DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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
CASE #: PUPL-000501-2024 AND SRU-000528-2024

PROJECT SUMMARY CHART				
BUILDING TYPE	A	B	C	D
BUILDING HEIGHT	48.0'	29.5'	41.75'	26.84'
BEDROOM COUNTS				
TOTAL BEDROOMS	96	52	32	N/A
GROSS LEASABLE AREA				
STANDARD	72,191	111,472	37,216	N/A
SUMMARY				
TOTAL NUMBER OF BUILDINGS	1	4	2	1
GROSS SF OF EACH BUILDING	93,300	7,500	12,682	1,860
TOTAL NUMBER OF RESIDENTIAL UNITS	104	24	12	N/A
TOTAL UNITS PROPOSED	140			
NUMBER OF RESIDENTIAL UNITS BY TYPE				
STUDIO	34	0	0	N/A
ONE BEDROOM	49	0	0	N/A
TWO BEDROOM	16	20	4	N/A
THREE BEDROOM	5	4	8	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	396.5	82.6%
TOTAL	1227.3	685.1	55.8%

BULK AND DIMENSION STANDARDS		
BUILDING SETBACKS	CITY STANDARD	PROVIDED
WEST (CANNON STREET)	0'	5.5'
NORTH (GRIFFITH STREET)	10' MAX.	10.0'
EAST (COURTESY ROAD)	10' MAX.	10.0'
SOUTH (REAR YARD)	20'	62.9'
ACCESSORY USE SETBACKS	CITY STANDARD	PROVIDED
WEST (CANNON STREET)	0'	152.5'
SOUTH	0'	60.5'
BUILDING HEIGHT	CITY STANDARD	PROVIDED
PRINCIPAL USE		
MINIMUM	35'/2 STORIES	41.75'/2 STORIES
MAXIMUM	45'/3 STORIES	48'/3 STORIES
ACCESSORY USE	20'	26.5'
SITE COVERAGE	CITY STANDARD	PROVIDED
MIN. LANDSCAPE COVERAGE	10%	24.00%
MIN. BUILDING COVERAGE	40%	29.92%
STREET FRONTAGE	CITY STANDARD	PROVIDED
COURTESY ROAD	N/A	396.5'
GRIFFITH STREET & CANNON STREET	MAX. 200'	110.3'
PARKING SETBACK	CITY STANDARD	PROVIDED
CANNON STREET	5'	12.0'
COURTESY ROAD	5'	22.5'
SOUTH (REAR YARD)	5'	5'

PARKING SUMMARY		
REQUIREMENT	REQUIRED	PROVIDED
RETAIL - 1 SPACE/300 SF	7 (1 SPACE/300 SF * 2100 SF)	153 OFF-STREET SPACES (INCLUDES 7 ADA SPACES) 20 GARAGE SPACES 20 ON-STREET SPACES ALONG CANNON STREET (17 SPACES TOWARD GUEST REQUIREMENT)
STUDIO/1 BR - 1 SPACE/DU	80 (1 SPACE/DU * 80 DU)	
2 & 3 BR - 2 SPACES/DU	120 (2 SPACE/DU * 60 DU)	
GUEST - 1 SPACE/8 DU	17 (1 SPACE/8 DU * 140 DU)	
TOTAL	224	193 (190 TOWARD REQUIREMENT)
BICYCLE PARKING		
REQUIREMENT	REQUIRED	PROVIDED
1 SPACE/10 OFF-STREET PARKING SPACES	16 (1 SPACE/10 OFF-STREET SPACES * 153 SPACES)	20 SPACES

EV PARKING

REQUIREMENT (PER CoL ORDINANCE NO. 1877)	REQUIRED				PROVIDED			
	EV INSTALLED	EV READY	EV CAPABLE	EV CAPABLE LIGHT	EV INSTALLED	EV READY	EV CAPABLE	EV CAPABLE LIGHT
COMMERCIAL BUILDINGS: NON R-2 OCCUPANCIES (RETAIL) - 7 REQUIRED SPACES	0	2	0	0	6	57	48	38
COMMERCIAL BUILDINGS: R-2 OCCUPANCIES (MULTIFAMILY) - 128 REQUIRED SPACES	6 (5% OF SPACES)	19 (15% OF SPACES)	12 (10% OF SPACES)	38 (30% OF SPACES)				
RESIDENTIAL BUILDINGS (TOWNHOMES) - 36 DWELLING UNITS	0	36 (1 SPACE/DU)	36 (1 SPACE/DU)	0				
TOTAL	6	57	48	38				

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

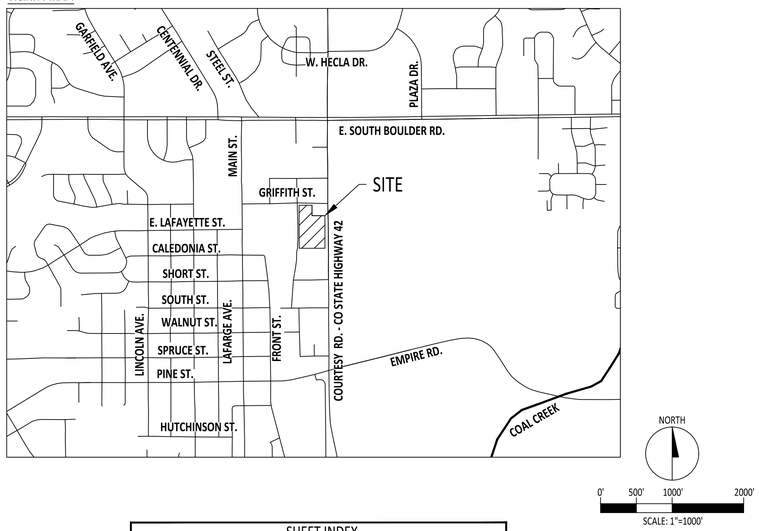
CIVIL
COMPANY: RAPTOR CIVIL ENGINEERING
POINT OF CONTACT: ERIC BURTZLAFF , PE
EMAIL: ERIC@RAPTOR-CIVIL.COM
PHONE: (720) 774-7736
ADDRESS: 8620 WOLFF CT, SUITE 250, WESTMINSTER, CO 80031

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

VICINITY MAP:



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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 BOULDER, 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.
2. THE ON SITE STORM DRAINAGE SYSTEM AND OFF-SITE STORM DRAIN PIPE EXTENSIONS ON CANNON STREET AND STATE HIGHWAY 42 SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.
3. DEVELOPER RESPONSIBLE FOR REPLACEMENT OF DAMAGED, HEAVED/SETTLED CONCRETE CURB ALONG THE PERIMETER OF THE SITE.
4. LANDSCAPE MAINTENANCE AND SNOW REMOVAL FROM WALKS ADJACENT TO SH 42 AND CITY ROW ABUTTING DEVELOPMENT IS THE RESPONSIBILITY OF THE DEVELOPER.
5. SNOWFALL SHALL BE STORED ON-SITE AT LOCATIONS SHOWN ON THESE PLANS. CITY OR STATE ROW SHALL NOT BE USED FOR SNOW STORAGE FROM THE DEVELOPMENT. SNOW PLACED IN ROW FROM THE DEVELOPER SHALL BE REMOVED PROMPTLY OR CITY MAY REMOVE SNOW PLACED IN ROW AT DEVELOPER'S EXPENSE.
6. A PARKING REDUCTION PURSUANT TO LMC SECTION 17.20.080 IS REQUESTED TO ALLOW FOR A REDUCTION IN THE TOTAL NUMBER OF REQUIRED PARKING SPACES FROM 224 SPACES TO 190 SPACES.

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)

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

WAIVER REQUESTS CHART				
DESIGN ITEM	CODE MANUAL	CODE SECTION	REQUIRED VALUE	PROVIDED VALUE
DENSITY	LMC	17.14.060	20 UNITS/AC	25.74 UNITS/AC
BUILDING HEIGHT	LMC	17.14.060	45'	48'
BUILDING COVERAGE	LMC	17.14.060	40%	29.92%
BUILDING FRONTAGE	LMC	17.04.060	70%	55.80%
MULTI-UNIT DWELLINGS ON GROUND FLOOR	LMC	17.04.050, TABLE 1	NO	YES
GROUND-FLOOR BUILDING FOOTPRINT	LMC	17.04.060, TABLE 3	10,000 SF	30,563 SF
BUILDING LENGTH	MUDDSG	10.2.C.2	200'	406'

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LIVEFORWARD
DEVELOPMENT

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

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COVER SHEET

1

DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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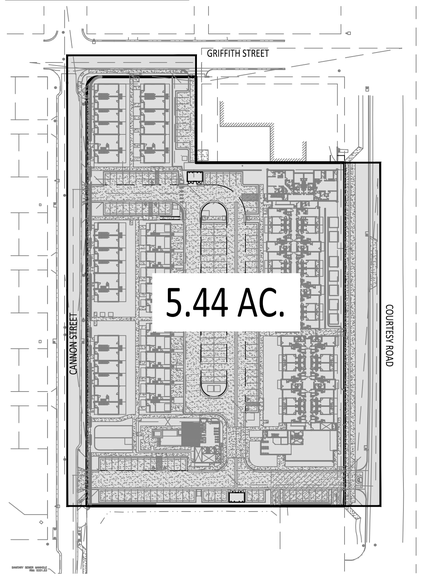
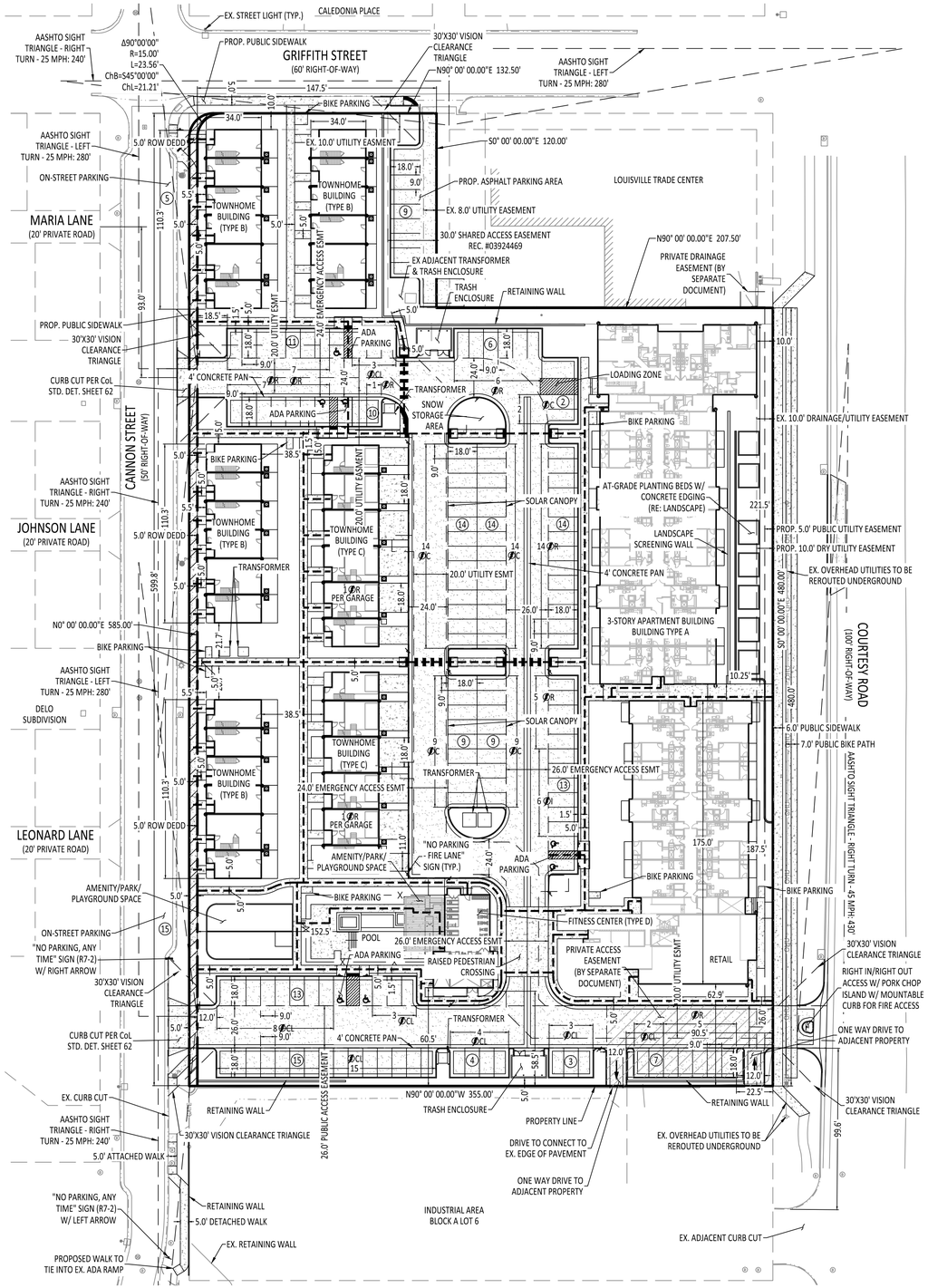
DENSITY CHART KEY



DENSITY CHART			
	GROSS LAND AREA	UNITS	DENSITY*
TOTAL	5.44 AC.	140	25.74
COMMERCIAL USE		2,100 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



NORTH

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

SURVEY STATEMENT:
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LEGEND:

- PROPERTY LINE
- EASEMENT
- ADA ROUTE
- CONCRETE
- ASPHALT
- RETAINING WALL
- FENCE
- DOWNSPOUT
- (#) PARKING COUNT
- (I) EV SPACE - INSTALLED
- (R) EV SPACE - READY
- (C) EV SPACE - CAPABLE
- (CL) EV SPACE - CAPABLE LIGHT

RAPTOR CIVIL ENGINEERING
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LIVEFORWARD DEVELOPMENT

DELO BOOM
PLANNED UNIT DEVELOPMENT
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DEVELOPMENT PLAN

2

SHEET 2 OF 29

DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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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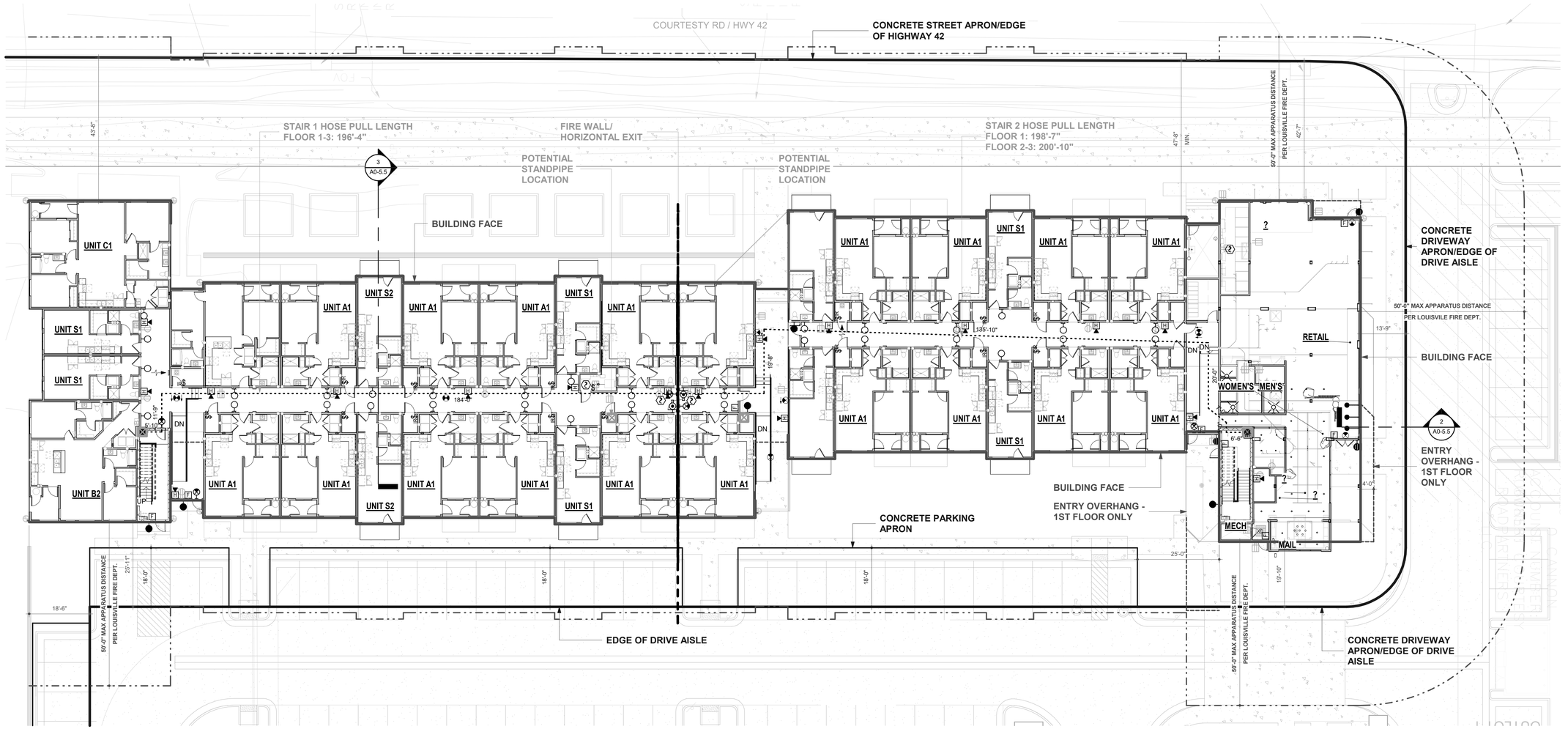

1 BUILDING A - FIRE DEPARTMENT APPARATUS EXHIBIT
1/16" = 1'-0"

N

KEPHART

LIVEFORWARD DEVELOPMENT

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

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BUILDING A - FIRE DEPARTMENT APPARATUS EXHIBIT

3

AVERAGE GRADE	
NW CORNER GRADE: 5338.56'	NE CORNER GRADE: 5338.53'
SW CORNER GRADE: 5333.00'	SE CORNER GRADE: 5333.00'
HIGHEST = 5338.56' & LOWEST = 5333.00' (5338.56' + 5333.00) / 2 = 5,335.78	
BLDG 1 AVERAGE GRADE = 5335.78'	

