate and formalize public improvements, including newly constructed sidewalks. The dedication ensures the improvements are located within the public right-of-way, supporting long-term access, maintenance, and enhanced pedestrian connectivity in Downtown Louisville.

ANALYSIS:

Right-of-way dedications are a standard requirement when new development or redevelopment results in the construction of public infrastructure that extends into private property. In this case, the sidewalk and related improvements along Front Street and Pine Street were constructed to meet current City design standards for pedestrian access and streetscape improvements. Dedication of the right-of-way ensures these improvements are formally incorporated into the public realm, providing the City with legal authority for ongoing access, maintenance, and future upgrades.

The dedication also advances broader public goals by enhancing walkability, supporting a vibrant streetscape, and improving pedestrian connectivity in a key downtown location. These outcomes are consistent with the City's land use policies and transportation objectives, particularly in areas experiencing reinvestment and increased activity.

2025 COUNCIL WORK PLAN:

This right-of-way dedication directly advances the City Council's 2025 Work Plan Priority to support and enhance Economic Vitality by maintaining a business-friendly environment that attracts and retains local investment. By ensuring a safe, accessible, and connected pedestrian network, the dedication promotes a walkable downtown, which is an essential component of a vibrant downtown area.

FISCAL IMPACT:

Budgeted?: **Not Applicable**

SUBJECT: RESOLUTION NO. 52, SERIES 2025

DATE: AUGUST 5, 2024

PAGE 3 OF 3

ALTERNATIVE(S):

Failure to approve the right-of-way dedication would require reconsideration of the associated public improvements and necessitate that the applicant delay construction and amend the approved PUD accordingly.

RECOMMENDATION:

Staff recommend approval of Resolution No. 52, Series 2025, a resolution accepting the dedication of right-of-way for Front Street and Pine Street and designating for use as right-of-way.

ATTACHMENTS:

1. Resolution No. 52, Series 2025
2. Executed Warranty Deed
3. Approved PUD

**RESOLUTION NO. 52
SERIES 2025**

**A RESOLUTION ACCEPTING THE DEDICATION OF RIGHT-OF-WAY FOR FRONT
AND PINE STREETS AND DESIGNATING FOR USE AS RIGHT-OF-WAY**

WHEREAS, by Resolution No. 51, Series 2024, adopted on November 4, 2024, the City Council approved with conditions the final Planned Unit Development (PUD) for 947 Pine Street; and

WHEREAS, the PUD requires the applicant to dedicate additional right-of-way on Front Street and Pine Street to the City; and

WHEREAS, a Special Warranty Deed has been executed by 947 Pine St., LLC conveying this right-of-way to the City; and

WHEREAS, the City Council by this resolution desires to formally state its acceptance of the dedication of the parcel described in Exhibit A to the Special Warranty Deed as right-of-way for public use.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF LOUISVILLE, COLORADO THAT:**

1. The City Council hereby accepts the dedication of the parcel described in Exhibit A attached to the Special Warranty Deed executed by 947 Pine St., LLC (the "Property"), a copy of which accompanies this resolution. Said deed shall be recorded with the Boulder County Clerk and Recorder at the expense of the applicant for the 947 Pine Street PUD.

2. The Mayor, City Manager, and City staff are hereby authorized to execute all documents and to do all things necessary on behalf of the City to effect the City's ownership of the Property.

PASSED AND ADOPTED this 5th day of August 2025.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

SPECIAL WARRANTY DEED

THIS DEED, made this _____ day of _____, 2025, between 947 PINE ST., LLC, a Colorado limited liability company, whose address is 7410 York St, Denver, CO 80229, hereinafter referred to as "**Grantor**", and the **CITY OF LOUISVILLE**, a municipal corporation organized and existing under and by virtue of the laws of the State of Colorado, whose address is 749 Main St., Louisville, CO 80027, hereinafter referred to as "**Grantee**":

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (U.S. \$10.00) cash, in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto the Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the City of Louisville, County of Boulder, State of Colorado, described in **Exhibit A** attached hereto and incorporated herein by this reference.

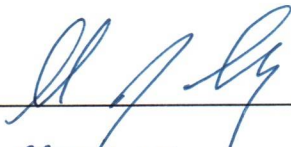
TOGETHER with all and singular the hereditaments, easements and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim, and demand whatsoever of the Grantor, either in law or equity, of, in, and to the above bargained premises, with the hereditaments, easements and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. And the Grantor, for itself, its successors and assigns, does covenant, grant, bargain, and agree to and with the Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, Grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and authority to grant, bargain, sell, and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances, and restrictions of whatever kind or nature soever, except taxes and special assessments for the current year, easements, restrictions, reservations of minerals, covenants, and rights of way of record.

The Grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming under Grantor the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

GRANTOR:
947 PINE ST., LLC

By: 
Title: Member

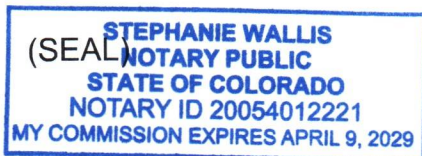
ACKNOWLEDGEMENT

STATE OF COLORADO)
)ss
COUNTY OF Adams)

The above and foregoing signature of Daniel J Gryzmala as Member of 947 Pine St., LLC was subscribed and sworn to before me this 22 day of July, 2025.

Witness my hand and official seal.

My commission expires on: April 9, 2029.




