# CENTENNIAL DRIVE HOUSING

## PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

LOT 2, LOUISVILLE NORTH TENTH FILING REPLAT A

CASE #: PUPL-XXXX-2026

### LEGAL DESCRIPTION:

LOT 2 LOUISVILLE NORTH TENTH FILING REPLAT A, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 1995 AT RECEPTION NO. 1542212.

COUNTY OF BOULDER,
STATE OF COLORADO

### PROJECT DESCRIPTION:

DEVELOPMENT OF 52 INCOME-RESTRICTED RENTAL UNITS FOR SENIORS AGES 55+.

EXISTING ZONING: C-C, COMMUNITY COMMERCIAL

### WAIVER REQUESTS:

- ALLOW DENSITY OF 42.62 UNITS PER ACRE, EXCEED C-C SRU ALLOWANCE OF 25 UNITS PER ACRE.
- 17.14.040.9: ALLOW MAXIMUM BUILDING BUILDING HEIGHT ABOVE C-C STANDARD OF 35'-0"

### PREVIOUS AMENDMENTS:

A LIST OF ALL PREVIOUS AMENDMENTS, INCLUDING NAME AND APPROVAL DATE, IDENTIFIED, EXPLANATION OF WHETHER, AND TO WHAT EXTENT THE CURRENT AMENDMENT REPLACES THE PREVIOUSLY APPROVED PUD(S).

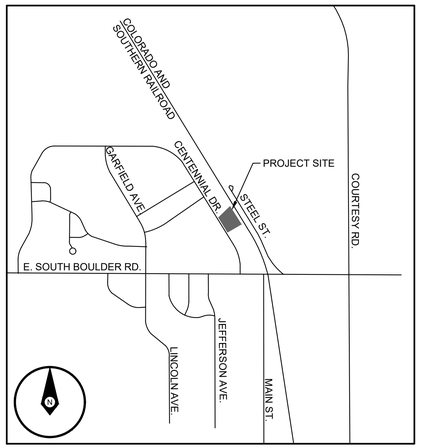
- N/A

### SPECIAL REVIEW USE:

THIS DEVELOPMENT PROPOSES MULTI-UNIT DWELLINGS.

## SITE DATA TABLE

| GENERAL SITE INFORMATION | | |
|---|---|---|
| TOTAL SITE AREA | 53,260 SQ FT / 1.22 AC | |
| TOTAL UNITS | 52 | |
| DENSITY | 42.62 UNITS / AC | |
| | **REQUIRED** | **PROPOSED** |
| **SITE COVERAGE** | | % / SQ FT |
| BUILDING | 40% MAX | 29.97% / 15,960 |
| PARKING | | 12.47% / 6,642 |
| DRIVEWAY | | 14.40% / 7,672 |
| TOTAL | | 56.84% / 30,274 |
| **LANDSCAPE COVERAGE** | | |
| LANDSCAPE AREA | | 30.84% / 16,427 |
| HARDSCAPE AREA | | 12.31% / 6,559 |
| TOTAL | | 43.16% / 22,986 SQ FT |
| **BUILDING HEIGHT** | 35'-0" MAX | 46'-0" |
| **BUILDING SETBACKS** | | |
| NORTHWEST | 10'-0" MIN | |
| SOUTHWEST (CENTENNIAL DR) | 25'-0" MIN | |
| SOUTHEAST | 10'-0" MIN | |
| NORTHEAST | 20'-0" MIN | |
| **PROVIDED PARKING SPACES** | | |
| STANDARD | 38 | |
| ACCESSIBLE | 2 | |
| TOTAL | 40 | |
| **PARKING SETBACKS** | | |
| NORTH | 0'-0" MIN | |
| WEST (CENTENNIAL DR) | 10'-0" MIN | |
| SOUTH | 0'-0" MIN | |
| EAST | 0'-0" MIN | |




VICINITY MAP
1" = 1000'

### SHEET INDEX


1 COVER SHEET
2 SITE PLAN
3 BUILDING ELEVATIONS
4 BUILDING ELEVATIONS
5 OVERALL GRADING PLAN
6 OVERALL UTILITY PLAN
7 LANDSCAPE PLAN
8 SITE DETAILS + PLANT TABLE
9 SITE LIGHTING PHOTOMETRIC
10 LIGHTING DETAILS