DELO BOOM

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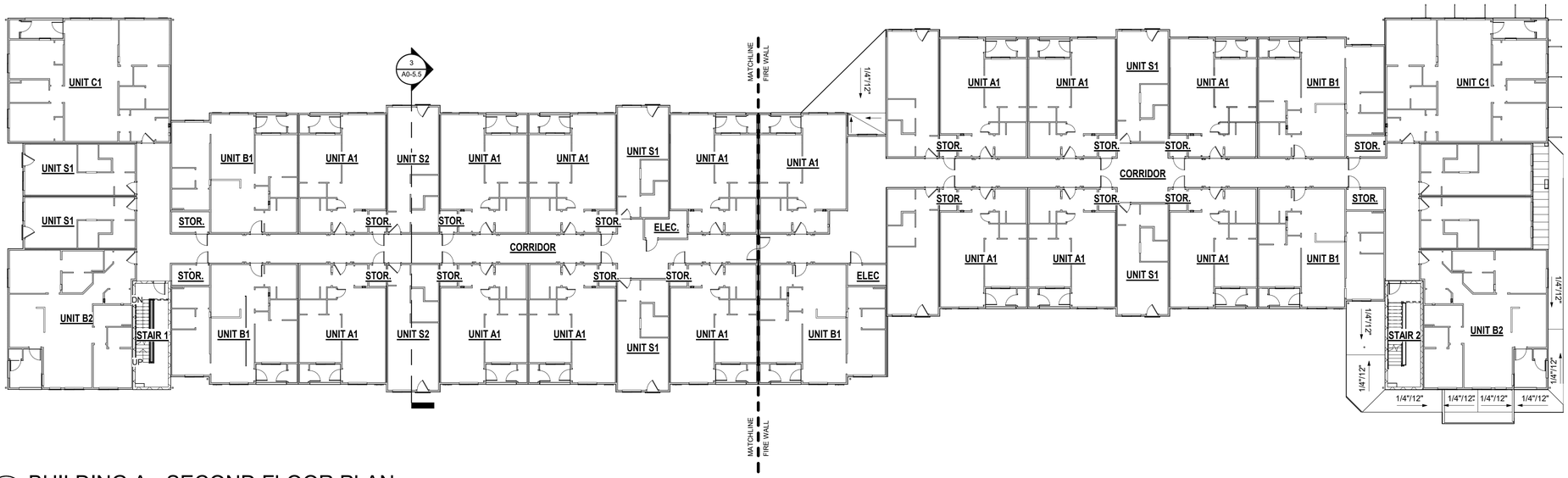
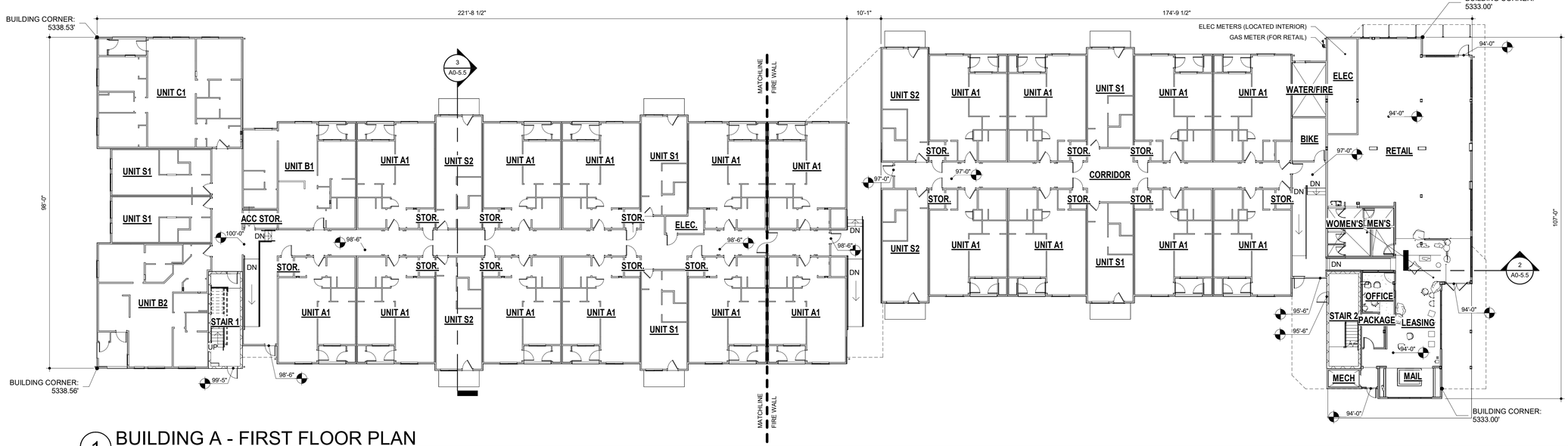
UNIT MATRIX - APARTMENTS					
			BUILDING TYPE A		
UNIT NAME	UNIT TYPE	UNIT LEASABLE AREA	UNIT QTY	TOTAL LEASABLE AREA	UNIT MIX
UNIT S1	0 BD/1 BA	420 SF	18	7,560 SF	17%
UNIT S2	0 BD/1 BA	476 SF	16	7,616 SF	15%
UNIT A1	1 BD/ 1 BA	704 SF	48	33,792 SF	46%
UNIT A1a	1 BD/ 1 BA	704 SF	1	704 SF	1%
UNIT B1	2 BD / 2 BA	924 SF	10	9,240 SF	9%
UNIT B1a	2 BD / 2 BA	924 SF	1	924 SF	1%
UNIT B2	2 BD / 2 BA	1,130 SF	5	5,650 SF	4%
UNIT C1	3 BD / 2 BA	1,341 SF	5	6,705 SF	4%
PROJECT TOTALS			104	72,191 SF	100%



2 BUILDING A - SECOND FLOOR PLAN

1/16" = 1'-0"



1 BUILDING A - FIRST FLOOR PLAN

1/16" = 1'-0"

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BUILDING A - FIRST & SECOND FLOOR PLAN

4

SHEET 4 OF 29

KEPHART

LIVEFORWARD DEVELOPMENT

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

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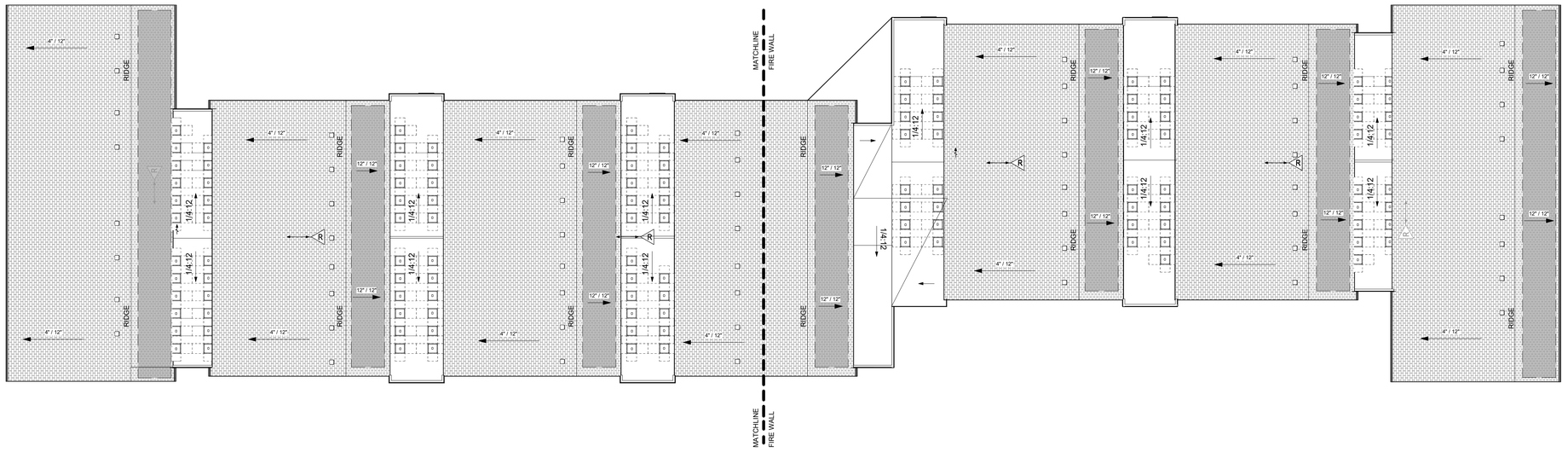
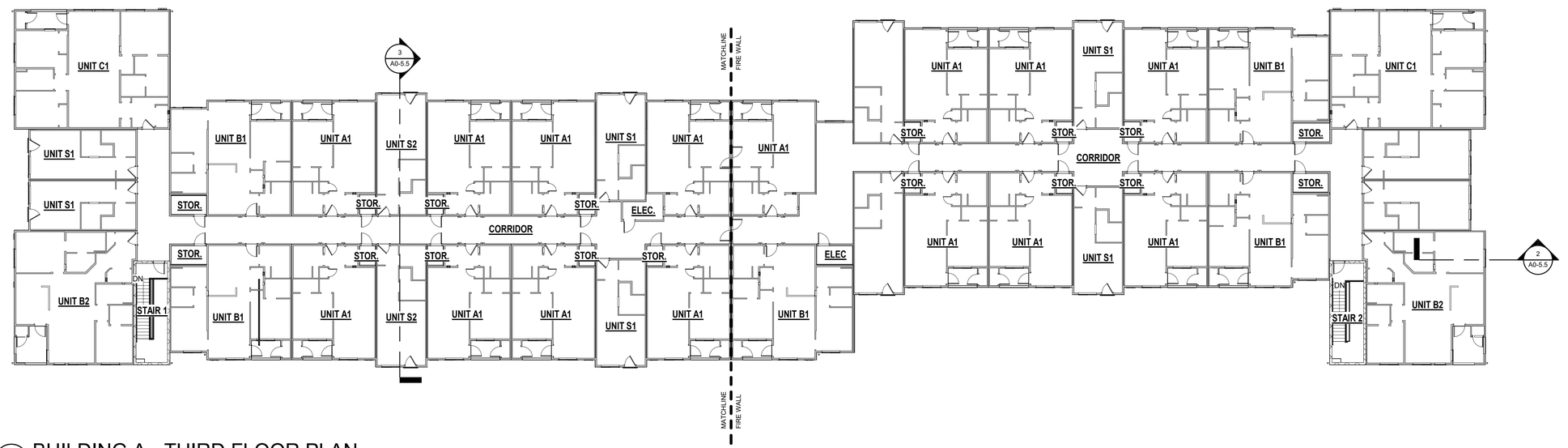
ROOF PLAN LEGEND	
	HATCHED AREAS IDENTIFY FIRE WALL LOCATIONS THAT REQUIRE FIRE RETARDANT TREATED WOOD SHEATHING (FRTW), AT THE UPPER MOST ROOF FOR A MIN. 4'-0" EITHER SIDE OF THE FIRE WALL LINE
	FILLED AREAS IDENTIFY SOUTH-FACING POTENTIAL SOLAR READY ZONE, ACCOUNTING FOR THE SPACE REQUIRED FOR PV PANEL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

POTENTIAL SOLAR READY AREA = 7,980 SF



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



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

KEPHART

LIVEFORWARD DEVELOPMENT

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

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BUILDING A - THIRD FLOOR & ROOF PLAN

5

DELO BOOM

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MATERIAL LEGEND

01	6" HORIZONTAL SIDING - COLOR 01		11	WOOD TRIM - COLOR 01	
02	6" HORIZONTAL SIDING - COLOR 02		12	WOOD TRIM - COLOR 02	
03	6" HORIZONTAL SIDING - COLOR 03		13	WOOD TRIM - COLOR 03	
04	6" HORIZONTAL SIDING - COLOR 04		14	WOOD TRIM - COLOR 04	
06	6" HORIZONTAL SIDING - COLOR 06		16	WOOD TRIM - COLOR 06	
08	VERTICAL V GROOVE CEMENTITIOUS PANEL - COLOR 8		18	WOOD TRIM - COLOR 08	
09	VERTICAL V GROOVE CEMENTITIOUS PANEL - COLOR 9		19	WOOD TRIM - COLOR 09	
10	ASPHALT ROOF SHINGLES		21	BRICK VENEER	

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
PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

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BUILDING A - ELEVATIONS

6

DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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
CASE #: PUPL-000501-2024 AND SRU-000528-2024

MATERIAL LEGEND					
01		6" HORIZONTAL SIDING - COLOR 01	11		WOOD TRIM - COLOR 01
02		6" HORIZONTAL SIDING - COLOR 02	12		WOOD TRIM - COLOR 02
03		6" HORIZONTAL SIDING - COLOR 03	13		WOOD TRIM - COLOR 03
04		6" HORIZONTAL SIDING - COLOR 04	14		WOOD TRIM - COLOR 04
06		6" HORIZONTAL SIDING - COLOR 06	16		WOOD TRIM - COLOR 06
08		VERTICAL V GROOVE CEMENTITIOUS PANEL - COLOR 8	18		WOOD TRIM - COLOR 08
09		VERTICAL V GROOVE CEMENTITIOUS PANEL - COLOR 9	19		WOOD TRIM - COLOR 09
10		ASPHALT ROOF SHINGLES	21		BRICK VENEER

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

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

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LIVEFORWARD DEVELOPMENT

DELO BOOM
PLANNED UNIT DEVELOPMENT
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BUILDING A - ELEVATIONS

7

DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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
CASE #: PUPL-000501-2024 AND SRU-000528-2024

MATERIAL LEGEND			
01	6" HORIZONTAL SIDING - COLOR 01	11	WOOD TRIM - COLOR 01
02	6" HORIZONTAL SIDING - COLOR 02	12	WOOD TRIM - COLOR 02
03	6" HORIZONTAL SIDING - COLOR 03	13	WOOD TRIM - COLOR 03
04	6" HORIZONTAL SIDING - COLOR 04	14	WOOD TRIM - COLOR 04
06	6" HORIZONTAL SIDING - COLOR 06	16	WOOD TRIM - COLOR 06
08	VERTICAL V GROOVE CEMENTITIOUS PANEL - COLOR 8	18	WOOD TRIM - COLOR 08
09	VERTICAL V GROOVE CEMENTITIOUS PANEL - COLOR 9	19	WOOD TRIM - COLOR 09
10	ASPHALT ROOF SHINGLES	21	BRICK VENEER

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

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

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LIVEFORWARD DEVELOPMENT

DELO BOOM
PLANNED UNIT DEVELOPMENT
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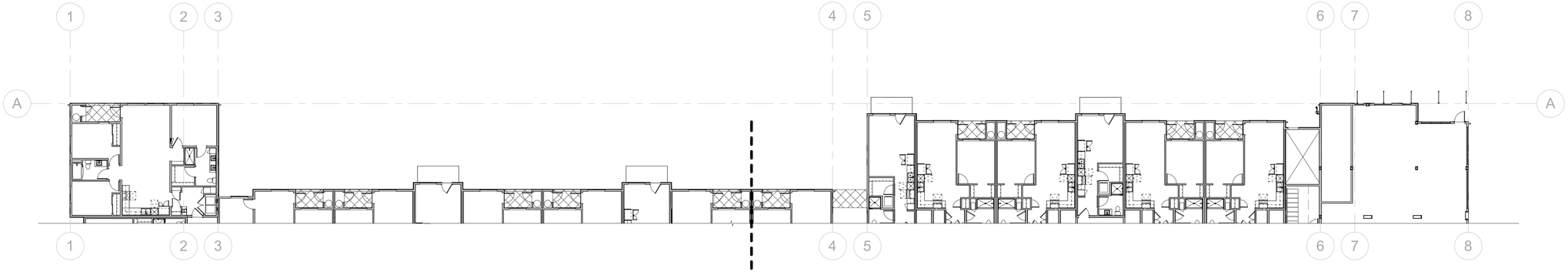
BUILDING A - ELEVATIONS

8

DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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
CASE #: PUPL-000501-2024 AND SRU-000528-2024



3 FIRST FLOOR COMPOSITE PLAN
1/16" = 1'-0"

2 BUILDING A - PARTIAL ELEVATION EAST - SOUTH END
1/16" = 1'-0"

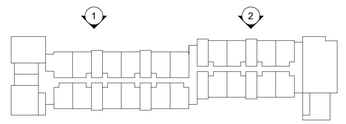
1 BUILDING A - PARTIAL ELEVATION EAST - NORTH END
1/16" = 1'-0"

1ST FLOOR TO 1ST FLOOR PLATE TOTAL FACADE AREA = 4,579 SF

TRANSPARENCY REQUIREMENT: 35%
4,579 x 35% = 1,603 SF

TOTAL TRANSPARENCY = 1,769 SF
TRANSPARENCY PERCENTAGE = 39%

- FACADE TOTAL MEASURED TO 1ST FLOOR PLATE
- HOPPER/LOWER WINDOWS ADDED
- PATIO "INSETS" COUNTED AS TRANSPARENCY



BUILDING KEY PLAN

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LIVEFORWARD DEVELOPMENT

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BUILDING A - TRANSPARENCY EXHIBIT

9

DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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
CASE #: PUPL-000501-2024 AND SRU-000528-2024

UNIT MATRIX									
			BUILDING TYPE B		BUILDING TYPE C				
UNIT NAME	UNIT TYPE	TOTAL UNIT NET LEASABLE AREA	UNIT QTY	TOTAL LEASABLE AREA	UNIT QTY	TOTAL LEASABLE AREA	TOTAL PROJECT UNITS	TOTAL UNIT LEASABLE AREA	UNIT MIX
2 BD / 2.5 BA									
UNIT T1	2 BD / 2.5 BA	1,110 SF	5	5,550 SF	0	0 SF	20	22,200 SF	63%
UNIT 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									73%
3 BD / 2.5 BA									
UNIT T3	3 BD / 2.5 BA	1,417 SF	1	1,417 SF	0	0 SF	4	5,668 SF	3%
UNIT T4	3 BD / 2.5 BA	1,680 SF	0	0 SF	4	6,720 SF	8	13,440 SF	25%
3 BD / 2.5 BA									28%
PROJECT TOTALS									100%

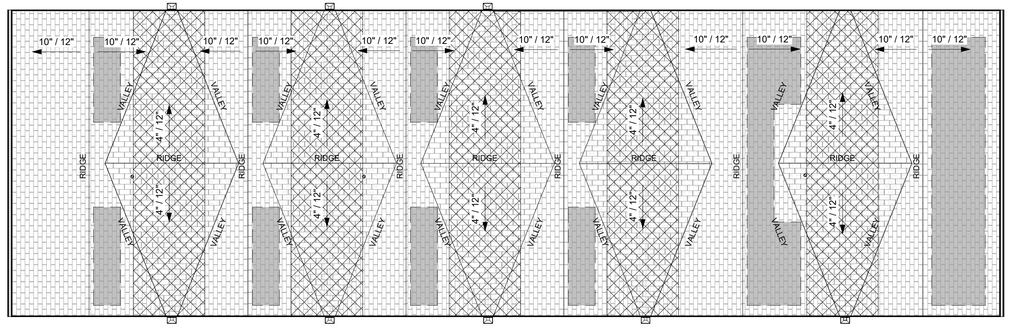
BLDG 4 AVERAGE GRADE	
NW CORNER GRADE: 5346.40'	NE CORNER GRADE: 5346.07'
SW CORNER GRADE: 5343.90'	SE CORNER GRADE: 5343.57'
HIGHEST = 5346.40' & LOWEST = 5343.57' (5346.40' + 5343.57') / 2 = 5,344.99	
BLDG 4 AVERAGE GRADE = 5344.99'	
ROOF HEIGHT = 5374.65' 5374.65' - 5344.99' = 29.66' **BLDG 4 BUILDING HEIGHT = 29.66' OR 29'-7 59/64"**	

BLDG 5 AVERAGE GRADE	
NW CORNER GRADE: 5347.60'	NE CORNER GRADE: 5347.27'
SW CORNER GRADE: 5345.10'	SE CORNER GRADE: 5344.77'
HIGHEST = 5347.60' & LOWEST = 5344.77' (5347.60' + 5344.77') / 2 = 5,346.19	
BLDG 5 AVERAGE GRADE = 5346.19'	
ROOF HEIGHT = 5375.85' 5375.85' - 5346.19' = 29.66' **BLDG 5 BUILDING HEIGHT = 29.66' OR 29'-7 59/64"**	

BLDG 6 AVERAGE GRADE	
NW CORNER GRADE: 5342.25'	NE CORNER GRADE: 5341.92'
SW CORNER GRADE: 5339.75'	SE CORNER GRADE: 5339.42'
HIGHEST = 5342.25' & LOWEST = 5339.42' (5342.25 + 5339.42) / 2 = 5,340.84	
BLDG 6 AVERAGE GRADE = 5340.84'	
ROOF HEIGHT = 5370.50' 5370.50' - 5340.84' = 29.66' **BLDG 6 BUILDING HEIGHT = 29.66' OR 29'-7 59/64"**	

BLDG 7 AVERAGE GRADE	
NW CORNER GRADE: 5337.90'	NE CORNER GRADE: 5337.57'
SW CORNER GRADE: 5335.40'	SE CORNER GRADE: 5335.07'
HIGHEST = 5337.90' & LOWEST = 5335.07' (5337.90' + 5335.07') / 2 = 5,336.49'	
BLDG 7 AVERAGE GRADE = 5336.49'	
ROOF HEIGHT = 5366.15' 5366.15' - 5336.49' = 29.66' **BLDG 7 BUILDING HEIGHT = 29.66' OR 29'-7 59/64"**	

HATCH LEGEND	
	NO PENETRATIONS WITHIN 4'-0" MIN. OF FIREWALL; NON-COMBUSTIBLE ROOF CONSTRUCTION REQ'D PER IRC R302.2.2 EXCEPTION 3.