Notary Public

EXHIBIT A



DESCRIPTION

A PARCEL OF LAND LOCATED IN BLOCK 3, THE PLAT OF THE TOWN OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS ARE BASED ON THE EAST LINE OF SAID BLOCK 3, WHICH IS ASSUMED TO BEAR S 00°03'53" W.

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 3;

THENCE S 89°25'06" W, ON THE SOUTH LINE OF SAID BLOCK 3, A DISTANCE OF 4.67 FEET;

THENCE N 00°34'54" W, A DISTANCE OF 1.56 FEET;

THENCE N 50°25'15" E, A DISTANCE OF 1.35 FEET;

THENCE N 01°42'39" E, A DISTANCE OF 57.41 FEET;

THENCE S 88°17'21" E, A DISTANCE OF 2.00 FEET, TO A POINT ON THE EAST LINE OF SAID BLOCK 3;

THENCE S 00°03'53" W, ON SAID EAST LINE, A DISTANCE OF 59.70 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 172.74 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.

I, CHAD R. WASHBURN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

CHAD R. WASHBURN, PROFESSIONAL LAND SURVEYOR

COLORADO NO. 37963

FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC



EXHIBIT

FRONT STREET

S0°03'53"W 59.70' - BASIS OF BEARINGS - SOUTH LINE BLOCK 3, PLAT OF THE TOWN OF LOUISVILLE

SOUTHEAST CORNER, BLOCK 3
POINT OF BEGINNING

N1°42'39"E 57.41'

S88°17'21"E 2.00'

N50°25'15"E 1.35'

N0°34'54"W 1.56'

S89°25'06"W 4.67'

SOUTH LINE BLOCK 3, PLAT OF THE TOWN OF LOUISVILLE

PINE STREET



Washburn
LAND SURVEYING

www.WashburnSurveying.com
970-232-9645

GEORGE OIL PUD AND SPECIAL REVIEW USE 1ST AMENDMENT

PART OF LOTS 4, 5, AND 6, BLOCK 3
PLAT OF THE TOWN OF LOUISVILLE
COUNTY OF BOULDER, STATE OF COLORADO

LEGAL DESCRIPTION

THE EASTERLY 96.00 FEET OF LOTS 5 AND 6, AND THE EASTERLY 96.00 FEET OF THE SOUTH 1/2 OF LOT 4, EXCEPT THE NORTHERLY 12.00 FEET OF SAID EASTERLY 96.00 FEET OF THE SOUTH 1/2 OF LOT 4, BLOCK 3, TOWN OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

BASIS OF BEARING

THE BEARINGS ARE BASED ON THE WESTERLY LINE OF BLOCK 3, TOWN OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO, SAID LINE BEARING S00°04'09"E AND BEING MONUMENTED AS SHOWN HEREON.

BENCHMARK

BOULDER COUNTY BENCH MARK LL 160 2-1/2" BRASS CAP NW CORNER OF STORM INLET AT SW CORNER OF MAIN STREET AND SPRUCE STREET, ELEV. = 5338.19 (NAVD83)

GENERAL NOTES

THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO OR REPAIR OF MONUMENT SIGNS, PAVEMENT SURFACES, OR LANDSCAPING CAUSED DURING REPAIR OR MAINTENANCE OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS.

PROJECT DESCRIPTION

RENOVATE AND EXPAND EXISTING BUILDING TO ACCOMMODATE A NEW INDOOR VIRTUAL GOLF FACILITY WITH BAR AND LIGHT FOOD SERVICE. REMOVE EXISTING OUTDOOR GAS PUMPS AND CONSTRUCT NEW MINATURE GOLF FACILITY.

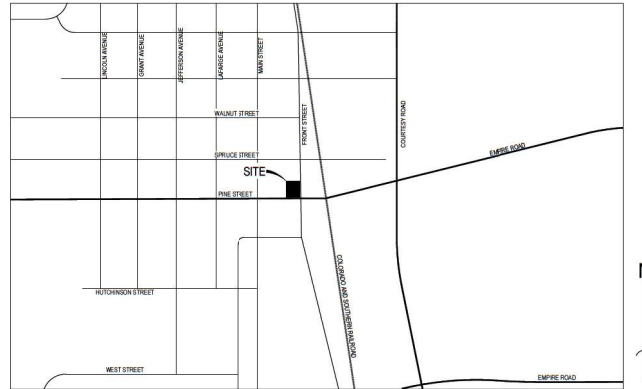
PROJECT HISTORY

PREVIOUSLY APPROVED AS A GAS STATION UNDER GEORGE OIL CO SITE PLAN APPROVED OCTOBER 21, 1996.

NOTES

ALL LIGHTING ASSOCIATED WITH THE OUTDOOR EATING AND DRINKING USE SHALL BE DOWNCAST, SHIELDED, OR OF A BRIGHTNESS AND TEMPERATURE THAT DOES NOT CREATE A NUISANCE TO SURROUNDING PROPERTIES AND RIGHTS-OF-WAY.
+ THE PROPOSED STRING LIGHTS AT 7'V AND 5500K WILL MEET THE STANDARD.