### 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.

### LEGEND

| PROPOSED | EXISTING | |
|---|---|---|
| | | PROPERTY BOUNDARY |
| | | RIGHT OF WAY |
| | | LOT LINE |
| | | EASEMENT |
| 5901 5900 | (5901) (5900) | CONTOURS |
| SS | EX SS | SANITARY SEWER |
| | | SANITARY SERVICE |
| SS | SS | SANITARY MANHOLE |
| | EX ST | STORM SEWER |
| ST | ST | STORM MANHOLE |
| | | STORM INLET |
| W | EX W | WATER MAIN |
| | | WATER SERVICE |
| | | FIRE LINE |
| | | FIRE HYDRANT |
| G | EX G | GAS LINE |
| GAS | G | GAS METER |
| OE | EX OE | OVERHEAD ELECTRIC |
| UE | EX UE | UNDERGROUND ELECTRIC |
| ELEC | E | ELECTRIC METER |
| TR | TR | TRANSFORMER |
| E | E | ELECTRIC VAULT/BOX |
| | | EV CHARGER |
| FO | EX FO | FIBER OPTIC |
| OT | EX OT | OVERHEAD TELECOM |
| UT | EX UT | UNDERGROUND TELECOM |
| E | E | ELECTRIC PEDESTAL/RISER |
| | | UTILITY POLE |
| | | LIGHT POLE |
| X | X | FENCE |
| 5901 5900 | (5901) (5900) | CONTOURS |
| 1.0% | 1.0% | SLOPE ARROW |
| | | SWALE |
| GB | | GRADE BREAK |
| C | EX C | CONDUIT |
| | | ACCESSIBLE PATH |
| | | CENTERLINE |
| W | W | WATER METER IN MANHOLE |
| | | SAWCUT LINE |
| | | ASPHALT |
| | | CONCRETE |

### PROJECT TEAM:


**DEVELOPER INFO:**
PENNROSE
3001 BRIGHTON BLVD, SUITE 521
DENVER, CO 80216
CONTACT: SHANNON COX BAKER
SBAKER@PENNROSE.COM

**CIVIL ENGINEER:**
CRAFT CIVIL DESIGN
388 SANTA FE DRIVE
DENVER, CO 80223
CONTACT: CONNOR CULLIGAN
CCULLIGAN@CRAFTCIVIL.COM

**ARCHITECT:**
SHEARS ADKINS ROCKMORE ARCHITECTS
1550 WYNKOOP ST. UNIT #100
DENVER, CO 80202
(303) 436-9551

**LANDSCAPE ARCHITECT:**
META LANDSCAPE ARCHITECTURE
1040 S. GAYLORD ST.
DENVER, CO 80209
(720) 600-6080

**PHOTOMETRICS:**
STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
(303) 242-1572


### ABBREVIATIONS LIST

| | |
|---|---|
| BS | BOTTOM OF STEP |
| DR | DOOR |
| EL | ELEVATION |
| EX | EXISTING |
| FFE | FINISHED FLOOR ELEVATION |
| GD | GARAGE DOOR |
| HP | HIGH POINT |
| LP | LOW POINT |
| ME | MATCH EXISTING |
| ROW | RIGHT OF WAY |
| TS | TOP OF STEP |

### OWNERSHIP SIGNATURE BLOCK:

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

(23 PALMS LLC)

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

BY: _____
STEVE WELSH, AUTHORIZED SIGNATORY

STATE OF COLORADO

COUNTY OF BOULDER
SIGNED BEFORE ME ON _____, 20___ BY _____

_____
(NOTARY'S OFFICIAL SIGNATURE)

_____
(TITLE OF OFFICE)

_____
(COMMISSION EXPIRATION)

### PLANNING COMMISSION CERTIFICATE:

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20__ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