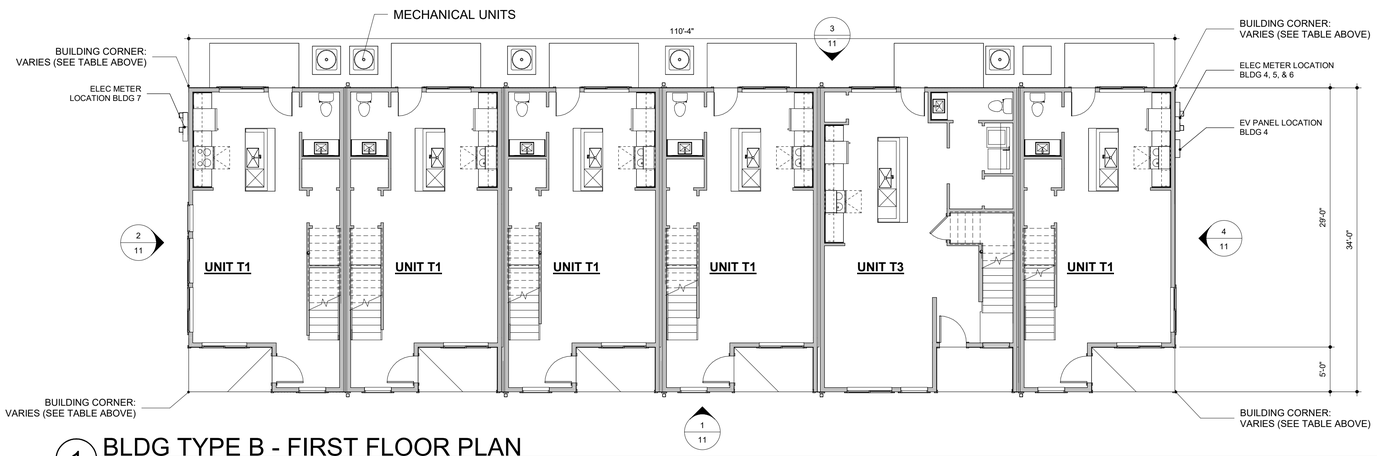


3 BLDG TYPE B - ROOF PLAN

1/8" = 1'-0"

2 BLDG TYPE B - SECOND FLOOR PLAN

1/8" = 1'-0"



1 BLDG TYPE B - FIRST FLOOR PLAN

1/8" = 1'-0"

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LIVEFORWARD DEVELOPMENT

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

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BLDG TYPE B - COMPOSITE PLANS

10

DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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
CASE #: PUPL-000501-2024 AND SRU-000528-2024

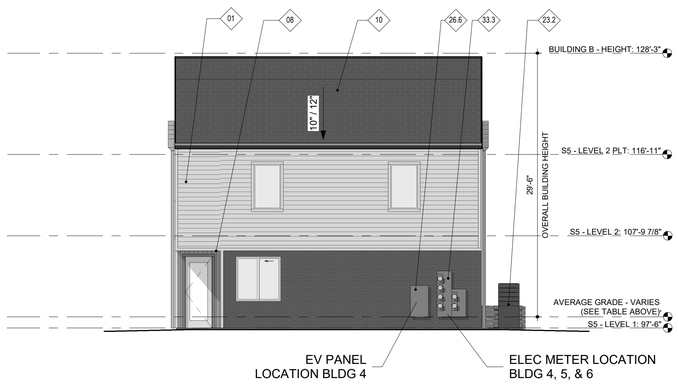
BLDG 4 AVERAGE GRADE	
NW CORNER GRADE: 5346.40'	NE CORNER GRADE: 5346.07'
SW CORNER GRADE: 5343.90'	SE CORNER GRADE: 5343.57'
HIGHEST = 5346.40' & LOWEST = 5343.57' (5346.40' + 5343.57') / 2 = 5,344.99	
BLDG 4 AVERAGE GRADE = 5344.99'	
ROOF HEIGHT = 5374.65' 5374.65' - 5344.99' = 29.66' **BLDG 4 BUILDING HEIGHT = 29.66' OR 29'-7 59/64"**	

BLDG 5 AVERAGE GRADE	
NW CORNER GRADE: 5347.60'	NE CORNER GRADE: 5347.27'
SW CORNER GRADE: 5345.10'	SE CORNER GRADE: 5344.77'
HIGHEST = 5347.60' & LOWEST = 5344.77' (5347.60' + 5344.77') / 2 = 5,346.19	
BLDG 5 AVERAGE GRADE = 5346.19'	
ROOF HEIGHT = 5375.85' 5375.85' - 5346.19' = 29.66' **BLDG 5 BUILDING HEIGHT = 29.66' OR 29'-7 59/64"**	

BLDG 6 AVERAGE GRADE	
NW CORNER GRADE: 5342.25'	NE CORNER GRADE: 5341.92'
SW CORNER GRADE: 5339.75'	SE CORNER GRADE: 5339.42'
HIGHEST = 5342.25' & LOWEST = 5339.42' (5342.25 + 5339.42) / 2 = 5,340.84	
BLDG 6 AVERAGE GRADE = 5340.84'	
ROOF HEIGHT = 5370.50' 5370.50' - 5340.84' = 29.66' **BLDG 6 BUILDING HEIGHT = 29.66' OR 29'-7 59/64"**	

BLDG 7 AVERAGE GRADE	
NW CORNER GRADE: 5337.90'	NE CORNER GRADE: 5337.57'
SW CORNER GRADE: 5335.40'	SE CORNER GRADE: 5335.07'
HIGHEST = 5337.90' & LOWEST = 5335.07' (5337.90' + 5335.07') / 2 = 5,336.49'	
BLDG 7 AVERAGE GRADE = 5336.49'	
ROOF HEIGHT = 5366.15' 5366.15' - 5336.49' = 29.66' **BLDG 7 BUILDING HEIGHT = 29.66' OR 29'-7 59/64"**	

MATERIAL LEGEND					
01		6" HORIZONTAL SIDING - SW6253 OLYMPUS WHITE	11		WOOD TRIM - SW6253 OLYMPUS WHITE
02		6" HORIZONTAL SIDING - SW6254 LAZY GRAY	12		WOOD TRIM - SW6254 LAZY GRAY
03		6" HORIZONTAL SIDING - SW6255 MORNING FOG	13		WOOD TRIM - SW6255 MORNING FOG
04		6" HORIZONTAL SIDING - SW9161 DUSTBLU	14		WOOD TRIM - SW9161 DUSTBLU
05		6" HORIZONTAL SIDING - SW6256 SERIOUS GRAY	15		WOOD TRIM - SW6256 SERIOUS GRAY
06		6" HORIZONTAL SIDING - SW6257 GIBRALTAR	16		WOOD TRIM - SW6257 GIBRALTAR
07		6" HORIZONTAL SIDING - SW7067 CITYSCAPE	17		WOOD TRIM - SW7067 CITYSCAPE
08		8" VERTICAL V-GROOVE PANEL - SW2835 CRAFTSMAN BROWN	18		WOOD TRIM - SW2835 CRAFTSMAN BROWN
10		ASPHALT ROOF SHINGLES	20		WOOD FASCIA - SW7069 IRON ORE



4 BLDG TYPE B - SOUTH ELEVATION

1/8" = 1'-0"

3 BLDG TYPE B - EAST ELEVATION

1/8" = 1'-0"

2 BLDG TYPE B - NORTH ELEVATION

1/8" = 1'-0"

1 BLDG TYPE B - WEST ELEVATION

1/8" = 1'-0"

KEPHART

LIVEFORWARD DEVELOPMENT

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

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BLDG TYPE B - ELEVATIONS

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DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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
CASE #: PUPL-000501-2024 AND SRU-000528-2024

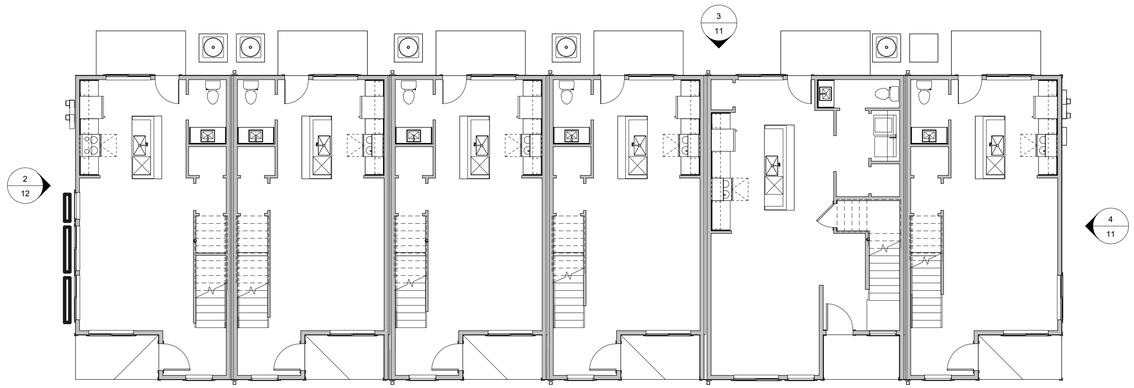
1ST FLOOR - WEST SIDE:
1,006 SF x 35% = ~352 SF TRANSPARENCY

1ST FLOOR - NORTH SIDE:
310 SF x 35% = ~108 SF TRANSPARENCY

WEST SIDE TRANSPARENCY:
360 SF OR 36%

NORTH SIDE TRANSPARENCY:
110 SF OR 35%

- FACADE TOTAL MEASURED TO 1ST FLOOR PLATE
- LOWER WINDOWS ADDED
- ADDITIONAL WINDOWS ADDED



3 BLDG TYPE B - FIRST FLOOR PLAN
1/8" = 1'-0"

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

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

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LIVEFORWARD DEVELOPMENT

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

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BUILDING B - TRANSPARENCY EXHIBIT

12

DELO BOOM

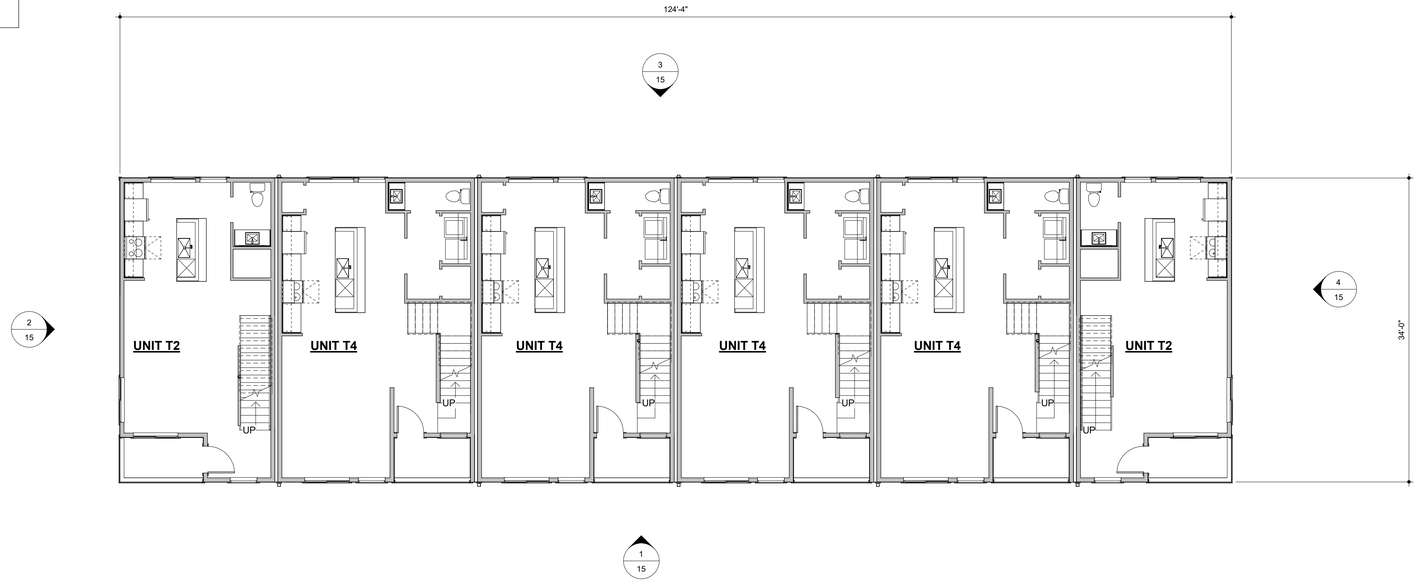
PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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
CASE #: PUPL-000501-2024 AND SRU-000528-2024

UNIT MATRIX									
			BUILDING TYPE B		BUILDING TYPE C				
UNIT NAME	UNIT TYPE	TOTAL UNIT NET LEASABLE AREA	UNIT QTY	TOTAL LEASABLE AREA	UNIT QTY	TOTAL LEASABLE AREA	TOTAL PROJECT UNITS	TOTAL UNIT LEASABLE AREA	UNIT MIX
2 BD / 2.5 BA									
UNIT T1	2 BD / 2.5 BA	1,110 SF	5	5,550 SF	0	0 SF	20	22,200 SF	63%
UNIT 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									73%
3 BD / 2.5 BA									
UNIT T3	3 BD / 2.5 BA	1,417 SF	1	1,417 SF	0	0 SF	4	5,668 SF	3%
UNIT T4	3 BD / 2.5 BA	1,680 SF	0	0 SF	4	6,720 SF	8	13,440 SF	25%
3 BD / 2.5 BA									28%
PROJECT TOTALS									100%

BLDG 2 AVERAGE GRADE	
NW CORNER GRADE: 5338.30'	NE CORNER GRADE: 5337.80'
SW CORNER GRADE: 5335.80'	SE CORNER GRADE: 5335.30'
HIGHEST = 5338.30' & LOWEST = 5335.30' (5338.30' + 5335.30') / 2 = 5336.80	
BLDG 2 AVERAGE GRADE = 5336.80'	
ROOF HEIGHT = 5378.55' 5378.55' - 5336.80 = 41.75' **BLDG 2 BUILDING HEIGHT = 41.75 OR 41'-9"**	

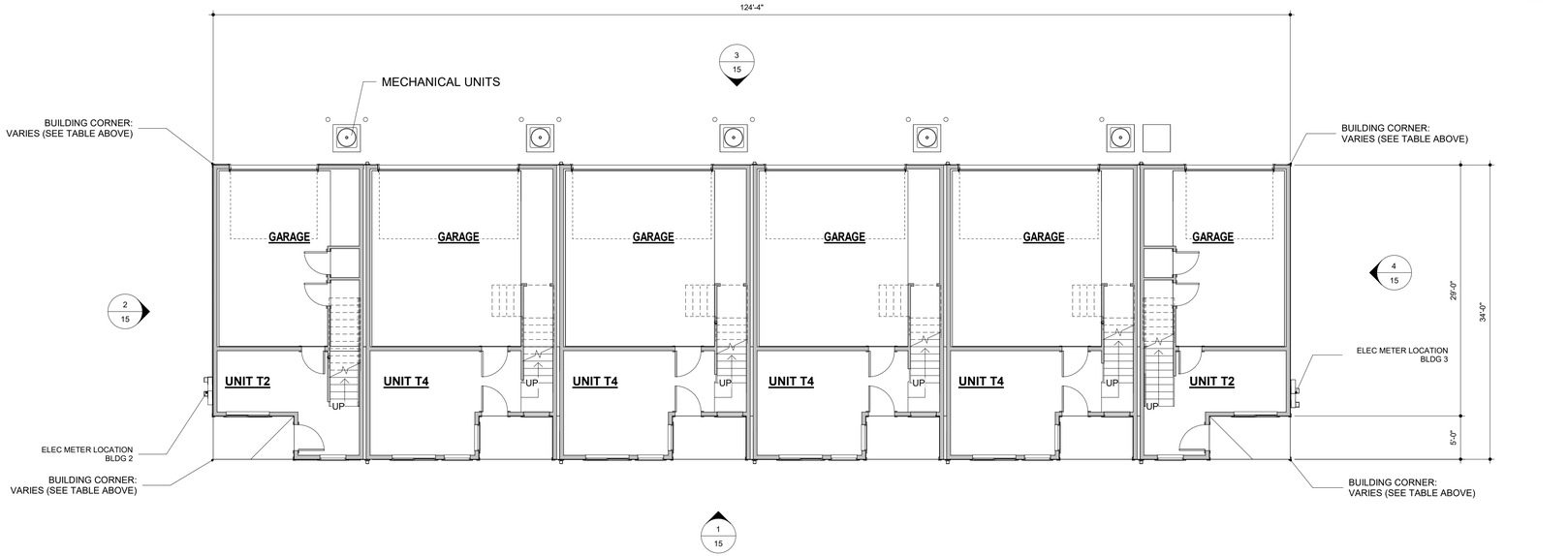
BLDG 3 AVERAGE GRADE	
NW CORNER GRADE: 5340.70'	NE CORNER GRADE: 5339.70'
SW CORNER GRADE: 5338.20'	SE CORNER GRADE: 5337.20'
HIGHEST = 5340.70' & LOWEST = 5337.20' (5340.70' + 5337.20') / 2 = 5,338.95	
BLDG 3 AVERAGE GRADE = 5338.95'	
ROOF HEIGHT = 5380.45' 5380.45' - 5338.95' = 41.5' **BLDG 3 BUILDING HEIGHT = 41.5' OR 41'-6"**	



2 BLDG TYPE C - SECOND FLOOR PLAN

1/8" = 1'-0"

N



1 BLDG TYPE C - FIRST FLOOR PLAN

1/8" = 1'-0"

N

KEPHART

LIVEFORWARD DEVELOPMENT

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

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BLDG TYPE C - COMPOSITE PLANS

13

DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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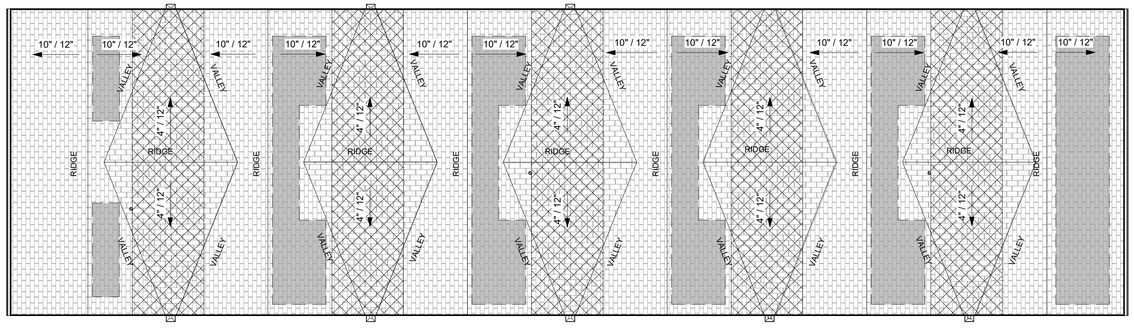
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #: PUPL-000501-2024 AND SRU-000528-2024