AMPLIFIED MUSIC SHALL NOT BE USED BETWEEN THE HOURS OF 10:00PM AND 8:00AM



VICINITY MAP

SCALE: 1" = 500'

SITE DATA TABLE

SITE ZONING		
COMMERCIAL COMMUNITY (C-C) GEORGE OIL SPECIAL REVIEW USE DOWNTOWN DESIGN STANDARDS AND GUIDELINES (DDSG)		
SITE AREA	AREA	PERCENT
GROSS SITE AREA	9,951 SF / 0.2284 AC	100.0%
BLDG. COVERAGE	2,608 SF	26.2%
SIDEWALKS AND PAVEMENT	5,354 SF	53.8%
LANDSCAPING	1,989 SF	20.0%
BUILDING STANDARDS		
	STANDARD	PROPOSED
BUILDING HEIGHT (MAX)	45'	24'
BUILDING COVERAGE F.A.R. (MAX)	N/A	0.298
FRONT BUILDING - SOUTH	N/A	48.5'
REAR BUILDING - NORTH	N/A	2.5'
SIDE BUILDING - EAST	N/A	16.3'
SIDE BUILDING - WEST	N/A	4.2'
PARKING		
	REQUIRED	PROVIDED
	EXISTING BUILDING 1,848 SF 5 SPACES PER 100 SF ADDITION AREA EXEMPT	
	1,848 SF / 500 = 4 REQUIRED	FEE IN LIEU OF SPACES
	N/A	2 BIKE RACKS

ENGINEER

PERCEPTION DESIGN GROUP, INC.
6801 SOUTH PIERCE STREET, SUITE 315
LITTLETON, CO 80128
(303) 233-8088
CONTACT: JERRY W. DAVIDSON, P.E.
JDAVIDSON@PERCEPTIONDESIGNGROUP.COM

LANDSCAPE ARCHITECT

SEVEN 26 DESIGN
5885 S. LOWELL BLVD, UNIT 32 4000
LITTLETON, CO 80123
(303) 885-3279
CONTACT: CHRIS MARICH
CMARICH@SEVEN26DESIGN.COM

LIGHTING ENGINEER

BRIANS ELECTRIC LLC
1410 WESTER AVENUE
FORT COLLINS, CO 80524
(970) 443-9179
CONTACT: TERRY ENKE
TERRYRIANSELECTRIC@GMAIL.COM

OWNER

907 PINE ST LLC
270 SAINT PAUL ST STE 200
DENVER, CO 80206-5133
720-545-4270
CONTACT: DANNY GRZYMALA
DGRZYMALA@1CHIPSEN.COM

ARCHITECT

STUDIO DH ARCHITECTURE
1300 JACKSON STREET, SUITE 200
GOLDEN, CO 80401
303-450-9664
CONTACT: ROB DAVIS
ROB@STUDIO-DH.US

SURVEYOR

BOUNDARY BOYS LLC
P.O. BOX 2441
HARKER HEIGHTS, TX 7648
PHONE: 360-708-7890
BOUNDARYBOYS@REAGIN.COM

OWNERSHIP SIGNATURE BLOCK

BY SIGNING THIS PUD, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS PUD.
WITNESS MY / OUR HAND(S) SEAL(S) THIS _____ DAY OF _____, 20 _____

OWNER NAME AND SIGNATURE _____

NOTARY NAME _____

SEAL _____

NOTARY SIGNATURE _____

MY COMMISSION EXPIRES _____

PLANNING COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL _____

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

RESOLUTION NO. _____

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20 _____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

BY _____
MAYOR

BY _____
CITY CLERK

ORDINANCE FROM RESOLUTION NO. _____, SERIES _____

SHEET INDEX

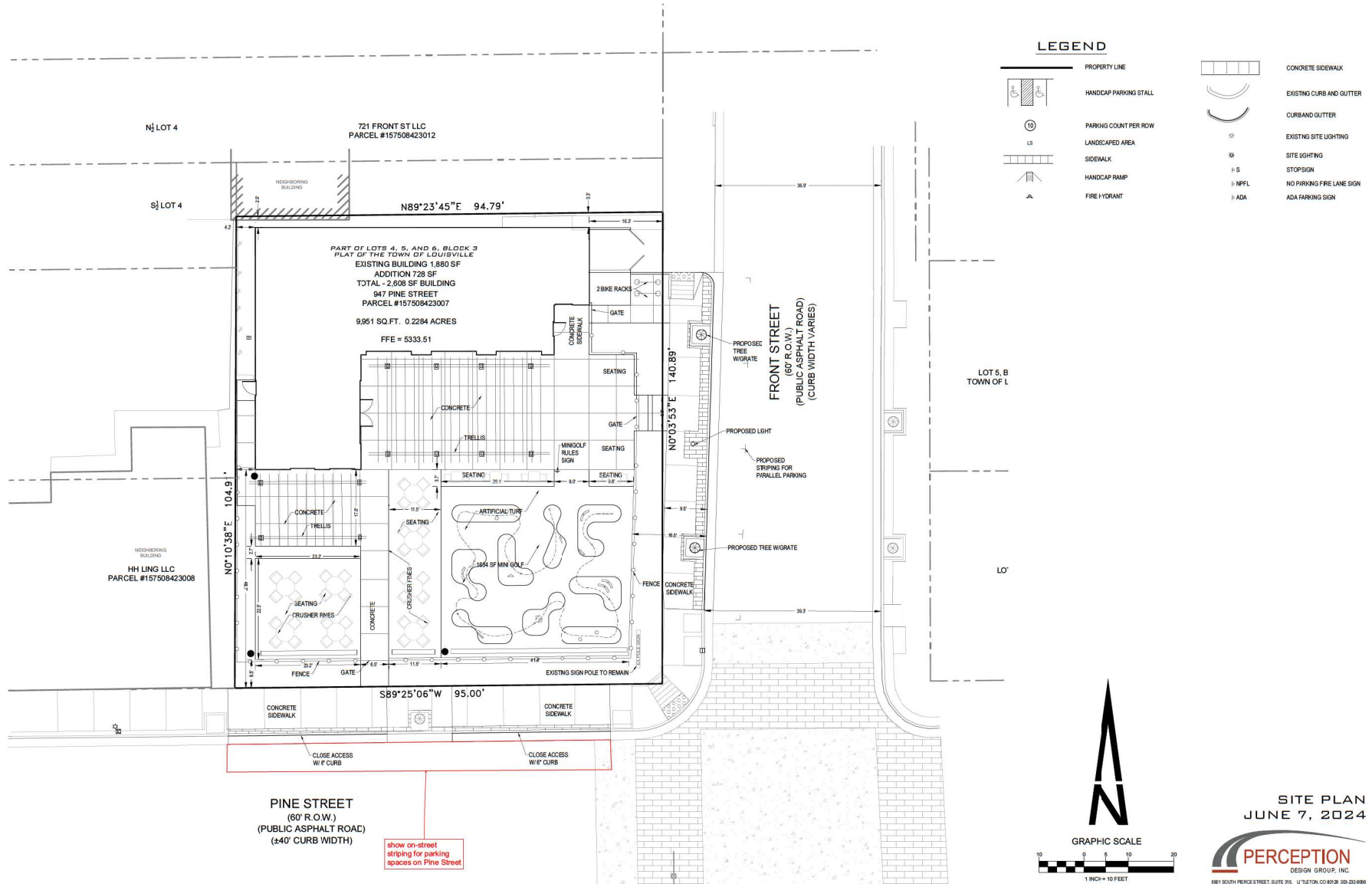
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COVER SHEET
MARCH 1, 2024