### CITY COUNCIL CERTIFICATE:

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

RESOLUTION NO. _____ SERIES _____

_____ _____
MAYOR CITY CLERK SEAL

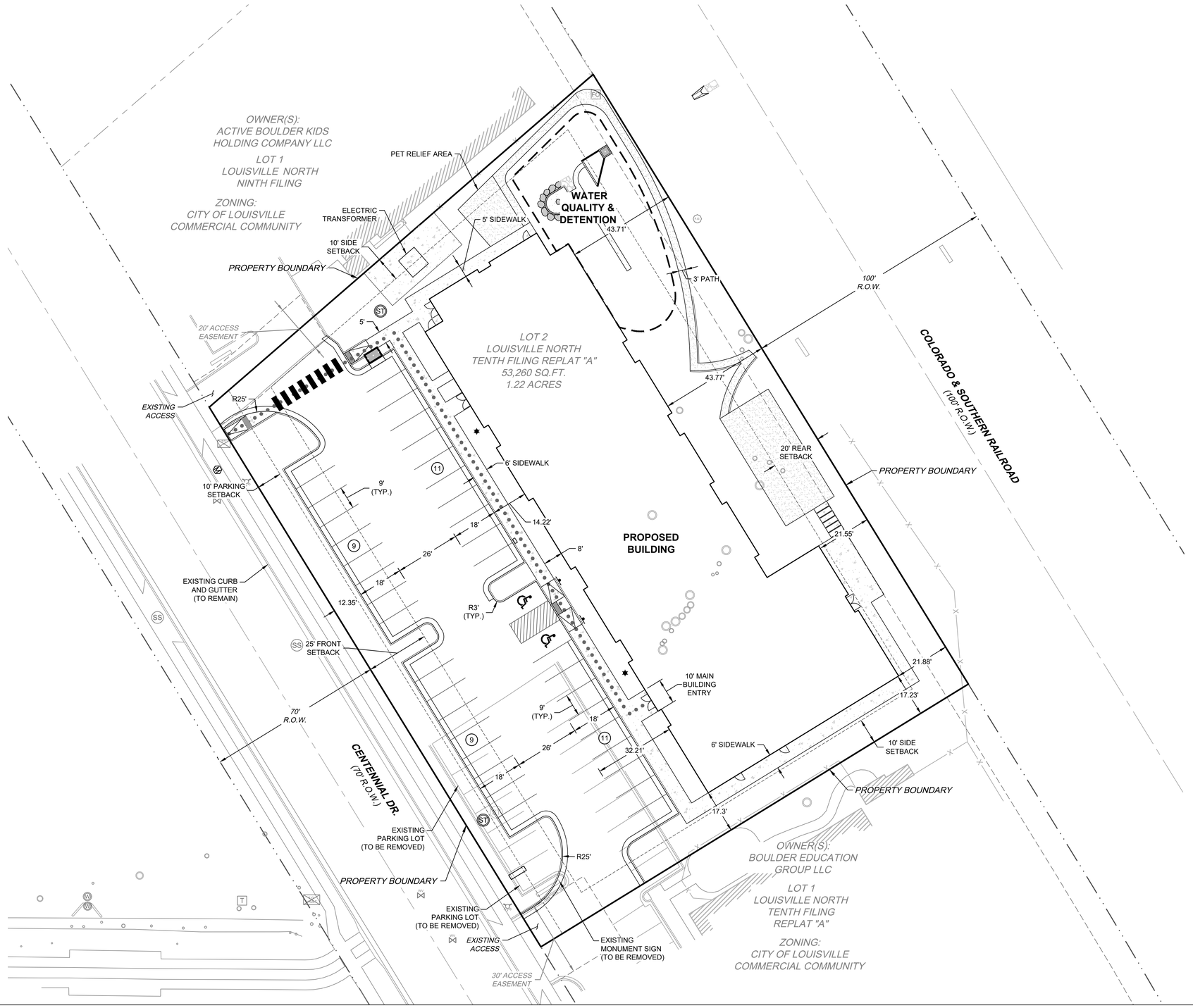
CRAFT
CIVIL DESIGN

# CENTENNIAL DRIVE HOUSING

## PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

LOT 2, LOUISVILLE NORTH TENTH FILING REPLAT A

CASE #: PUPL-XXXX-2026




SITE LEGEND

| PROPOSED | EXISTING |
|---|---|
| | PROPERTY BOUNDARY |
| | RIGHT OF WAY |
| | LOT LINE |
| | EASEMENT |
| | SETBACK |
| | BUILDING FOOTPRINT |
| X | FENCE |
| | FLOWLINE |
| | EDGE OF ASPHALT |
| | STRIPING |
| | CONCRETE WALK |
| | CONCRETE DRIVE |
| | ASPHALT DRIVE |
| | WALL |
| | LIGHT POLE |
| | SIGHT TRIANGLE |
| | ACCESSIBLE PATH |
| | PARKING COUNT |

N

0 10 20 40

SCALE: 1" = 20'

CRAFT
CIVIL DESIGN

SITE PLAN
2

# CENTENNIAL DRIVE HOUSING

## PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

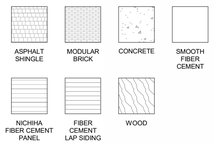
LOT 2, LOUISVILLE NORTH TENTH FILING REPLAT A