UNIT MATRIX									
			BUILDING TYPE A		BUILDING TYPE B				
UNIT NAME	UNIT TYPE	TOTAL UNIT NET LEASABLE AREA	UNIT QTY	TOTAL LEASABLE AREA	UNIT QTY	TOTAL LEASABLE AREA	TOTAL PROJECT UNITS	TOTAL UNIT LEASABLE AREA	UNIT MIX
2 BD / 2.5 BA									
UNIT T1	2 BD / 2.5 BA	1,110 SF	5	5,550 SF	0	0 SF	20	22,200 SF	63%
UNIT T2	2 BD / 2.5 BA	1,292 SF	6	0 SF	6	2,584 SF	36	5,168 SF	10%
2 BD / 2.5 BA									73%
3 BD / 2.5 BA									
UNIT T3	3 BD / 2.5 BA	1,417 SF	1	1,417 SF	0	0 SF	4	5,668 SF	3%
UNIT T4	3 BD / 2.5 BA	1,680 SF	0	0 SF	4	6,720 SF	8	13,440 SF	25%
3 BD / 2.5 BA									28%
PROJECT TOTALS									100%

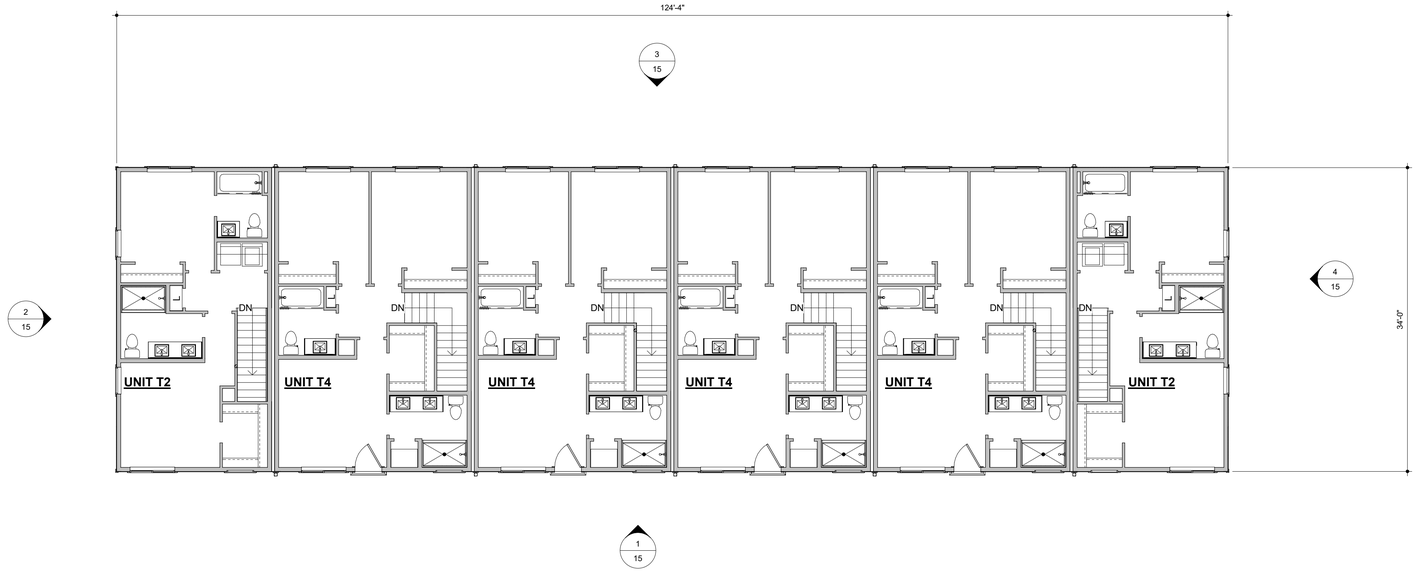
BLDG 2 AVERAGE GRADE	
NW CORNER GRADE: 5338.30'	NE CORNER GRADE: 5337.80'
SW CORNER GRADE: 5335.80'	SE CORNER GRADE: 5335.30'
HIGHEST = 5338.30' & LOWEST = 5335.30' (5338.30' + 5335.30') / 2 = 5336.80	
BLDG 2 AVERAGE GRADE = 5336.80'	
ROOF HEIGHT = 5378.55' 5378.55' - 5336.80 = 41.75' **BLDG 2 BUILDING HEIGHT = 41.75 OR 41'-9"**	

BLDG 3 AVERAGE GRADE	
NW CORNER GRADE: 5340.70'	NE CORNER GRADE: 5339.70'
SW CORNER GRADE: 5338.20'	SE CORNER GRADE: 5337.20'
HIGHEST = 5340.70' & LOWEST = 5337.20' (5340.70' + 5337.20') / 2 = 5,338.95	
BLDG 3 AVERAGE GRADE = 5338.95'	
ROOF HEIGHT = 5380.45' 5380.45' - 5338.95' = 41.5' **BLDG 3 BUILDING HEIGHT = 41.5' OR 41'-6"**	

HATCH LEGEND	
	NO PENETRATIONS WITHIN 4'-0" MIN. OF FIREWALL; NON-COMBUSTIBLE ROOF CONSTRUCTION REQ'D PER IRC R302.2.2 EXCEPTION 3.



2 BLDG TYPE C - ROOF PLAN
1/8" = 1'-0"



1 BLDG TYPE C - THIRD FLOOR PLAN
1/8" = 1'-0"

KEPHART

LIVEFORWARD DEVELOPMENT

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

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BLDG TYPE C - COMPOSITE PLANS

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BLDG 2 AVERAGE GRADE	
NW CORNER GRADE: 5338.30'	NE CORNER GRADE: 5337.80'
SW CORNER GRADE: 5335.80'	SE CORNER GRADE: 5335.30'
HIGHEST = 5338.30' & LOWEST = 5335.30' (5338.30' + 5335.30') / 2 = 5336.80	
BLDG 2 AVERAGE GRADE = 5336.80'	
ROOF HEIGHT = 5378.55' 5378.55' - 5336.80 = 41.75' **BLDG 2 BUILDING HEIGHT = 41.75 OR 41'-9"**	

BLDG 3 AVERAGE GRADE	
NW CORNER GRADE: 5340.70'	NE CORNER GRADE: 5339.70'
SW CORNER GRADE: 5338.20'	SE CORNER GRADE: 5337.20'
HIGHEST = 5340.70' & LOWEST = 5337.20' (5340.70' + 5337.20') / 2 = 5,338.95	
BLDG 3 AVERAGE GRADE = 5338.95'	
ROOF HEIGHT = 5380.45' 5380.45' - 5338.95' = 41.5' **BLDG 3 BUILDING HEIGHT = 41.5' OR 41'-6"**	

DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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
CASE #: PUPL-000501-2024 AND SRU-000528-2024

MATERIAL LEGEND					
01		6" HORIZONTAL SIDING - SW6253 OLYMPUS WHITE	11		WOOD TRIM - SW6253 OLYMPUS WHITE
02		6" HORIZONTAL SIDING - SW6254 LAZY GRAY	12		WOOD TRIM - SW6254 LAZY GRAY
03		6" HORIZONTAL SIDING - SW6255 MORNING FOG	13		WOOD TRIM - SW6255 MORNING FOG
04		6" HORIZONTAL SIDING - SW9161 DUSTBLU	14		WOOD TRIM - SW9161 DUSTBLU
05		6" HORIZONTAL SIDING - SW6256 SERIOUS GRAY	15		WOOD TRIM - SW6256 SERIOUS GRAY
06		6" HORIZONTAL SIDING - SW6257 GIBRALTAR	16		WOOD TRIM - SW6257 GIBRALTAR
07		6" HORIZONTAL SIDING - SW7067 CITYSCAPE	17		WOOD TRIM - SW7067 CITYSCAPE
08		8" VERTICAL V-GROOVE PANEL - SW2835 CRAFTSMAN BROWN	18		WOOD TRIM - SW2835 CRAFTSMAN BROWN
10		ASPHALT ROOF SHINGLES	20		WOOD FASCIA - SW7069 IRON ORE

4 BLDG TYPE C - SOUTH ELEVATION

1/8" = 1'-0"

3 BLDG TYPE C - EAST ELEVATION

1/8" = 1'-0"

2 BLDG TYPE C - NORTH ELEVATION

1/8" = 1'-0"

1 BLDG TYPE C - WEST ELEVATION

1/8" = 1'-0"

KEPHART

LIVEFORWARD DEVELOPMENT

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

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BLDG TYPE C - ELEVATIONS

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DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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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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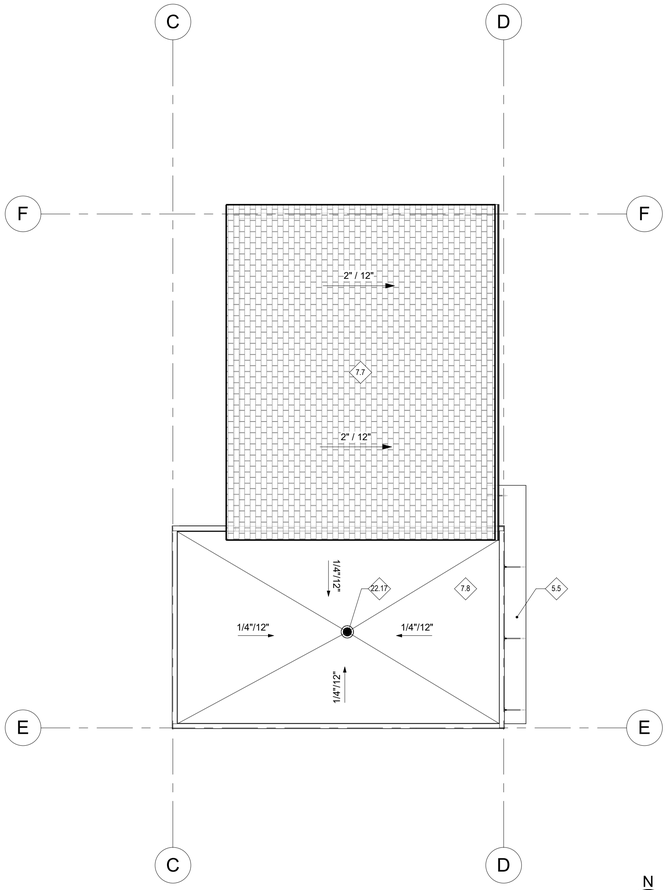
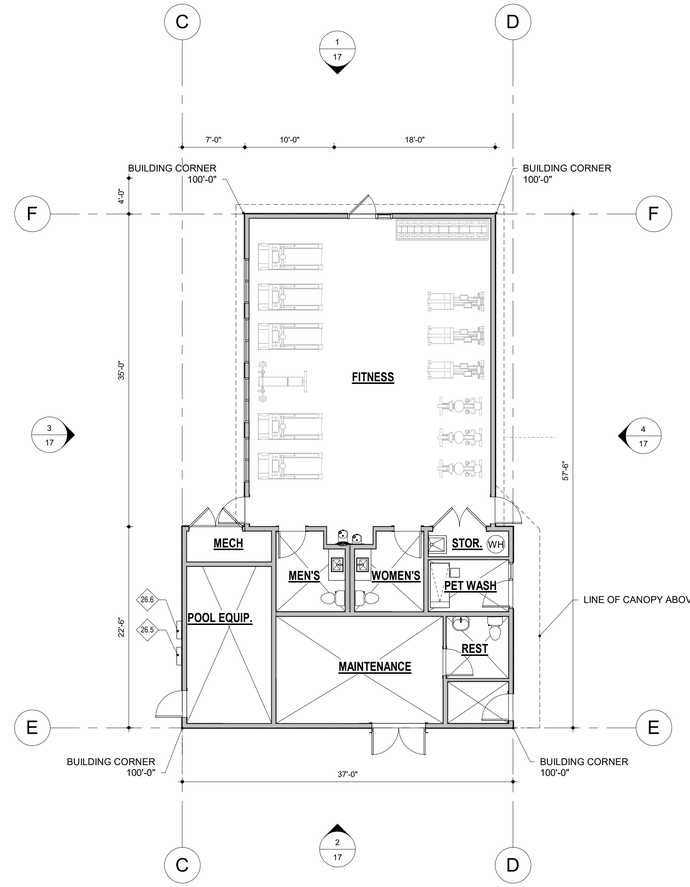
CASE #: PUPL-000501-2024 AND SRU-000528-2024

KEYNOTES	
NO.	NOTE
5.5	METAL CANOPY-PAINTED
7.7	ASPHALT ROOFING SHINGLES
7.8	TPO ROOF MEMBRANE
22.17	BATHTUB/SHOWER: 36X60
26.5	EXTERIOR HOUSE PANEL. RE: ELECTRICAL
26.6	ELECTRIC VEHICLE PANEL. RE: ELECTRICAL



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



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

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PLANNED UNIT DEVELOPMENT
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BLDG TYPE D - FLOOR & ROOF PLANS

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DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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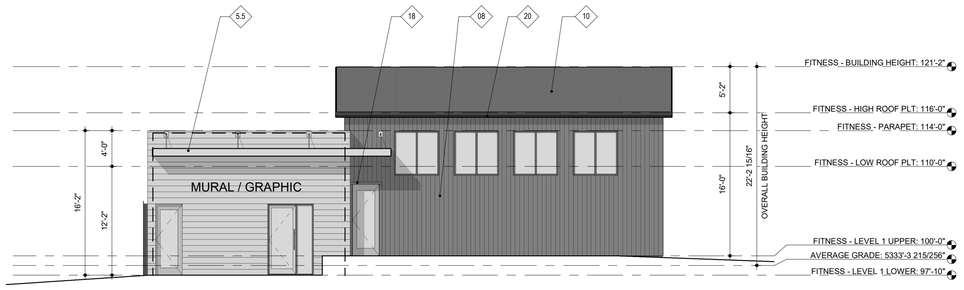
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #: PUPL-000501-2024 AND SRU-000528-2024

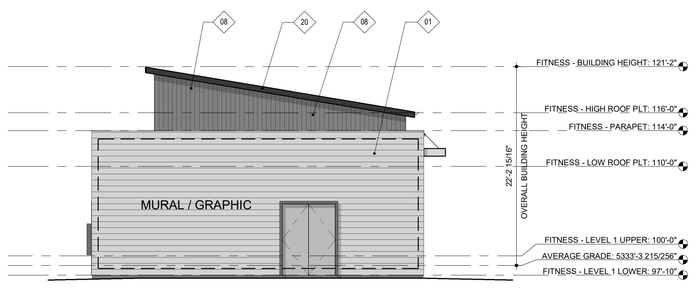
AVERAGE GRADE	
NW CORNER GRADE: 5334.40'	NE CORNER GRADE: 5334.04'
SW CORNER GRADE: 5332.60'	SE CORNER GRADE: 5332.23'
HIGHEST = 5334.40' & LOWEST 5332.23' (5334.40' + 5332.23') / 4 = 5,333.32	
BLDG 8 AVERAGE GRADE = 5,333.32'	

KEYNOTES	
NO.	NOTE
01	6" CEMENTITIOUS HORIZONTAL SIDING, SW6253 OLYMPUS WHITE
5.5	METAL CANOPY-PAINTED
08	8" VERTICAL V-GROOVE CEMENTITIOUS SIDING, SMOOTH; SW2835 CRAFTSMAN BROWN
10	ASPHALT ROOFING SHINGLE
18	WOOD TRIM, SW2835 CRAFTSMAN BROWN
20	FIBER CEMENT FASCIA, SW7069 IRON ORE
26.5	EXTERIOR HOUSE PANEL. RE: ELECTRICAL
26.6	ELECTRIC VEHICLE PANEL. RE: ELECTRICAL

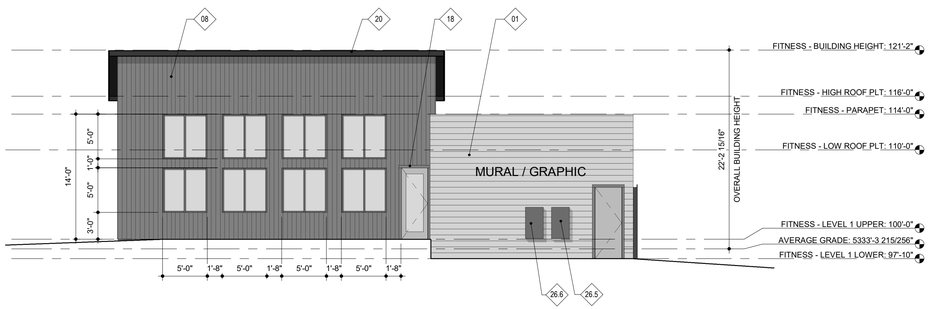
MATERIAL LEGEND		
01		6" HORIZONTAL SIDING - SW6253 OLYMPUS WHITE
08		8" VERTICAL V-GROOVE PANEL - SW2835 CRAFTSMAN BROWN
09		8" VERTICAL V-GROOVE PANEL - SW2863 POWDER BLUE
10		ASPHALT ROOF SHINGLES
11		WOOD TRIM - SW6253 OLYMPUS WHITE
18		WOOD TRIM - SW2835 CRAFTSMAN BROWN
19		WOOD TRIM - SW2863 POWDER BLUE
20		WOOD FASCIA - SW7069 IRON ORE



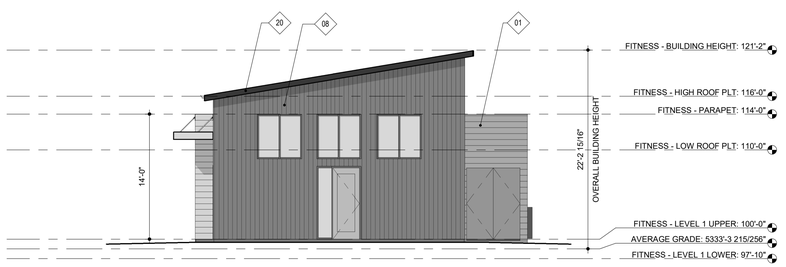
4 BLDG TYPE D - EAST ELEVATION
1/8" = 1'-0"



2 BLDG TYPE D - SOUTH ELEVATION
1/8" = 1'-0"



3 BLDG TYPE D - WEST ELEVATION
1/8" = 1'-0"



1 BLDG TYPE D - NORTH ELEVATIONS
1/8" = 1'-0"

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LIVEFORWARD DEVELOPMENT

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

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BLDG TYPE D - ELEVATIONS

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DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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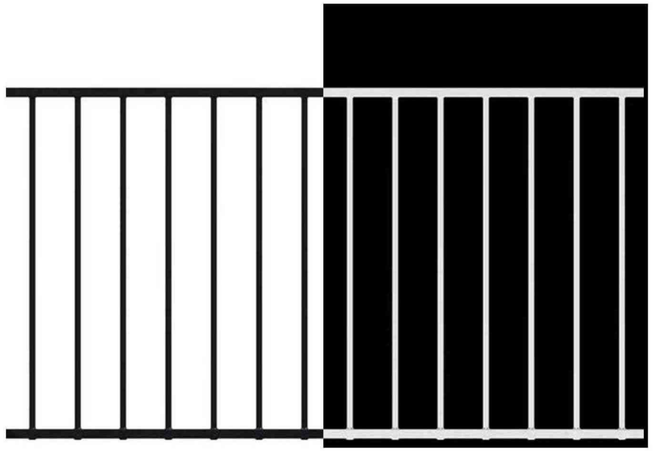
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #: PUPL-000501-2024 AND SRU-000528-2024