GEORGE OIL PUD AND SPECIAL REVIEW USE 1ST AMENDMENT

PART OF LOTS 4, 5, AND 6, BLOCK 3
PLAT OF THE TOWN OF LOUISVILLE
COUNTY OF BOULDER, STATE OF COLORADO



SITE PLAN
JUNE 7, 2024

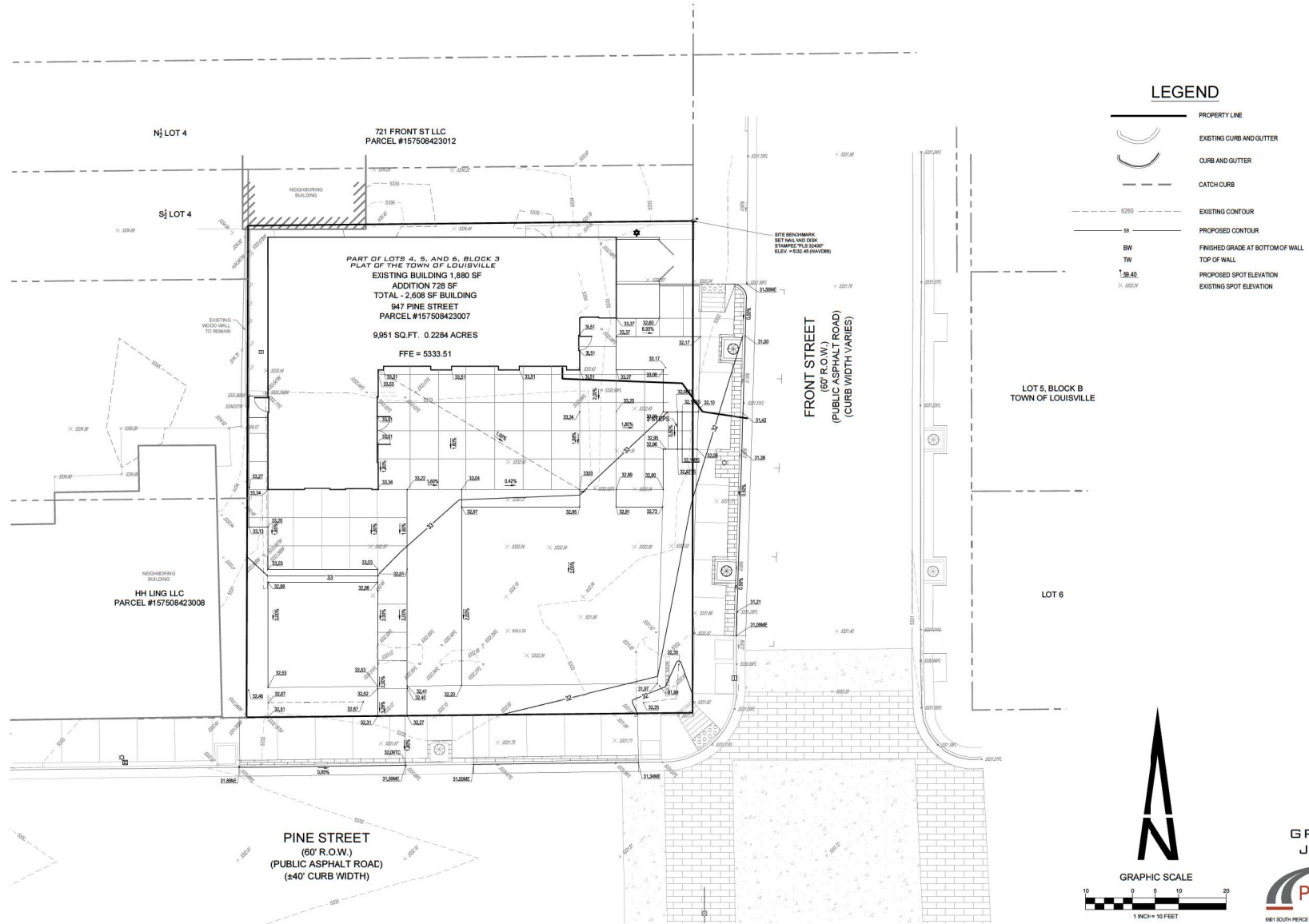


PART OF LOTS 4, 5, AND 6, BLOCK 3
PLAT OF THE TOWN OF LOUISVILLE
COUNTY OF BOULDER, STATE OF COLORADO



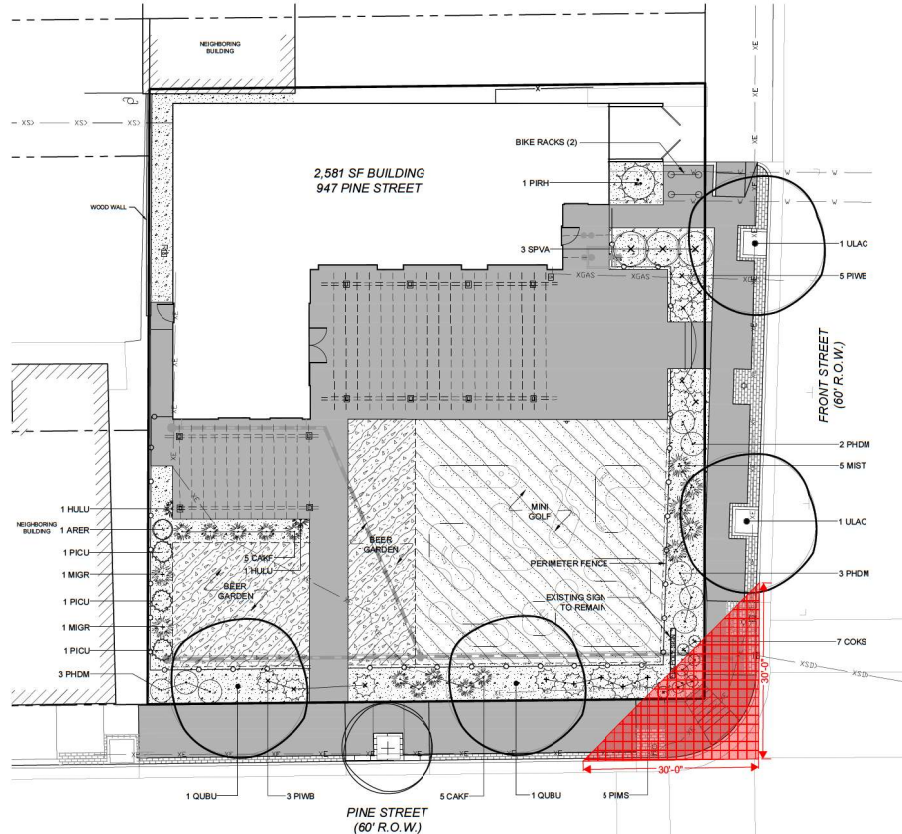
GEORGE OIL PUD AND SPECIAL REVIEW USE 1ST AMENDMENT

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PART OF LOTS 4, 5, AND 6, BLOCK 3
PLAT OF THE TOWN OF LOUISVILLE
COUNTY OF BOULDER, STATE OF COLORADO



LANDSCAPE PLAN

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING DECIDUOUS TREE (TO REMAIN)		ORNAMENTAL GRASS		CONCRETE PAVING
	DECIDUOUS SHADE TREE		DECIDUOUS SHRUBS		ROCK MULCH
	EVERGREEN TREE		EVERGREEN SHRUBS		CRUSHER FINES
			VINES		SYNTHETIC TURF
					PERIMETER FENCE

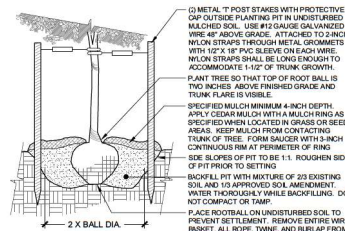
NOTES

ANY CHANGES TO FENCE STYLE TO MEET ZONING CODE UNDER SEPARATE PERMIT

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