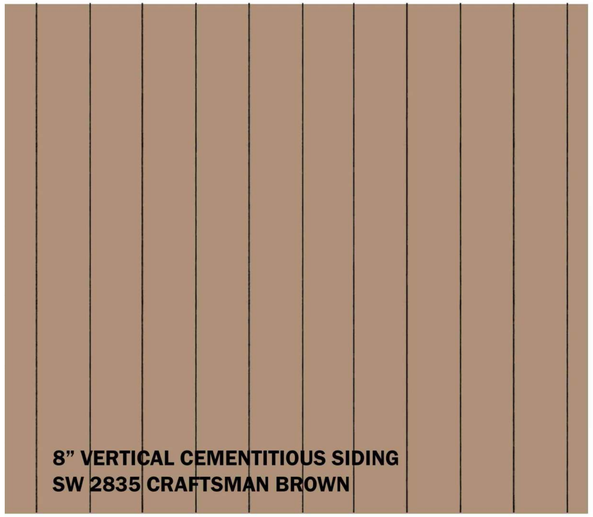
BRICK, INTERSTATE, BLACK ICE, DARK MORTAR



VERTICAL PICKET RAILING
BLACK

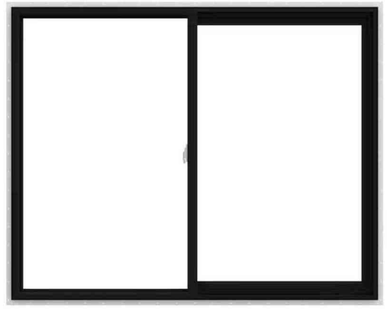
VERTICAL PICKET RAILING
WHITE

ASPHALT SHINGLE
BLACK

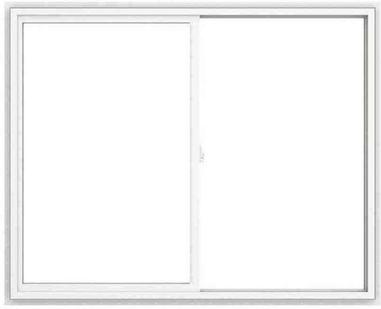


8” VERTICAL CEMENTITIOUS SIDING
SW 2835 CRAFTSMAN BROWN

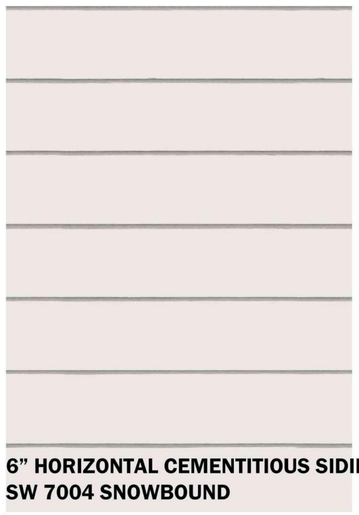
STORE FRONT
BLACK



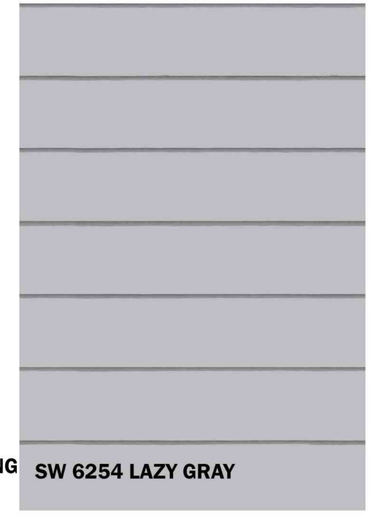
VINYL WINDOW
BLACK



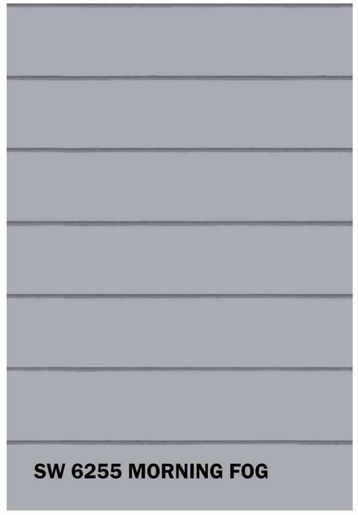
VINYL WINDOW
WHITE



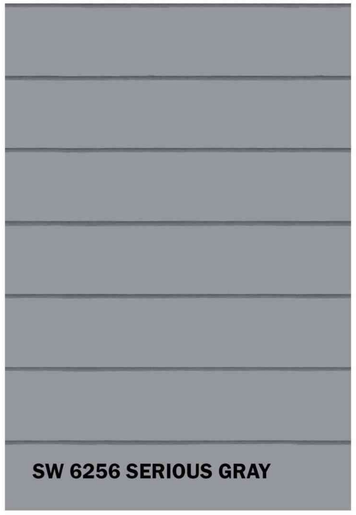
6” HORIZONTAL CEMENTITIOUS SIDING
SW 7004 SNOWBOUND



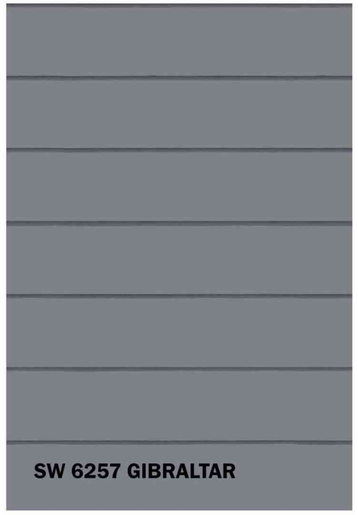
SW 6254 LAZY GRAY



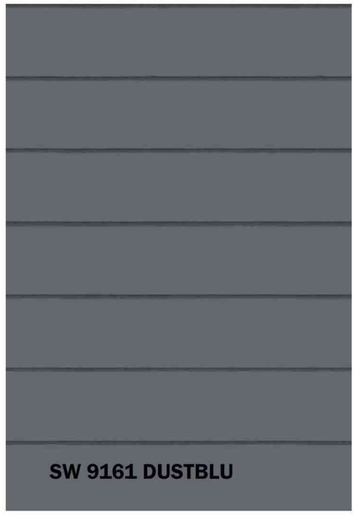
SW 6255 MORNING FOG



SW 6256 SERIOUS GRAY



SW 6257 GIBRALTAR



SW 9161 DUSTBLU

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LIVEFORWARD DEVELOPMENT

DELO BOOM
PLANNED UNIT DEVELOPMENT
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MATERIAL BOARD

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DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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
CASE #: PUPL-000501-2024 AND SRU-000528-2024

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.
35. MAINTENANCE AND MANAGEMENT OF ALL LANDSCAPE AND SITE ELEMENTS (INCLUDING BUT NOT LIMITED TO VEGETATION, IRRIGATION, SURFACE MATERIALS, EDGING, FURNISHINGS, FENCING AND AMENITIES) ON THE PROPERTY AND WITHIN THE CITY AND/OR STATE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR ITS HEIRS, SUCCESSORS AND ASSIGNS IN PERPETUITY.

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	452'	12 TREES 91 SHRUBS	12 TREES 91 SHRUBS
GRIFFITH ST.	1 TREE / 20 LF	100'	5 TREES	5 TREES
CANNON ST.	1 TREE / 20 LF	*560'	28 TREES	18* TREES

* SIGHT TRIANGLES PREVENT ADDITIONAL TREES ALONG CANNON ST.

PARKING LOT LANDSCAPE REQUIREMENTS

PARKING LOT	REQUIREMENT	INTERIOR SF	REQUIRED	PROVIDED
INTERIOR	10% OF THE TOTAL INTERIOR AREA LANDSCAPED	66,085 SF	6,608 SF (10%)	6,829 SF (10%)
TREES	1 TREE / 300 SF OF INTERNAL LANDSCAPE AREA	6,829 SF	23 TREES	44 TOTAL INTERNAL SITE TREES

* PROPOSED SOLAR CANOPY PREVENTS ADDITIONAL TREES WITHIN PARKING LOT

AMENITY SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER
S-01	BENCH	GENERATION 50	LANDSCAPE FORMS (OR APPROVED EQUAL)
S-02	BIKE RACK	RIDE BIKE RACK	LANDSCAPE FORMS (OR APPROVED EQUAL)
S-03	TRASH RECEPTACLE	LITTER RECEPTACLE	LANDSCAPE FORMS (OR APPROVED EQUAL)
S-04	PET WASTE STATION	DOG WASTE STATION	ANOVA (OR APPROVED EQUAL)
S-06	DOG RUN FENCE	MONTAGE POOL,PET,PLAY (PPP)	AMERISTAR (OR APPROVED EQUAL)
S-07	POOL FENCE	MONTAGE POOL, PET, PLAY (PPP)	AMERISTAR (OR APPROVED EQUAL)
S-08	CIRCULAR FIREPIT	KRATOS	STUDIO NISHO (OR APPROVED EQUAL)
S-09	GRILL-IN COUNTER	BUILT IN GRILL	FIRE MAGIC (OR APPROVED EQUAL)
S-10	RECTANGULAR PLANTER	DOWNTOWN COLLECTION GFRC RECTANGLE	TOURNESOL (OR APPROVED EQUAL)
S-11	FESTOON LIGHTS	FESTOON LIGHTS	AQ LIGHTING (OR APPROVED EQUAL)
S-12	LOG CLUSTER		
S-13	WOOD SNAG NATURE PLAYGROUND		
S-14	SHADE STRUCTURE		TREX PERGOLA (OR APPROVED EQUAL)

LANDSCAPE MATERIAL SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER
M-01	CRUSHER FINES	DECOMPOSED GRANITE	PIONEER SAND (OR APPROVED EQUAL)
M-02	ARTIFICIAL TURF	SYNPRO PLAY	SYNLAWN (OR APPROVED EQUAL)
M-03	ROCK MULCH	LOCAL RIVER ROCK	PIONEER SAND OR LOCAL SUPPLIER (OR APPROVED EQUAL)
M-04	COBBLE	LOCAL RIVER ROCK	PIONEER SAND OR LOCAL SUPPLIER (OR APPROVED EQUAL)
M-05	ENGINEERED WOOD FIBER	FIBARSYSTEM300	FIBAR (OR APPROVED EQUAL)
M-06	STEEL EDGER	ROLL TOP DURAEDGE	THE JD RUSSEL COMPANY (OR APPROVED EQUAL)
M-07	LANDSCAPE BOULDER	LANDSCAPE BOULDER	PIONEER SAND (OR APPROVED EQUAL)
M-08	SANDSTONE SLAB BENCH	N/A	PIONEED SAND (OR APPROVED EQUAL)

WILDFLOWER SEED MIX

"NATIVE PRAIRIE WILDFLOWER MIX" BY PAWNEE BUTTES SEED INC,
OR APPROVED EQUAL

COMMON NAME	PLS#/ACRE	% OF TOTAL
BLANKETFLOWER	0.03	5.36
WESTERN YARROW	0.03	6.25
MAXIMILLIAN SUNFLOWER	0.03	5.36
CANADA MILKVETCH	0.01	2.68
INDIAN BLANKET	0.02	3.57
AMERICAN VETCH	0.01	1.79
WHITE PRAIRIE CLOVER	0.01	1.79
TOTAL	20.0 PLS# / ACRE	100%

COMMON NAME	PLS#/ACRE	% OF TOTAL
UPRIGHT PRAIRIE CONEFLOWER	0.04	8.93
ROCKY MOUNTAIN BEEPLANT	0.02	4.46
PLAINS COREOPSIS	0.04	8.93
ILLINOIS BUNDLEFLOWER	0.03	6.25
PURPLE PRAIRIE CLOVER	0.04	8.93
LANCELEAVED COREOPSIS	0.02	3.57
BLACK-EYED SUSAN	0.03	6.25
TOTAL	20.0 PLS# / ACRE	100%

COMMON NAME	PLS#/ACRE	% OF TOTAL
CLASPING CONEFLOWER	0.04	7.14
ANNUAL SUNFLOWER	0.03	6.25
PARTRIDGE PEAS	0.04	8.93
COMMON MILKWEED	0.01	1.79
SHELL LEAF PENSTEMON	0.01	1.79
TOTAL	20.0 PLS# / ACRE	100%

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LIVEFORWARD DEVELOPMENT

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

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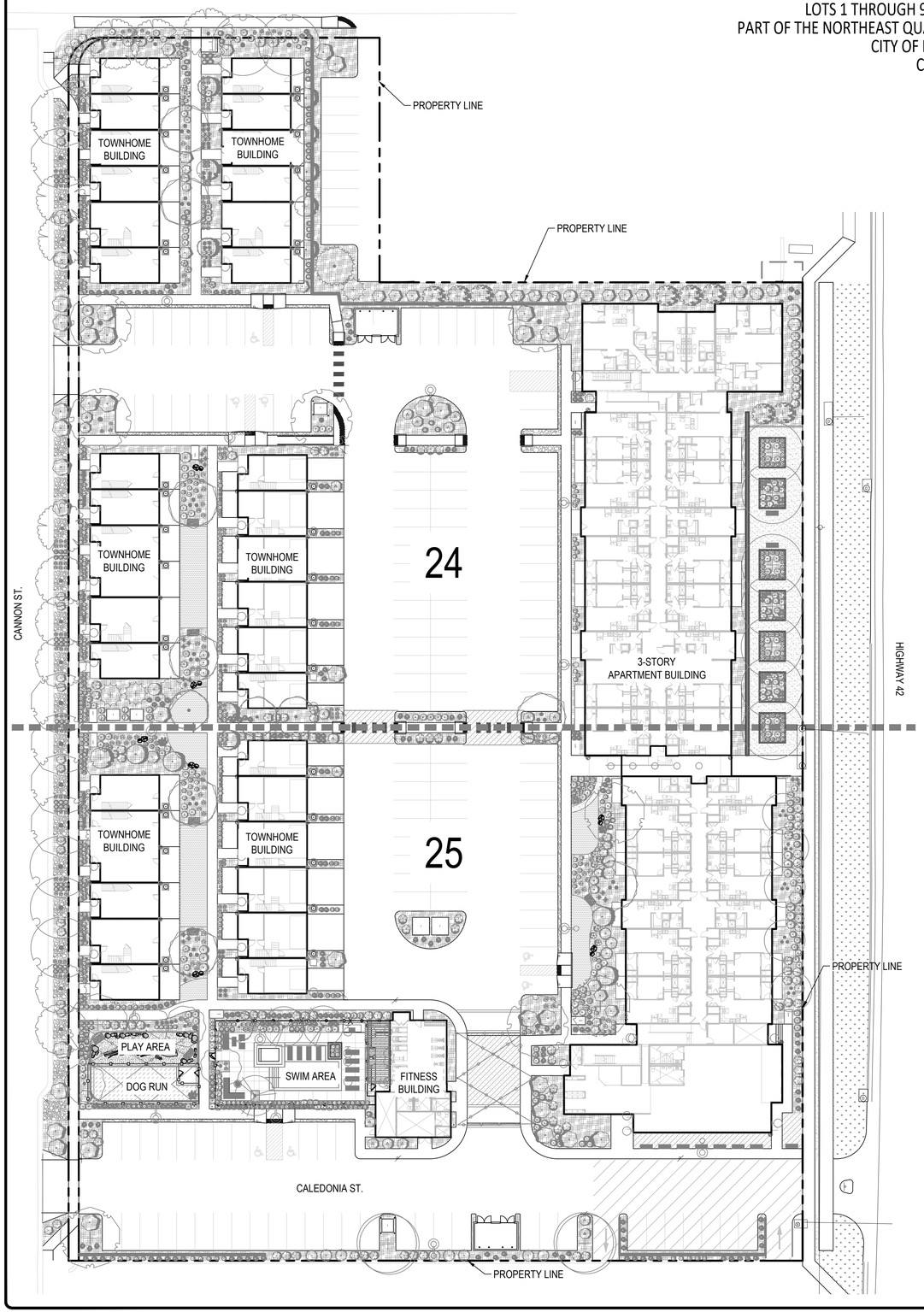
LANDSCAPE NOTES & SCHEDULES

22

DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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
CASE #: PUPL-000501-2024 AND SRU-000528-2024



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS CANOPY TREES								
AC FF	8	ACER SACCHARUM `FALL FIESTA`	FALL FIESTA SUGAR MAPLE	B & B	2"CAL	MOD	50`-80`	30`-40`
CA SP	6	CATALPA SPECIOSA	WESTERN CATALPA	B & B	2"CAL	LOW	40`-50`	30`-40`
GL SH	2	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	SHADEMASTER LOCUST	B & B	2"CAL	LOW	40`-50`	30`-40`
GY DI	4	GYMNOCLADUS DIOICA `ESPRESSO`	KENTUCKY COFFEETREE	B & B	2"CAL	LOW	50`-80`	40`-60`
KO PA	6	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	B & B	2"CAL	LOW	25`-30`	25`-30`
QU BI	5	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2"CAL	LOW	40`-50`	30`-40`
QU MA	6	QUERCUS MACROCARPA	BURR OAK	B & B	2"CAL	LOW	50`-80`	60`-80`
QU SK	4	QUERCUS ROBUR 'FASTIGIATA'	SKYROCKET® ENGLISH OAK	B & B	2"CAL	MOD	30`-40`	15`-20`
TI RE	5	TILIA AMERICANA `REDMOND`	REDMOND AMERICAN LINDEN	B & B	2"CAL	MOD	40`-50`	30`-40`
TOTAL	46							
EVERGREEN TREES								
PI CN	8	PICEA ABIES 'COLUMNARIS'	COLUMNAR NORWAY SPRUCE	B & B	6` HEIGHT	LOW	15`-20`	4`-6`
PI PU	1	PICEA PUNGENS	COLORADO SPRUCE	B & B	8` HT.	MOD	40`-50`	25`-30`
PI IS	3	PICEA PUNGENS `ISELI FASTIGIATE`	FASTIGIATE SPRUCE	B & B	6` HEIGHT	MOD	10`-15`	4`-6`
PI HE	4	PINUS HELDREICHII	BOSNIAN PINE	B & B	6` HEIGHT	LOW	15`-25`	10`-15`
TOTAL	16							
ORNAMENTAL TREES								
AC FL	3	ACER GINNALA `FLAME`	FLAME AMUR MAPLE	B & B	1.5"CAL	LOW	15`-20`	15`-20`
AM AB	5	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	B & B	6` CLUMP	LOW	15`-25`	15`-20`
CE CA	8	CERCIS CANADENSIS	EASTERN REDBUD	B & B	6` CLUMP	MOD	25`-30`	25`-30`
MA SS	1	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	B & B	1.5"CAL	LOW	15`-25`	20`-25`
PY CA	3	PYRUS CALLERYANA CHANTICLEER	CHANTICLEER PEAR	B & B	1.5"CAL	MOD	30`-40`	15`-20`
TOTAL	20							
DECIDUOUS SHRUBS								
AM AL	8	AMELANCHIER ALNIFOLIA	SERVICEBERRY	CONT.	#5	LOW	15` <	11`-12`
AM GL	4	AMELANCHIER CANADENSIS 'GLENNFORM'	RAINBOW PILLAR® CANADIAN SERVICEBERRY	CONT.	#5	LOW	15` <	9`-10`
AM AU	11	AMELANCHIER X GRANDIFLORA 'AUTUMN SUNSET'	AUTUMN SUNSET APPLE SERVICEBERRY	CONT.	#5	MOD	15` <	9`-10`
BE CP	15	BERBERIS THUNBERGII `CRIMSON PYGMY`	CRIMSON PYGMY BARBERRY	CONT.	#5	LOW	1`-2`	1`-2`
BU MO	73	BUXUS SEMPERVIRENS 'MONRUE'	GREEN TOWER® UPRIGHT BOXWOOD	CONT.	#5	MOD	9`-12`	1`-2`
CR BS	13	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	CONT.	#5	LOW	2`-3`	2`-3`
CR RD	23	CORNUS SERICEA	RED TWIG DOGWOOD	CONT.	#5	LOW	7`-8`	9`-10`
CO AF	85	CORNUS SERICEA `ARCTIC FIRE`	ARCTIC FIRE DOGWOOD	CONT.	#5	MOD	3`-4`	3`-4`
FR FL	15	FRANGULA ALNUS `FINE LINE` TM	TALL FERNLEAF BUCKTHORN	CONT.	#5	LOW	6`-7`	4`-5`
PE LS	123	PEROVSKIA ATRIPLICIFOLIA `LITTLE SPIRE` TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	VERY LOW	2`-3`	2`-3`
PH MO	9	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5	LOW	3`-4`	3`-4`
PO FR	24	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT.	#5	LOW	2`-3`	2`-3`
RH GR	37	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5	LOW	2`-3`	7`-8`
RH AU	1	RHUS TRILOBATA `AUTUMN AMBER`	AUTUMN AMBER SUMAC	CONT.	#5	VERY LOW	1`-2`	5`-6`
SPI AWT	21	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	CONT.	#5	LOW	2`-3`	3`-4`
SY PA	8	SYRINGA MEYERI `PALIBIN`	DWARF KOREAN LILAC	CONT.	#5	LOW	5`-6`	5`-6`
TOTAL	470							
EVERGREEN SHRUBS								
AR PA	27	ARCTOSTAPHYLOS X COLORADOENSIS `PANCHITO`	PANCHITO MANZANITA	CONT.	#5	LOW	2`-3`	5`-6`
EU FO	28	EUONYMUS FORTUNEI	WINTERCREEPER	CONT.	#5	LOW	1`-2`	3`-4`
TOTAL	55							
ORNAMENTAL GRASSES								
BO CU	77	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	CONT.	#1	LOW	2`-3`	1`-2`
BO BA	173	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	VERY LOW	2`-3`	1`-2`
CA KF	207	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	KARL FOERSTER FEATHER REED GRASS	CONT.	#1	LOW	4`-5`	1`-2`
MU RE	61	MUHLENBERGIA REVERCHONI `UNDAUNTED`	UNDAUNTED MUHLY	CONT.	#1	MOD	2`-3`	1`-2`
MU UN	12	MUHLENBERGIA REVERCHONII 'PUND01S'	UNDAUNTED® RUBY MUHLY	CONT.	#1			
PA SH	65	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	CONT.	#1	LOW	3`-4`	1`-2`
SC SC	23	SCHIZACHYRIUM SCOPARIUM `BLAZE`	BLAZE LITTLE BLUESTEM	CONT.	#1	LOW	3`-4`	2`-3`
SP HE	68	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#1	LOW	2`-3`	1`-2`
TOTAL	686							
PERENNIALS								
AC MO	100	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	CONT.	#1	LOW	2`-3`	1`-2`
AQ AL	11	AQUILEGIA ALPINA	ALPINE COLUMBINE	CONT.	#1	MOD	1`-2`	1`-2`
CE RU	21	CENTRANTHUS RUBER	RED VALERIAN	CONT.	#1	LOW	2`-3`	1`-2`
CR VR	112	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM TICKSEED	CONT.	#1	LOW	1`-2`	1`-2`
DA PU	52	DALEA PURPUREA	PURPLE PRAIRIE CLOVER	CONT.	#1	LOW	2`-3`	1`-2`
EC PU	33	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	#1	LOW	2`-3`	1`-2`
EP HU	23	EPILOBIUM LATIFOLIUM	HUMMINGBIRD TRUMPET	CONT.	#1	LOW	2`-3`	2`-3`
GA AR	32	GAILLARDIA ARISTATA	NATIVE BLANKET FLOWER	CONT.	#1	LOW	1`-2`	1`-2`
LA PH	3	LAVANDULA X INTERMEDIA `PHENOMENAL`	PHENOMENAL LAVENDER	CONT.	#1	LOW	2`-3`	2`-3`
LE SH	6	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	CONT.	#1	LOW	3`-4`	2`-3`
PH BI	34	PHLOX BIFIDA	SNOWMASS PHLOX	CONT.	#1	MOD	<1`	1`-2`
RA CO	3	RATIBIDA COLUMNIFERA	YELLOW PRAIRIE CONEFLOWER	CONT.	#1	LOW	1`-2`	1`-2`
RU FU	76	RUDBECKIA FULGIDA `GOLDSTRUM`	BLACK-EYED SUSAN	CONT.	#1	LOW	1`-2`	1`-2`
SA MN	3	SALVIA X SYLVESTRIS `MAY NIGHT`	MAY NIGHT SALVIA	CONT.	#1	LOW	1`-2`	1`-2`
SE AJ	36	SEDUM X `AUTUMN JOY`	AUTUMN JOY SEDUM	CONT.	#1	LOW	1`-2`	1`-2`
TOTAL	545							

NORTH

0 15 30 60
SCALE 1" = 30'

811

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LIVEFORWARD DEVELOPMENT

DELO BOOM
PLANNED UNIT DEVELOPMENT
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OVERALL LANDSCAPE PLAN

23

DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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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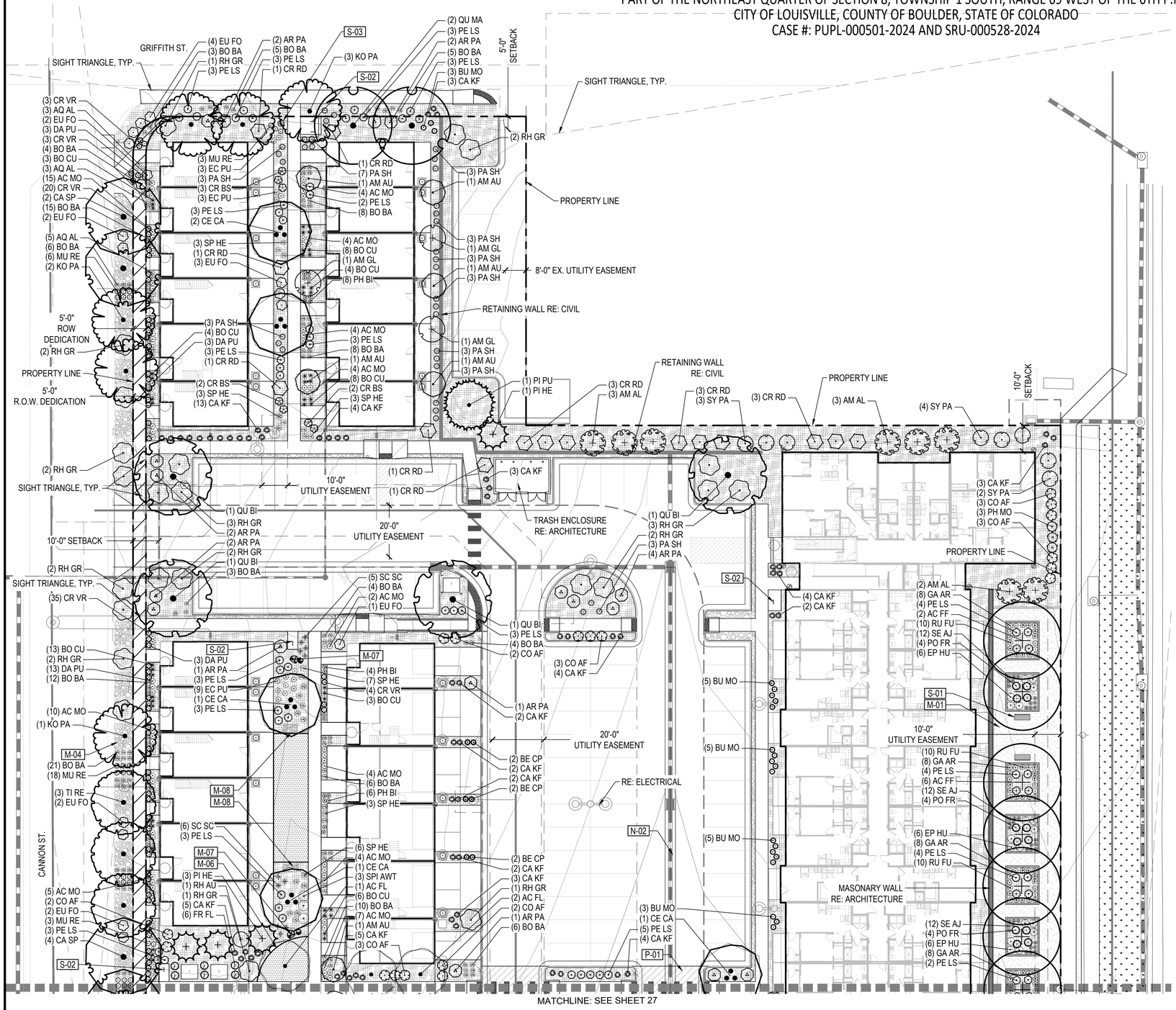
CASE #: PUPL-000501-2024 AND SRU-000528-2024

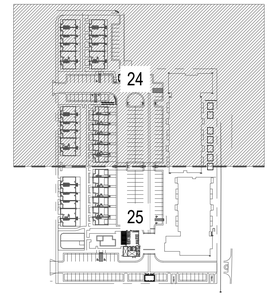


PLANT SCHEDULE

CODE	COMMON NAME
DECIDUOUS CANOPY TREES	
QU MA	BURR OAK
CE OC	COMMON HACKBERRY
KO PA	GOLDENRAIN TREE
GY DI	KENTUCKY COFFEETREE
TI RE	REDMOND AMERICAN LINDEN
GL SH	SHADEMASTER LOCUST
QU SK	SKYROCKET® ENGLISH OAK
QU BI	SWAMP WHITE OAK
CA SP	WESTERN CATALPA
EVERGREEN TREES	
PI NI	AUSTRIAN BLACK PINE
PI HE	BOSNIAN PINE
PI PU	COLORADO SPRUCE
PI CN	COLUMNAR NORWAY SPRUCE
PI IS	FASTIGIATE SPRUCE
ORNAMENTAL TREES	
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	
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
BU MO	GREEN TOWER® UPRIGHT BOXWOOD
RH GR	GRO-LOW FRAGRANT SUMAC
PE LS	LITTLE SPIRE RUSSIAN SAGE
PH MO	MOUNTAIN NINEBARK
AM GL	RAINBOW PILLAR® CANADIAN SERVICEBERRY
CR RD	RED TWIG DOGWOOD
AM AL	SERVICEBERRY
FR FL	TALL FERNLEAF BUCKTHORN
EVERGREEN SHRUBS	
AR PA	PANCHITO MANZANITA
EU FO	WINTERCREEPER
ORNAMENTAL GRASSES	
SC SC	BLAZE LITTLE BLUESTEM
BO BA	BLOND AMBITION BLUE GRAMA GRASS
CA KF	KARL FOERSTER FEATHER REED GRASS
SP HE	PRAIRIE DROPSEED
BO CU	SIDE OATS GRAMA
PA SH	SWITCH GRASS
MU RE	UNDAUNTED MUHLY
PERENNIALS	
AQ AL	ALPINE COLUMBINE
SE AJ	AUTUMN JOY SEDUM
RU FU	BLACK-EYED SUSAN
EP HU	HUMMINGBIRD TRUMPET
SA MN	MAY NIGHT SALVIA
CR VR	MOONBEAM TICKSEED
AC MO	MOONSHINE YARROW
GA AR	NATIVE BLANKET FLOWER
LA PH	PHENOMENAL LAVENDER
EC PU	PURPLE CONEFLOWER
DA PU	PURPLE PRAIRIE CLOVER
CE RU	RED VALERIAN
PE AB	RUSSIAN SAGE
LE SH	SHASTA DAISY
PH BI	SNOWMASS PHLOX
RA CO	YELLOW PRAIRIE CONEFLOWER

KEY NOTES	
CODE	DESCRIPTION
N-01	FURNISHING BY OWNER
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
P-01	COLORED CONCRETE

SYMBOL	DESCRIPTION
M-07	BOULDER - 3'
M-08	BOULDER - 2'
M-09	BOULDER - 4'
M-10	SANDSTONE SLAB BENCH

SYMBOL	DESCRIPTION
S-01	BENCH
S-02	BIKE RACK
S-03	TRASH RECEPTACLE
S-04	PET WASTE STATION
S-06	DOG PARK FENCE
S-07	POOL FENCE
S-08	CIRCULAR FIREPIT
S-09	GRILL-IN COUNTER
S-10	RECTANGULAR PLANTER
S-11	FESTOON LIGHTS

NORTH

0 10 20 40
SCALE 1" = 20'

811

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

LIVEFORWARD DEVELOPMENT

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

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LANDSCAPE PLAN

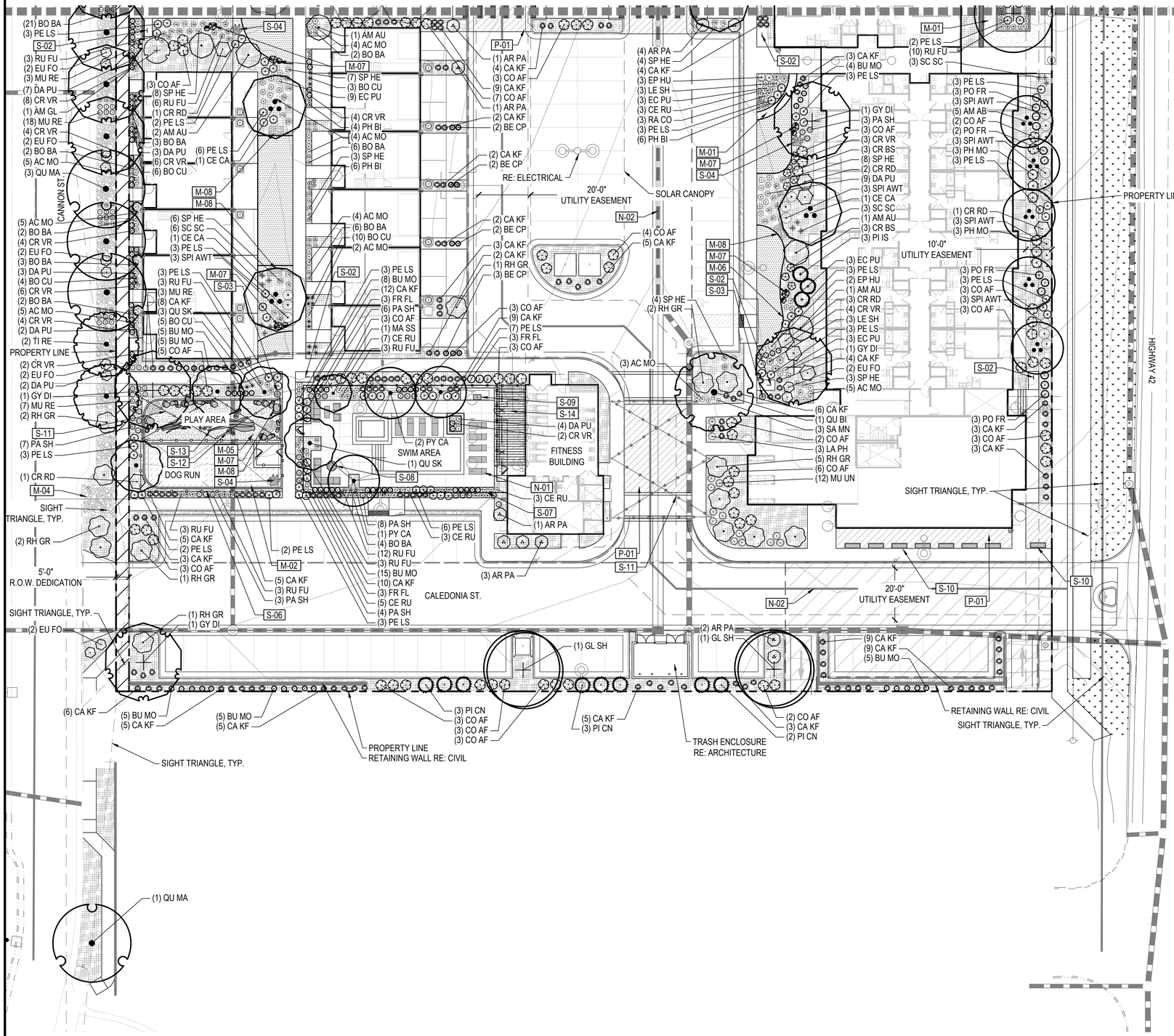
24

DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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
CASE #: PUPL-000501-2024 AND SRU-000528-2024

MATCHLINE: SEE SHEET 26



PLANT SCHEDULE

CODE	COMMON NAME
DECIDUOUS CANOPY TREES	
QU MA	BURR OAK
CE OC	COMMON HACKBERRY
KO PA	GOLDENRAIN TREE
GY DI	KENTUCKY COFFEETREE
TI RE	REDMOND AMERICAN LINDEN
GL SH	SHADEMASTER LOCUST
QU SK	SKYROCKET® ENGLISH OAK
QU BI	SWAMP WHITE OAK
CA SP	WESTERN CATALPA
EVERGREEN TREES	
PI NI	AUSTRIAN BLACK PINE
PI HE	BOSNIAN PINE
PI PU	COLORADO SPRUCE
PI CN	COLUMNAR NORWAY SPRUCE
PI IS	FASTIGIATE SPRUCE
ORNAMENTAL TREES	
AM AB	AUTUMN BRILLIANCE SERVICEBERRY
PY CA	CHANTICLEER PEAR
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BO CU	SIDE OATS GRAMA
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MU RE	UNDAUNTED MUHLY
PERENNIALS	
AQ AL	ALPINE COLUMBINE
SE AJ	AUTUMN JOY SEDUM
RU FU	BLACK-EYED SUSAN
EP HU	HUMMINGBIRD TRUMPET
SA MN	MAY NIGHT SALVIA
CR VR	MOONBEAM TICKSEED
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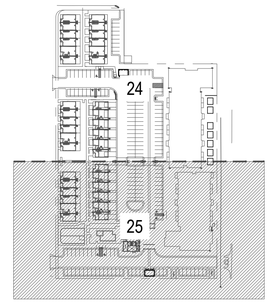
KEY MAP



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LANDSCAPE PLAN

25

DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
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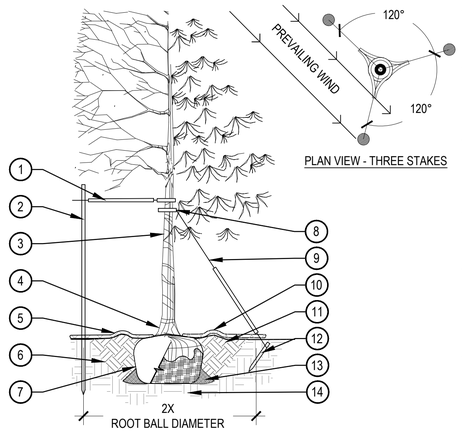
LIVEFORWARD DEVELOPMENT

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.

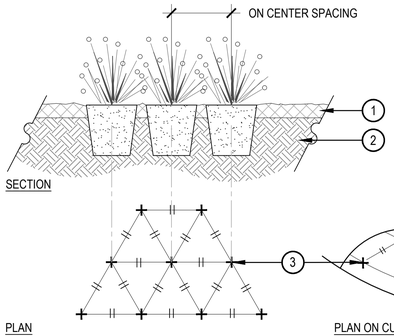


PLAN VIEW - THREE STAKES

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"



SECTION

PLAN

PLAN ON CURVE

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

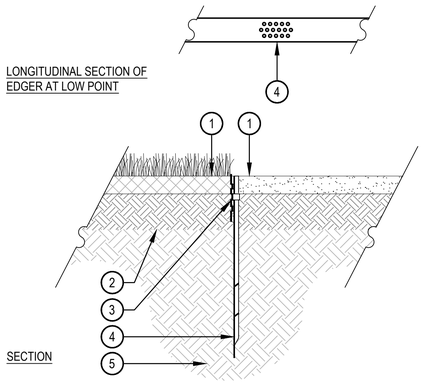
SCALE: 1" = 1'-0"

1. MANUFACTURER: TOURNESOL (OR APPROVED EQUAL)
2. MODEL: WILSHIRE PLANTER
3. MOUNT: IN-GROUND
4. FINISH: T.B.D.

6 RECTANGULAR PLANTER

SCALE: N.T.S.