QUBU	2	QUERCUS BUCKLEYI	TEXAS RED OAK	B & B	2" CAL	
ULAC	2	ULMUS X 'ACCOLADE'	ACCOLADE ELM	B & B	2" CAL	
EVERGREEN TREES						
PICU	3	PICEA ABIES 'CUPRESSINA'	FASTIGIATE NORWAY SPRUCE	20 GAL		5'-6"
DECIDUOUS SHRUBS						
ARER	1	ARONIA ARBUTIFOLIA 'RECTA'	UPRIGHT RED CHOKEBERRY	5 GAL		
COKS	7	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL		
PHDM	8	PHYSCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK	5 GAL		
SPVA	3	SPRAEA X 'VANHOUTTEI'	SPIREA VANHOUTTEI	5 GAL		
EVERGREEN SHRUBS						
PIRH	1	PICEA PUNGENS 'RH MONTGOMERY'	RH MONTGOMERY SPRUCE	5 GAL		
PIMS	5	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL		
PIWB	9	PINUS MUGO 'WHITEBUD'	WHITEBUD MUGO PINE	5 GAL		
ORNAMENTAL GRASS						
CAKF	10	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL		
MIGR	2	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL		
MIST	5	MISCANTHUS SINENSIS 'STRICTUS'	ZEBRA GRASS	5 GAL		
VINES						
HULU	2	HUMULUS LUPULUS	COMMON HOP	5 GAL		

SIZE NOTE: ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.