LONGITUDINAL SECTION OF EDGER AT LOW POINT



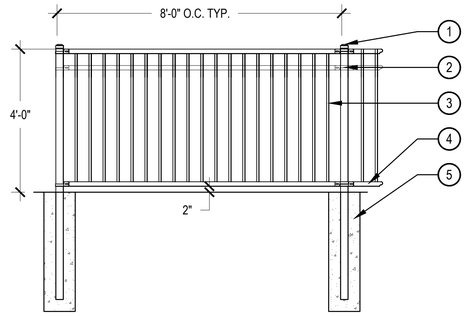
SECTION

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

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

4 METAL EDGER

SCALE: 1" = 1'-0"



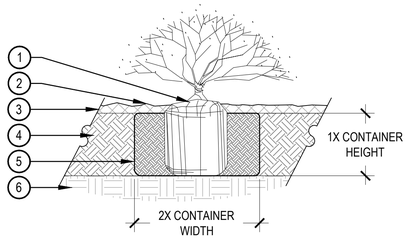
1. 2 ½" POST CAP
2. 2 ½" SQ. X 16 GA. POST
3. ¾" SQ. X 18 GA. PICKET, 3" O.C.
4. 1 ½" X 1 ½" X 16 GA. TOP AND BOTTOM RAILS
5. CONCRETE FOOTING PER MANUFACTURER, SLOPE CONCRETE AWAY FROM POST FOR POSITIVE DRAINAGE

MANUFACTURER: AMERISTAR
MODEL: MONTAGE POOL, PET, PLAY
STYLE: MAJESTIC 3 RAIL
COLOR: BLACK

OR APPROVED EQUAL

7 DOG RUN FENCE

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

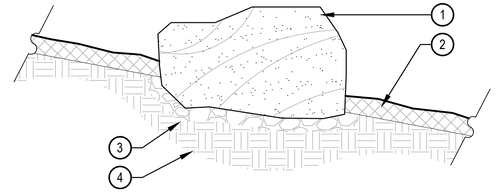


1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET 24
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

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. 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"

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

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LANDSCAPE DETAILS

26

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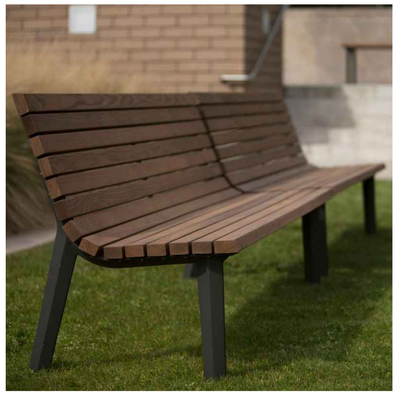
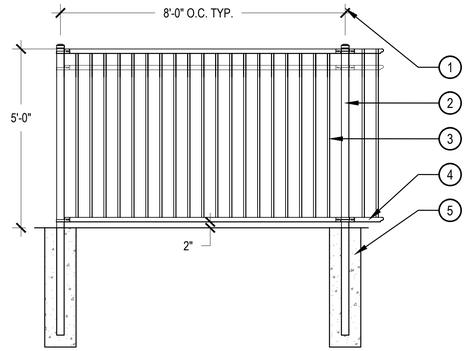


1. MANUFACTURER: LANDSCAPE FORMS
2. MODEL: GENERATION 50
3. SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
4. FINISH: POWDERCOAT SILVER METALLIC - WOODGRAIN EXTERIOR IPE

1 6' BACKED BENCH

SCALE: N.T.S.



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MANUFACTURER: AMERISTAR
MODEL: MONTAGE POOL, PET, PLAY
STYLE: MAJESTIC 3 RAIL
COLOR: BLACK

OR APPROVED EQUAL

2 POOL FENCE

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

1. MANUFACTURER: ANOVA
2. MODEL: DOG WASTE STATION SQUARE STEEL CAN AND ONEPUL BAG SYSTEM
3. FINISH: BLACK

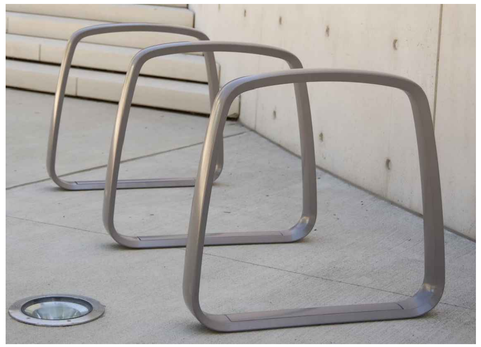
3 DOG WASTE STATION

SCALE: N.T.S.

1. MANUFACTURER: LANDSCAPE FORMS
2. MODEL: GENERATION 50
3. SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
4. FINISH: POWDERCOAT ONYX WOODGRAIN EXTERIOR IPE

4 TRASH RECEPTACLE

SCALE: N.T.S.



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

5 BIKE RACK

SCALE: N.T.S.

1. MANUFACTURER: TBD
2. MODEL: T.B.D
3. FINISH: T.B.D.

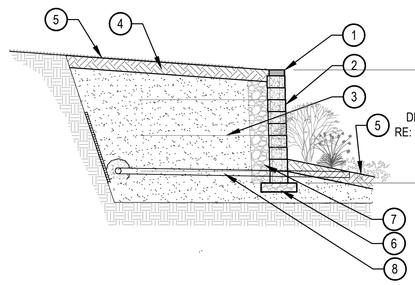
6 NATURE PLAYGROUND

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

7 SHADE STUCTURE

SCALE: N.T.S.



CHARACTER IMAGE

NOTES:
1. THIS DETAIL IS INTENDED TO CONVEY MATERIALS, FINISHES, AND APPROXIMATE DIMENSIONS ONLY. STRUCTURAL PLANS AND FOOTING DETAILS TO BE PROVIDED BY THE CONTRACTOR. DESIGN SHOWN IS FOR REFERENCE ONLY AND NOT INTENDED TO BE AN "ENGINEERED" DRAWING.
2. CONTRACTOR TO INSTALL PER MANUFACTURER'S RECOMMENDATIONS
3. CONTRACTOR IS RESPONSIBLE TO MEET ALL APPLICABLE CODES AND STRUCTURAL STANDARDS RELATED TO THE CONSTRUCTION OF THE WALL

8 RETAINING WALL (FOR INFORMATION ONLY, REF: CIVIL)

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

1. RETAINING WALL CAP
2. RETAINING WALL, VICTORIAN SCORE + 4" VICTORIAN (REFERENCE CHARACTER IMAGE) COLOR TAN BLEND. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL.
3. GEOGRID PER WALL DESIGNER AND MANUFACTURER SPECIFICATION
4. LOW PERMEABLE SOIL - 8" MIN DEPTH.
5. FINISH GRADE
6. UNREINFORCED CONCRETE OR CRUSHED STONE LEVELING PAD (TYP) PER MANUFACTURES RECOMMENDATIONS
7. ¾" CRUSHED STONE, 24" DEPTH (TYP) PER MANUFACTURES RECOMMENDATIONS
8. 4" PERFORATED PVC DRAINAGE
9. 52" GUARDRAIL, SET 8" BACK FROM CAP (TYP) - REFER TO PLANS FOR LOCATIONS

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

LIVEFORWARD DEVELOPMENT

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

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NOT FOR CONSTRUCTION

REVISION BLOCK

#	DATE	BY
01	9/16/24	CQ
02	1/17/25	CQ

SITE DETAILS

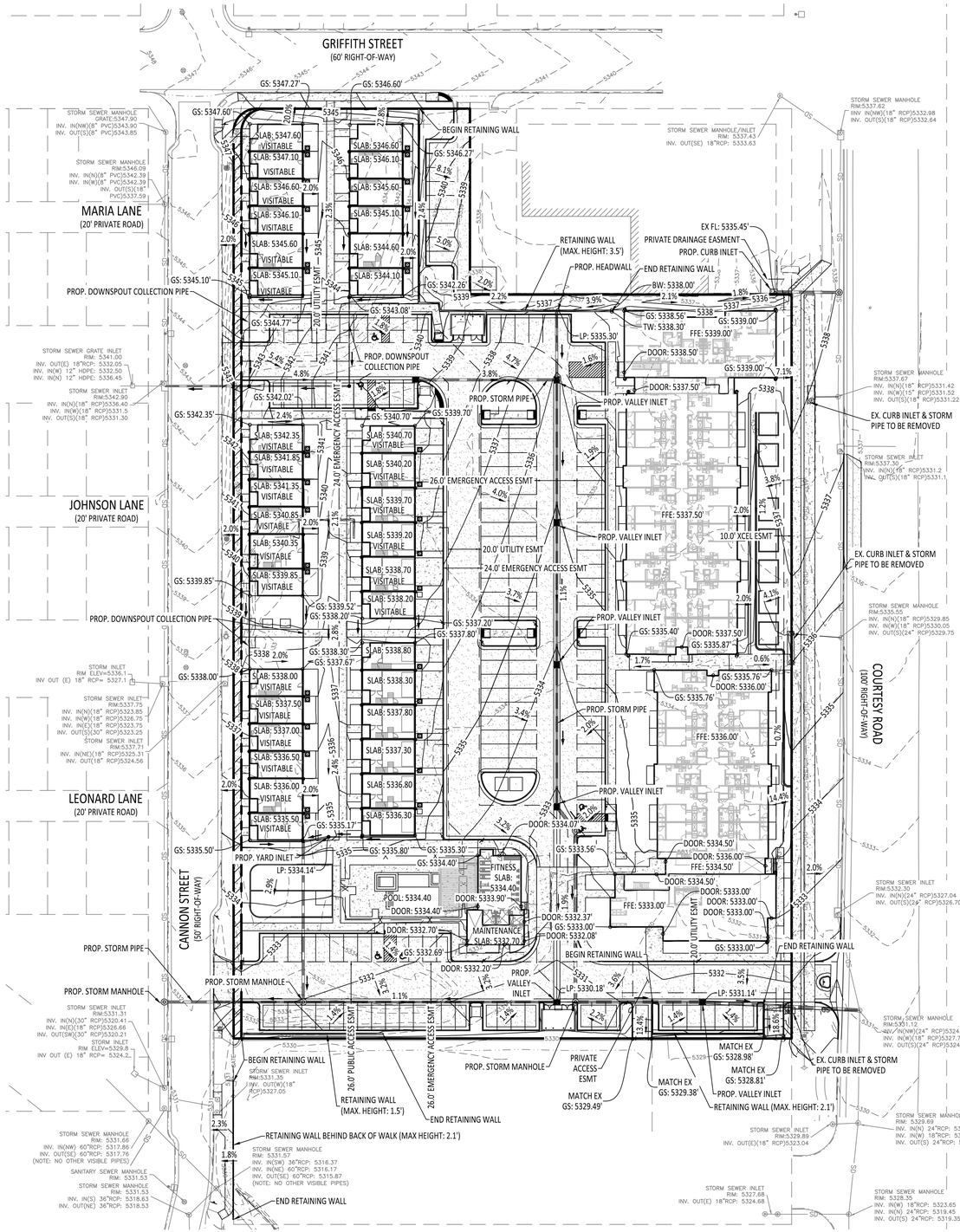
27

SHEET 27 OF 29

DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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
CASE #: PUPL-000501-2024 AND SRU-000528-2024



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

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

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

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

LIVEFORWARD DEVELOPMENT

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

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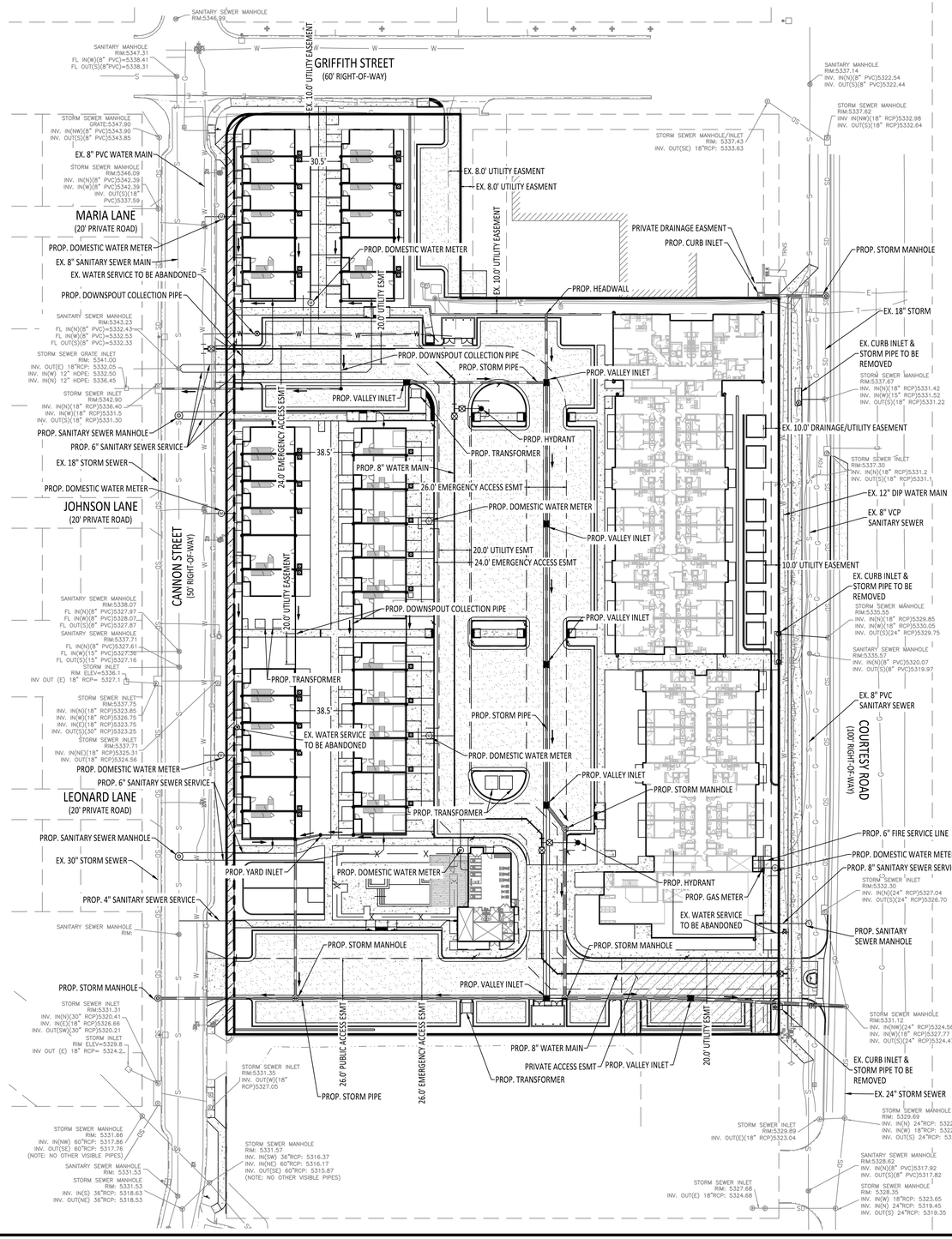
REVISION BLOCK		
#	DATE	BY
1	9/16/24	ISL
1	1/3/25	ISL

GRADING & DRAINAGE PLAN
19

DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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
CASE #: PUPL-000501-2024 AND SRU-000528-2024



NOTES:

1. STORM SEWER PIPING AND WATER SERVICE ABANDONMENTS WILL BE CONDUCTED AS DIRECTED BY THE CITY. PRIVATE WALK CONNECTIONS TO PUBLIC WALKS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

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

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

LIVEFORWARD DEVELOPMENT

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

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REVISION BLOCK

#	DATE	BY
1	9/16/24	ISL
1	1/3/25	ISL

UTILITY PLAN

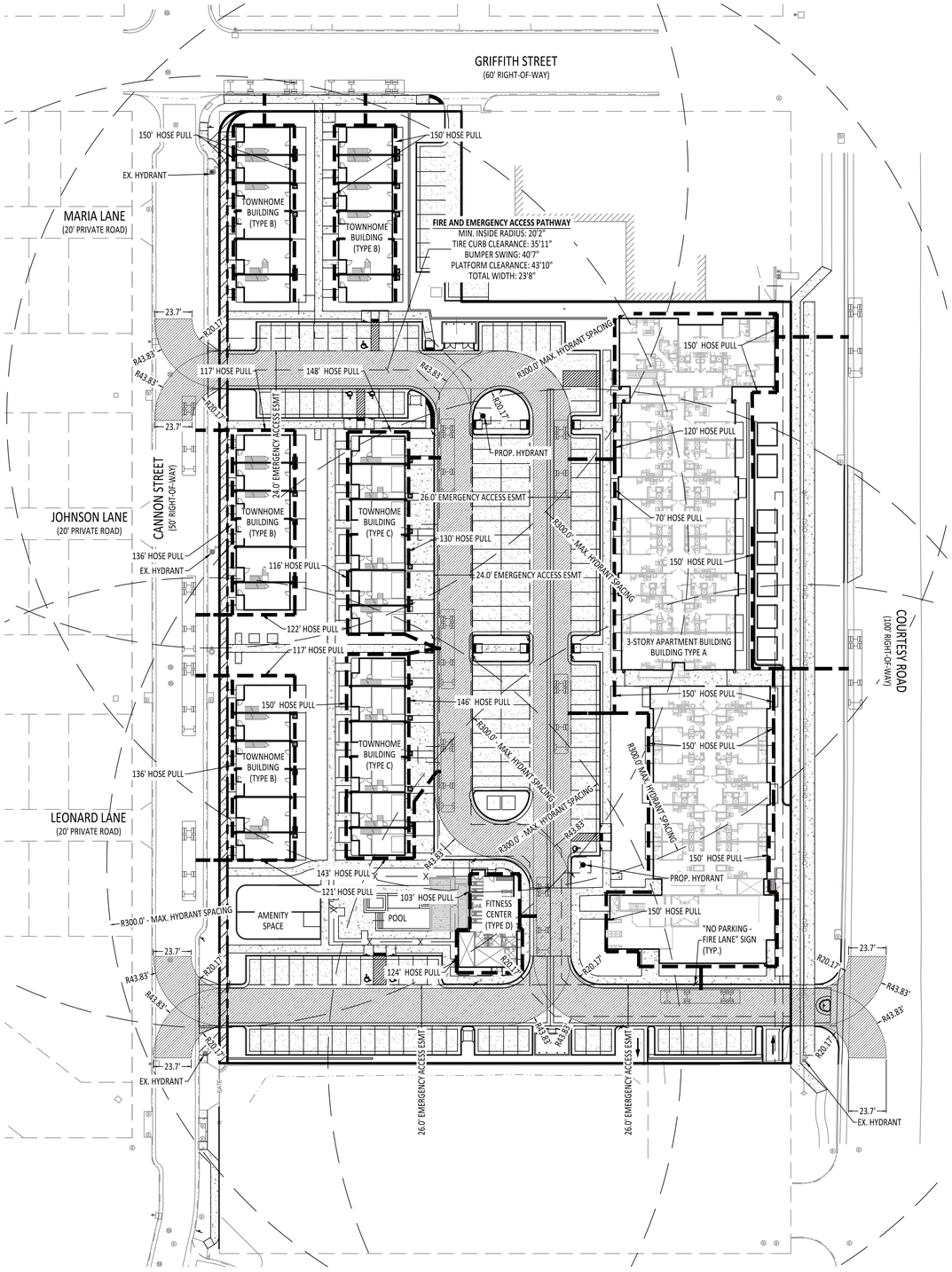
20

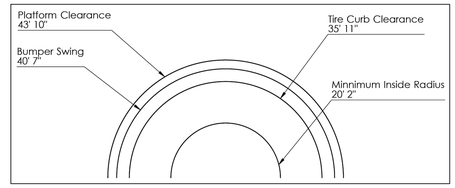
SHEET 20 OF 29

DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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
CASE #: PUPL-000501-2024 AND SRU-000528-2024





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

BUILDING TYPE A:

TOTAL FIRE FLOW REQUIRED FOR THIS BUILDING IS 4,312.50 GPM (5,750 GPM W/ 25% REDUCTION)
MINIMUM AT 20 PSI RESIDUAL PRESSURE
THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 5 FIRE HYDRANTS
INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2018 IFC
OCCUPANCY GROUP(S): R-2
CONSTRUCTION TYPE(S): V-B
FIRE FLOW CALCULATION AREA: 43,830 SF
THIS BUILDING **IS** SPRINKLERED

BUILDING TYPE B:

TOTAL FIRE FLOW REQUIRED FOR THIS BUILDING IS 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE
THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANTS
INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2018 IFC
OCCUPANCY GROUP(S): IRC TOWNHOMES
CONSTRUCTION TYPE(S): V-B
FIRE FLOW CALCULATION AREA: 1,420 SF
THIS BUILDING **IS NOT** SPRINKLERED

BUILDING TYPE C:

TOTAL FIRE FLOW REQUIRED FOR THIS BUILDING IS 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE
THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANTS
INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2018 IFC
OCCUPANCY GROUP(S): IRC TOWNHOMES
CONSTRUCTION TYPE(S): V-B
FIRE FLOW CALCULATION AREA: 1,680 SF
THIS BUILDING **IS NOT** SPRINKLERED

BUILDING TYPE D:

TOTAL FIRE FLOW REQUIRED FOR THIS BUILDING IS 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE
THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANTS
INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2018 IFC
OCCUPANCY GROUP(S): A-3
CONSTRUCTION TYPE(S): V-B
FIRE FLOW CALCULATION AREA: 1,097 SF
THIS BUILDING **IS** SPRINKLERED

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

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

LIVEFORWARD DEVELOPMENT

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

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REVISION BLOCK

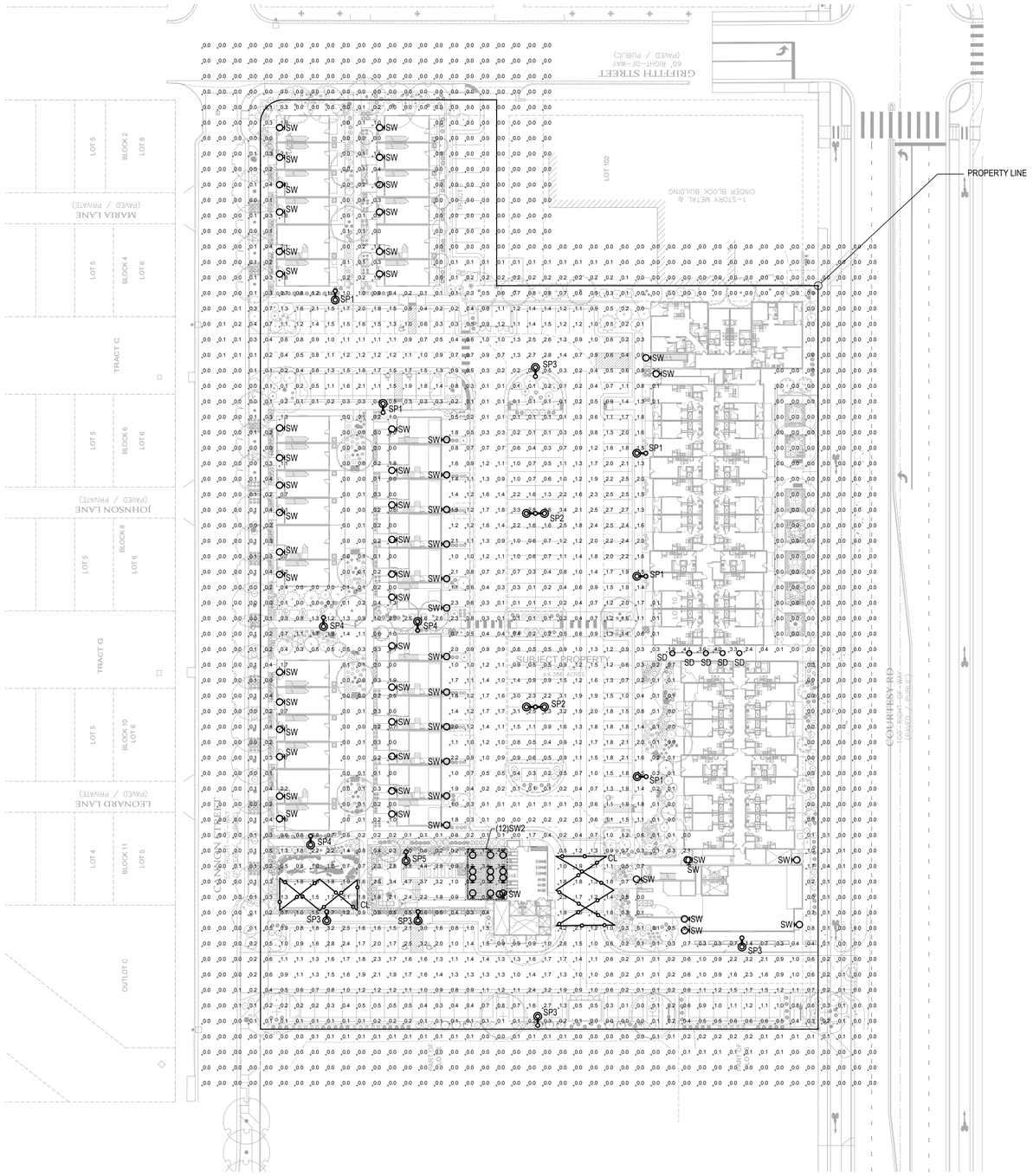
#	DATE	BY
1	9/16/24	ISL
1	1/3/25	ISL

EMERGENCY VEHICLE ACCESS PLAN
21

DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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
CASE #: PUPL-000501-2024 AND SRU-000528-2024



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

LIVEFORWARD DEVELOPMENT

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

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REVISION BLOCK

#	DATE	BY
1	9/16/24	ISL
2	1/13/25	ISL

SITE LIGHTING PHOTOMETRIC

DELO BOOM

PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

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
CASE #: PUPL-000501-2024 AND SRU-000528-2024

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

LIVEFORWARD DEVELOPMENT

CL

Features

- Custom built to specifications (allow 3-4 weeks lead time for special order)
- Transparent polycarbonate globes are shatterproof, weatherproof, and resistant to vibrations
- Rubber cable with injection molded nylon sockets supports spans up to 15 feet (use catenary cable for spans greater than 15 feet)
- cULus Listed
- Suitable for wet locations (IP68)

Available Globe Colors

Clear, Blue, Pink, Purple, Red, Yellow

Dimming Options

- Standard dimmers (Xenon only)

Listing / Ratings

cULus WET LISTED

Festoon Light String

Made to your specifications with watertight, shock resistant modules in either 12V DC LED or 24V AC Xenon versions. When ordering, specify lead wire and tail wire lengths; globe color (Clear is standard); and socket type and spacing. For span distances greater than 15 feet, utilize catenary cable (sold separately). For horizontal mount to a wall or for vertical mount to shine upwards from a ledge, use LFS-CABLE-CLIP.

Technical Information

Series	LFS
Input Voltage	12V DC (LED) / 24V AC, 60Hz (Xenon)
CCT	3000K / 2800K
CRI	74+ (LED) / 99+ (Xenon)
Wattage	Per Globe: 1.5W (LED) / 5W, 8.5W, 10W (Xenon)
Lumens	Up to 90Lm per ft (see individual product)
Max Run	300W (LED) / 600W (Xenon)
Cuttable	N/A
IP Rating	IP68
Dimmable	Not dimmable (LED) / Standard dimmers (Xenon)
Rating	cULus Listed for wet locations
Rated Life	80,000 hrs (LED) / 20,000 hrs (Xenon)

AMERICAN LIGHTING — www.AmericanLighting.com

Lumiere

Catalog #	Type: SW/SW2
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 luminaire 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 shock.

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 -30°C to 50°C unless noted otherwise. The driver incorporates surge protection. LED's 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: 4in [101.6mm]; 7.632in [190.617mm]; 1.126in [28.57mm]; 3.22in [81.79mm]
9003-W2-RW: 4in [101.6mm]; 11.738in [298.164mm]; 1.126in [28.57mm]; 3.22in [81.79mm]
9003-W1-FL: 4in [101.6mm]; 6.702in [170.23mm]; 3.22in [81.79mm]; 1.126in [28.57mm]
9003-W2-FL: 4in [101.6mm]; 9.898in [251.41mm]; 3.22in [81.79mm]

ORDERING INFORMATION

DOMESTIC PREFERENCES *	SERIES	DIRECTION	HOOD	LED CCT & CRI	FIELD RE-PLACEABLE OPTIC 1	FIELD RE-PLACEABLE OPTIC 2	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPTIONS
[Blank]=Standard **BAA**=Buy American Act	9003	W1 W1.*	Up or Down	RW Standard-Recessed Lens with weep holes - Outdoor	**Standard CRI** LED 2700 - 2700K, 90 CRI; LED 3000 - 3000K, 90 CRI; LED 3500 - 3500K, 90 CRI; LED 4000 - 4000K, 80 CRI; LED 5000 - 5000K, 80 CRI	S Spot M Medium F Flood W Wide Flood	S Spot M Medium F Flood W Wide Flood	**Standard Paint Finish** BK Black BZ Bronze CS Silver WT White	L1 Light Level 1 (10W)	Univ 120-277V	Surface Mount - Wall, Ceiling, Ground: RSM Round Surface Mount - mounts directly to junction box. Thermal Limitations (unless otherwise noted NO): 3000 K/90 CRI at 50°C AMB. Remote Driver Housing: WRRP Remote Driver Housing - Round Wall Plate; WRSP Remote Driver Housing - Square Wall Plate. Integral Driver Mount: WIS 3.1 Wall Integral Driver Plate. Thermal Limitations (unless otherwise noted NO): 3000 K/90 CRI at 1 or MID 30A2.	SV2*07 Standalone integral sensor
		W2 W2.*	Up and Down	RL Recessed Lens with no weep holes - Indoor	**Premium CRI** LED 2700 - 2700K, 97 CRI; LED 3000 - 3000K, 97 CRI; LED 3500 - 3500K, 97 CRI; LED 4000 - 4000K, 97 CRI				L2 Light Level 2 (20W)			
				FL Flush lens hood					LC1 Light Level Color 1 (12W)			
									LC2 Light Level Color 2 (28W)			

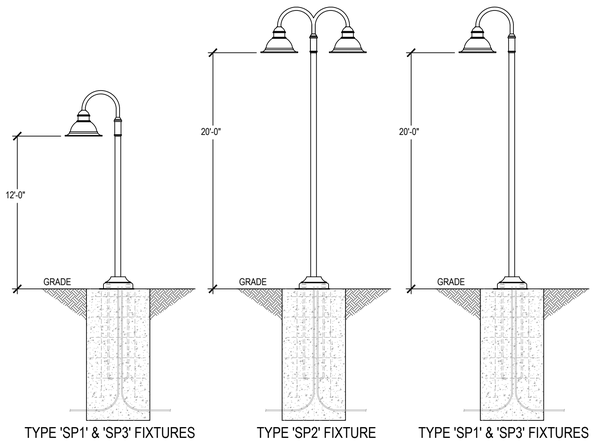
Notes: 1. Order CL twists separately. 2. Specify finish: BK, BZ, CS, WT (see option 080). 3. 9003-W1 not available in CL. 4. 9003-W2 not available in LC1 and LC2. 5. Only available for Single Input, Up or down (W1) with RSM only. 6. Only available for 120/277V. 7. Only available for 120/277.

8. Remote Driver distance up to 40'. 9. Buy American Act Compliant: Only designated profile are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to ADDITIONAL PROVISIONS 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

Specifications and dimensions subject to change without notice.

TD506024EN
6-2022



1 LIGHT POLE DETAILS
SCALE: NTS

LUMINAIRE SCHEDULE

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING
	CL	CATENARY LIGHT COURTYARD	SUSPENDED 9'-0" AFG	N/A	AMERICAN LIGHTING LFS-12V-1.5-LED-WW	LED	1.00	1.5W/FT	N/A. EQUIVALENT OF LESS THAN 100 WATT INCANDESCENT
	SD	DOWNLIGHT OVERHANGS	10'-0" AFG	WHITE	HALO SMD6R-6-930-WH	LED	1.00	9.6W	FULL CUTOFF
	SP1	SITE POLE PARKING/DRIVE AISLES	20'-0" AFG	BLACK	INVUE ECM-E03-LED-E1-SL3-SR-SN-BK-7030-HSS-VA6154	LED	1.00	75W	FULL CUTOFF
	SP2	SITE POLE PARKING/DRIVE AISLES	20'-0" AFG	BLACK	INVUE ECM-E03-LED-E1-SL4-SR-SN-BK-7030-HSS-VA6156	LED	1.00	(2)75W	FULL CUTOFF
	SP3	SITE POLE PARKING/DRIVE AISLES	20'-0" AFG	BLACK	INVUE ECM-E03-LED-E1-SL4-SR-SN-BK-7030-HSS-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-HSS-VA6154	LED	1.00	25W	FULL CUTOFF
	SP5	SITE POLE WALKWAYS/POOL COURTYARD	12'-0" AFG	BLACK	INVUE ECM-E03-LED-E1-SL4-SR-SN-BK-7030-HSS-VA6154	LED	1.00	75W	FULL CUTOFF
	SW	WALL SCONCE ENTRIES	8'-0" AFG	BLACK	LUMIERE 9003-W1-RW-LED3090-W-BK-L1-UNIV	LED	1.00	10W	FULL CUTOFF
	SW2	SIDE MOUNTED DOWNLIGHT PERGOLAS	10'-0" AFG	BLACK	LUMIERE 9003-W1-RW-LED3090-W-BK-L1-UNIV	LED	1.00	10W	FULL CUTOFF

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 -40ºC to 40ºC 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.

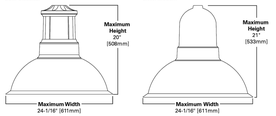
Warranty
Five-year warranty.

ECM/EMM
EPIC MEDIUM LED

1 - 4 LightBARs
Solid State LED

DECORATIVE AREA LUMINAIRE

DIMENSIONS



See configurations for more detailed information.

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
-40ºC Minimum Temperature
40ºC Ambient Temperature Rating

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

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

EATON Powering Business Worldwide

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HALO

Catalog #	Type: SD
Project	
Comments	Date:
Prepared by	

DESCRIPTION

The Halo Surface Mount LED Downlight (SMD) is a low profile surface mounting luminaire with a modern look and high performance. SMD6 (6") is designed for installation in many 3-1/2" and 4" square, octagon, or round junction boxes. Supply wire adapter with LED quick wiring connector included. The SMD6 may also retrofit in 5" and 6" aperture IC and Non-IC recessed housings.

SPECIFICATION FEATURES

HOUSING
- Non-electrically conductive polycarbonate frame.
- High impact diffuse polystyrene lens provides shielding to the light guide with no pixilation
- Stamped aluminum housing provides thermal cooling achieving L70 at 50,000 hours in IC and non-IC applications

GASKETS
- Closed cell gasket achieves restrictive airflow and wet location requirements without additional caulking

OPTICS
- Precision acrylic light guide organizes source flux into wide distribution with 1.2 – 1.4 spacing criteria useful for general area illumination

LED
- Mid power LED array provide a uniform source with high efficiency and long life.
- Available in 90 CRI minimum, R9 greater than 50 and color accuracy within 3 SDCM provide color accuracy and uniformity

DRIVER
SMD 120V
- Integral 120V 50/60hz constant current driver provides noise free operation.
- Continuous, flicker-free dimming from 100% to 5% with select leading or trailing edge 120V phase cut dimmers.
- Dimming to 5% is best assured using dimmers with low end trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note some dimmers require a neutral in the wallbox.)
- Inline electrical quick connect and E26 adapter (provided) provides mains connections.

SMD 120-277V
- Integrated 120-277V 60hz constant current driver provides noise free operation.
- SMD Universal Voltage (120-277V) configurations are recommended for use with compatible 0-10V DC low voltage dimmers only.

MOUNTING/RETENTION
- Adjustable spider plate allows for quick installation into both junction boxes and recessed housings.
- Torsion springs and friction blades included

ELECTRICAL JUNCTION BOX MOUNTING
- The SMD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation.
- Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes.
  Note: SMD120-277V UNV is **only** compatible with junction boxes that provide minimum depth of 2-1/8".
- Installer must ensure compatibility of fit, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building codes

RECESSED HOUSING MOUNTING
- May be installed in IC recessed housings in direct contact with insulation
  Note: Not for use in recessed housing in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013.

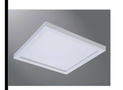
Torsion Spring 5" & 6"
- Precision formed torsion spring bracket kit included
- The torsion springs adjust on the mounting plate to fit 5" or 6" compatible housings

Friction Blade 5" & 6"
- Precision formed friction blades included
- For retrofit in 5" and 6" housings without torsion springs mounting tabs.
- Friction blade design allows the SMD to be installed in any position within the housing aperture (360 degrees)

DESIGNER SKINS (SOLD SEPARATELY)
- SMD skins are accessory rings in both round and square.These skins attach to the SMD for a permanent finish. Refer to the SMD accessories specification sheet for details.
  - Matte White (Paintable)
  - Satin Nickel
  - Tuscan Bronze

WARRANTY
- Five year limited warranty, consult website for details. www.cooperlighting.com

COMPLIANCE
- cULus Certified for use with Halo housings and for use with other's housings, see instruction sheet for conditions of acceptability.
- Wet and Damp Location listed, airtight per ASTM-E283
- Suitable for use in closets, compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5)
- EMI/RFI emissions per FCC 47CFR Part 15B
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- Can be used for State of California Title 24 high efficacy luminaire compliance, reference the California Energy Commission Title 20 Appliance Efficiency Database for current listings.
- Can be used for International Energy Conservation Code (IECC) and high efficiency luminaire compliance
- ENERGY STAR® listed, reference database for current listings



SMD6 Series
6 inch Round and Square

SMD6R
SMD6S

6" Surface Mount Downlight

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" and 6" recessed housing retrofit

Non-conductive Dead Front

90 CRI | 2700K 3000K 3500K 4000K 5000K

Refer to ENERGY STAR® Certified Products List.
Refer to DesignLights Consortium® (DLC) for High Efficacy requirements.
Certified to California Appliance Efficiency Database under JA8.

COOPER Lighting Solutions

Note: For Direct mount product please refer to the SLD6-DM spec sheet.

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REVISION BLOCK

#	DATE	BY
1	9/16/24	ISL
2	1/13/25	ISL

LIGHTING DETAILS

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SHEET 29 OF 29