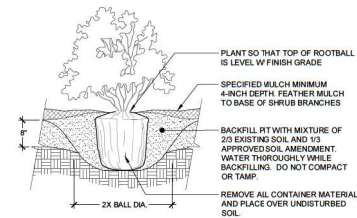


NOTES:
1. SET TRUNK PLUMB. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING & MULCHING. KEEP CROWN SHAPE TYPICAL OF SPECIES.
2. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
3. REFER TO PLANTING NOTES/SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION PROCEDURES TO BE FOLLOWED.

1 DECIDUOUS TREE PLANTING

NTS

328300-02

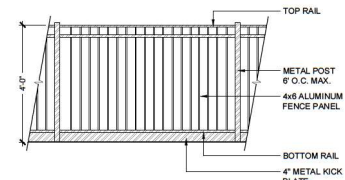


NOTES:
1. SET SHRUB PLUMB. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING & MULCHING. KEEP CROWN SHAPE TYPICAL OF SPECIES.
2. SET SHRUBS 1/2 MATURE WIDTH FROM EDGE OF WALK, CURB OR EDDING.
3. ENTIRE SHRUB BED AREA SHALL RECEIVE AMENDED SOIL.
4. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE.
5. REFER TO PLANTING NOTES/SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION PROCEDURES TO BE FOLLOWED.

2 SHRUB / ORNAMENTAL GRASS PLANTING

NTS

328300-05



NOTES:
1. ALL METAL TO BE POWDER COATED BLACK MATTE FINISH

3 PERIMETER FENCE

12" x 1'-0"

P-2409-01



LANDSCAPE PLAN
JUNE 7, 2024

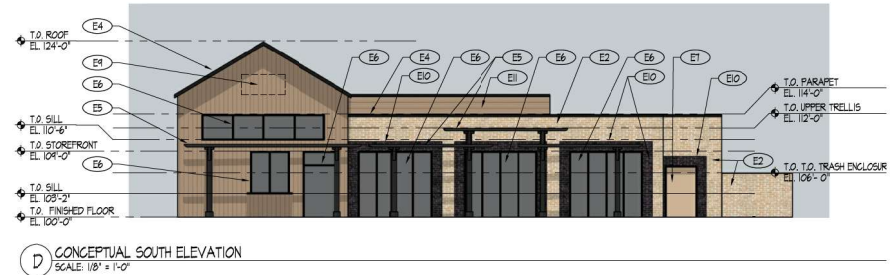
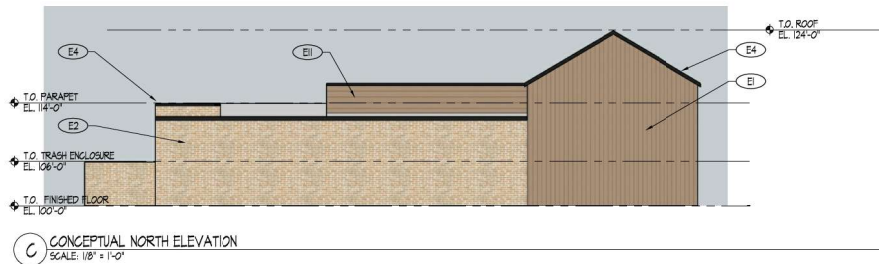
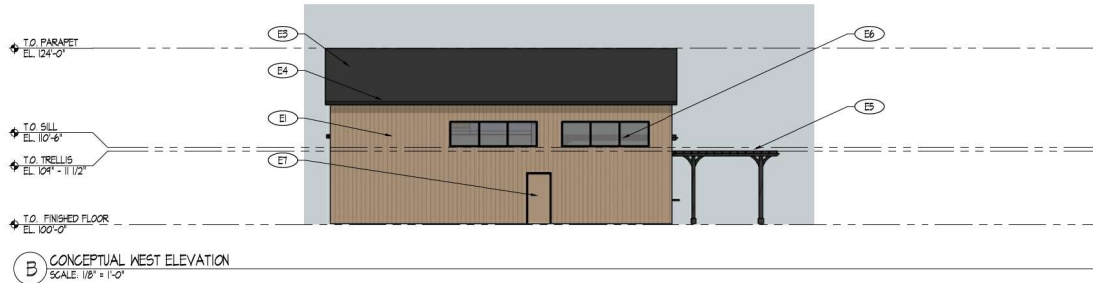


GEORGE OIL PUD & SPECIAL REVIEW USE 1ST AMENDMENT

PART OF LOTS 4, 5, AND 6, BLOCK 3
PLAT OF THE TOWN OF LOUISVILLE
COUNTY OF BOULDER, STATE OF COLORADO
CASE # PUXXXX-2024

MATERIAL LEGEND

- (E1) VERTICAL WOOD SIDING w/ 6" EXPOSURE - PAINT SK 2821 COLONIAL REVIVAL STONE
- (E2) BRICK VENEER - SUMMIT XXXX TO APPROXIMATE SK 2824 CLASSICAL WHITE
- (E3) STANDING SEAM ROOF - BERRIDGE BLACK
- (E4) PREFINISHED METAL FLASHING - BLACK TO MATCH ROOFING
- (E5) WOOD FRAMED TRELLIS PAINT - BLACK PAINTED
- (E6) ALUMINUM STOREFRONT BLACK w/ LOW-E GLASS
- (E7) EXTERIOR HOLLOW METAL DOOR COLOR - MATCH ADJ. MATL.
- (E8) CORRUGATED METAL INFILL PANEL ON STEEL FRAME COLOR - MATCH ADJ. MATL.
- (E9) SIGNAGE BY SEPARATE BUILDING PERMIT - NOT A PART OF THE PUD APPROVAL
- (E10) BRICK VENEER - SUMMIT XXXX TO APPROXIMATE SK 6250 TRIGON BLACK
- (E11) HORIZONTAL WOOD SIDING w/ 6" EXPOSURE - PAINT SK 2821 COLONIAL REVIVAL STONE



EXTERIOR ELEVATIONS
JUNE 12, 2024

STUDIO DH
ARCHITECTURE

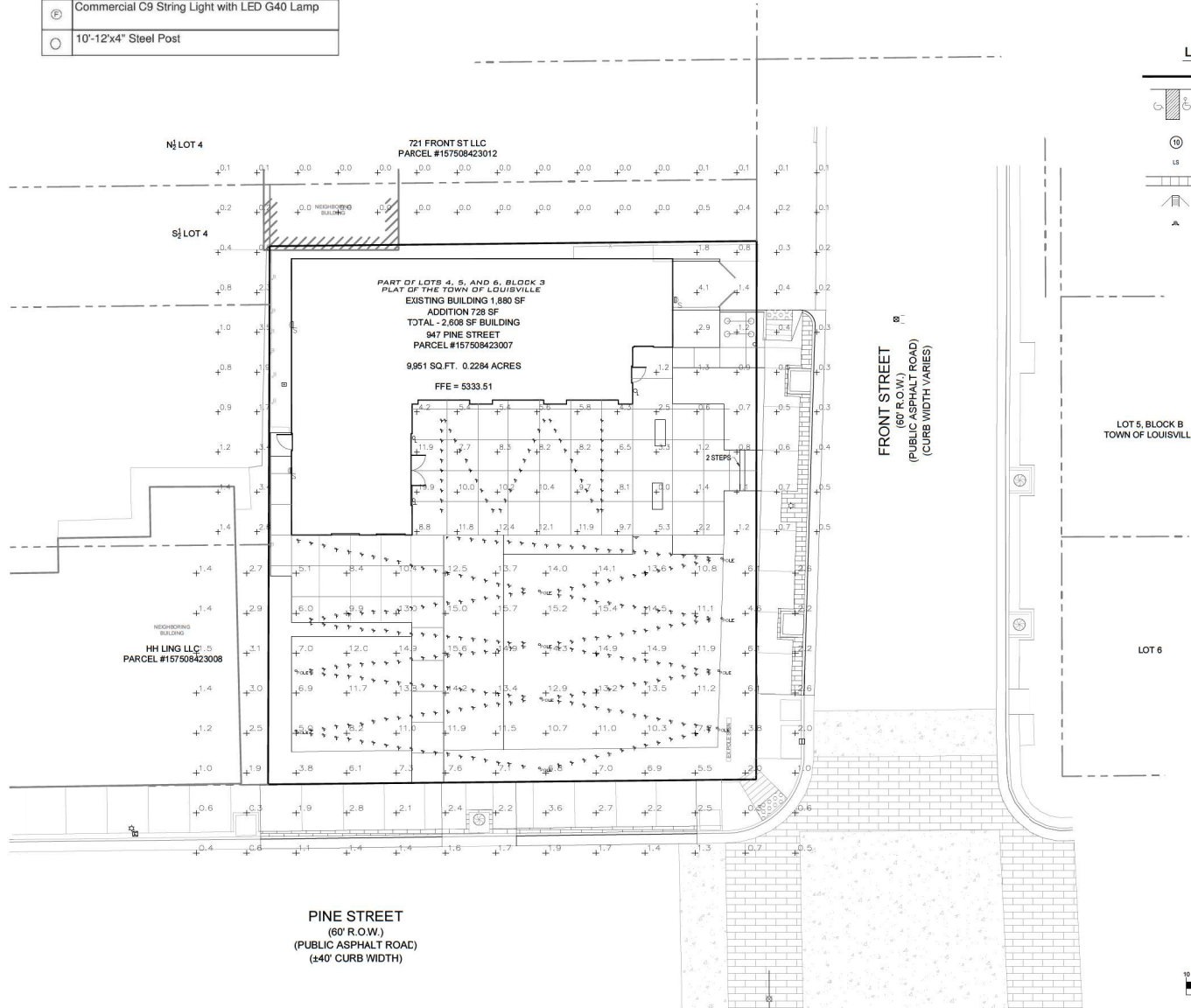
1300 JACKSON STREET, SUITE 200, GOLDEN, CO 80641 (303) 440-8800
WWW.STUDIODH.US

SHEET 6 OF 10

GEORGE OIL PUD AND SPECIAL REVIEW USE 1ST AMENDMENT

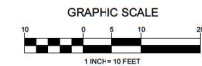
PART OF LOTS 4, 5, AND 6, BLOCK 3
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COUNTY OF BOULDER, STATE OF COLORADO

①	Henry Dark Sky Friendly Outdoor Wall Sconce
②	Natural LED Cut Off Wall Pack
③	Commercial C9 String Light with LED G40 Lamp
④	10'-12"x4" Steel Post



LEGEND

	PROPERTY LINE		CONCRETE SIDEWALK
	HANDICAP PARKING STALL		EXISTING CURB AND GUTTER
	PARKING COUNT PER ROW		CURB AND GUTTER
	LANDSCAPED AREA		EXISTING SITE LIGHTING
	SIDEWALK		SITE LIGHTING
	HANDICAP RAMP		STOP SIGN
	FIRE HYDRANT		NO PARKING FIRE LANE SIGN
			ADA PARKING SIGN



PHOTOMETRIC PLAN
JUNE 7, 2024



PART OF LOTS 4, 5, AND 6, BLOCK 3
PLAT OF THE TOWN OF LOUISVILLE
COUNTY OF BOULDER, STATE OF COLORADO

LENGTH 330feet
 EIT SIZE Cw/E17/intermediate base
 ER OF SOCS 254 264 sockets
 EIT SPACING 15 inches
 16AWG & SPT-2 wire
 CONNECTION No plug in terminated
 RUM RUM 1200 watts (can use entire reel with these bulbs)
 INSTALLATION PER SOCKET: Up to 10 watt bulbs
 2. RATED CURRENT / IP64 Rating
 2. RATED CURRENT / IP64 Rating
 EIT SIZE G40
 EIT 640 premium bulb (5LEds per bulb)
 TTY 275 reduced (294 for full reel + 11 fee spare bulbs)
 5/8" diameter (220 for high base) with Cw/E17/intermediate base
 6.0 watts each (use 2W for installation calculation purposes)
 BELL NO.
 1. TEMPERATURE 2500K (warm white is similar to regular
 incandescent bulbs)
 1. LIFE 15,000 hours
 1. TESS: Equivalent to an 7W incandescent bulb

superbrightLED.com

WPCCF Series

Seatable CCT LED Wall Pack Specifications

Dimensional Drawing

Specifications

Model	WPCCF			
	-5A176A0-S11-B0P	-5A1810A-S11-B0P	-5A1810A-S13-B0P	-5A1810A-S11-S10
Intensity	4,000 lm	4,000 lm	14,000 lm	18,000 lm
Operating Voltage	120-277 VAC			
Power Consumption	40 W	80 W	80 W	100 W
Efficiency	111 lm @ 120 VAC Mm lm @ 277 VAC	802 mA @ 120 VAC 288 mA @ 277 VAC	1.6 @ 120 VAC 437 mA @ 277 VAC	1.25 @ 120 VAC 342 mA @ 277 VAC
Color	2000W			
Color Temperature	selectable (3000K / 4000K / 5000K)			
Beam Angle	90° x 95° (Type II-Dir. beam)			
Beam Rating	E9-0-0			
On/Off	On			
Dimming	yes (0-10 V)			
IP Rating	995			
Ambient Operating Temperature	-40°-22° F (-40°-52° C)			
Product Weight	8.4 lb (3.8 kg)	6.7 lb (3.1 kg)	9.7 lb (4.4 kg)	8.8 lb (4.0 kg)
Surge Protection	4 x 5			
Rated Life (L70)	30,000 hours			

Photocell Operation

Lightcote will turn on when the ambient light level falls below 3 fc and will turn off when the ambient light level exceeds 130 fc.

Specifications are subject to change without notice.

1.866.811.0000

1.878.724.1220

email: commercial.us@superbrightled.com

www.superbrightled.com/us/commercial-us-lighting/

PHOTOMETRIC CUT SHEETS
JUNE 7, 2024

PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80120 302-232-8088
WWW.PERCCEPTIONDESIGNGROUP.COM

GEORGE OIL PUD & SPECIAL REVIEW USE 1ST AMENDMENT

PART OF LOTS 4, 5, AND 6, BLOCK 3
PLAT OF THE TOWN OF LOUISVILLE
COUNTY OF BOULDER, STATE OF COLORADO
CASE # PUXXXX-2024



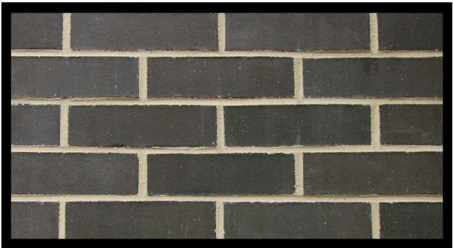
FIELD BRICK
SUMMIT - FOSSIL GRAY



ROOFING
BLACK STANDING SEAM



WOOD SIDING - SMOOTH,
6" EXPOSURE, S1A2B2T
COLONIAL REVIVAL STONE



ACCENT BRICK
SUMMIT - ONYX



FLASHING/COPING
BLACK TO
MATCH ROOFING



GLASS
CLEAR LOW-E



ALUMINUM STOREFRONT
BLACK ANNOIDIZED

EXTERIOR MATERIALS
JUNE 12, 2024

STUDIO DH
architecture
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