CASE #: PUPL-XXXX-2026

**PUD / SRU - MATERIAL B.O.D.**

| MATERIAL TYPE | MARK | B.O.D MNFR | DESCRIPTION |
|---|---|---|---|
| ASPHALT | RF-1 | Owens Corning | Duration Series - Williamsburg Grey, Three tab Asphaltic Shingle |
| BRICK | BRK-1 | Endicott | Endicott - Modular, Smooth, Dark Ironspot |
| CONCRETE | CONC-1 | Rio Grande | Masonry Brick Sill / Head Cap |
| FIBER CEMENT | FC-1 | Allura | Allura Smooth Lap - Pure White, 4x9" panel |
| FIBER CEMENT | FC-2 | Allura | Allura Trim - Various Sizes, Reversible Trim, Pure White |
| FIBER CEMENT | FC-3 | Allura | Allura Smooth Lap - Peppercorn Grey, 7.25" panel width (6" exposure) |
| FIBER CEMENT | FC-4 | NICHIHA | AWP 3030 series, 18" H X 120 L , Horz. Grooved FC Panel, Poplar color, |
| FIBER CEMENT | FC-5 | Allura | Allura Smooth Lap - Gale Force, 4x9" panel |
| FIBER CEMENT | FC-6 | Allura | Allura Trim - Various Sizes, Reversible Trim, Peppercorn Grey |
| FIBER CEMENT | FC-7 | Allura | Allura Smooth Lap - Peppercorn, 4x9" panel |
| GLASS | GLS-1 | TBD | TBD |
| METAL | MTL-1 | Berridge | Brake Metal Trim - Prefinished Integral Color, Black |
| WOOD | WD-1 | Lumber / Minwax | Dimensional Natural Cedar - w/ Water Based UV Protective Stain |
| WOOD | WD-2 | Woodtone | T&G Soffit - Fineline Paneling, American Nut Brown |

**MATERIAL PALETTE LEGEND**




**BUILDING GRADE PLANE CALCULATION**

*per Louisville Municipal Code, Chapter 17.16.90*

| | | | |
|---|---|---|---|
| 1 | 5395.65' | 10 | 5389.00' |
| 2 | 5392.92' | 11 | 5389.00' |
| 3 | 5393.92' | 12 | 5389.88' |
| 4 | 5393.50' | 13 | 5391.17' |
| 5 | 5392.70' | 14 | 5392.39' |
| 6 | 5391.81' | 15 | 5393.68' |
| 7 | 5389.80' | 16 | 5394.17' |
| 8 | 5388.33' | AVE GRADE PLANE | |
| 9 | 5389.00' | 5391.68' | |




1 / 03 PUD/ SRU, BUILDING ELEVATION - WEST

1/8" = 1'-0"



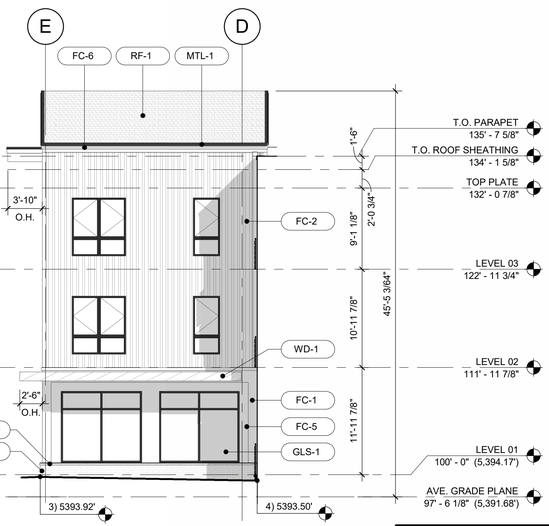

3 / 03 PUD/ SRU, BUILDING ELEVATION - SOUTH

1/8" = 1'-0"




4 / 03 PUD/ SRU, BUILDING ELEVATION - EAST 2

1/8" = 1'-0"




2 / 03 PUD/ SRU, BUILDING ELEVATION - NORTH 1

1/8" = 1'-0"

SAR+

BUILDING ELEVATIONS

03

# CENTENNIAL DRIVE HOUSING

## PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

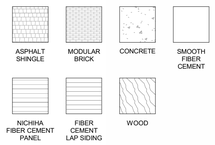
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| GLASS | GLS-1 | TBD | TBD |
| METAL | MTL-1 | Berridge | Brake Metal Trim - Prefinished Integral Color, Black |
| WOOD | WD-1 | Lumber / Minwax | Dimensional Natural Cedar - w/ Water Based UV Protective Stain |
| WOOD | WD-2 | Woodtone | T&G Soffit - Fineline Paneling, American Nut Brown |

**MATERIAL PALETTE LEGEND**




**BUILDING GRADE PLANE CALCULATION**

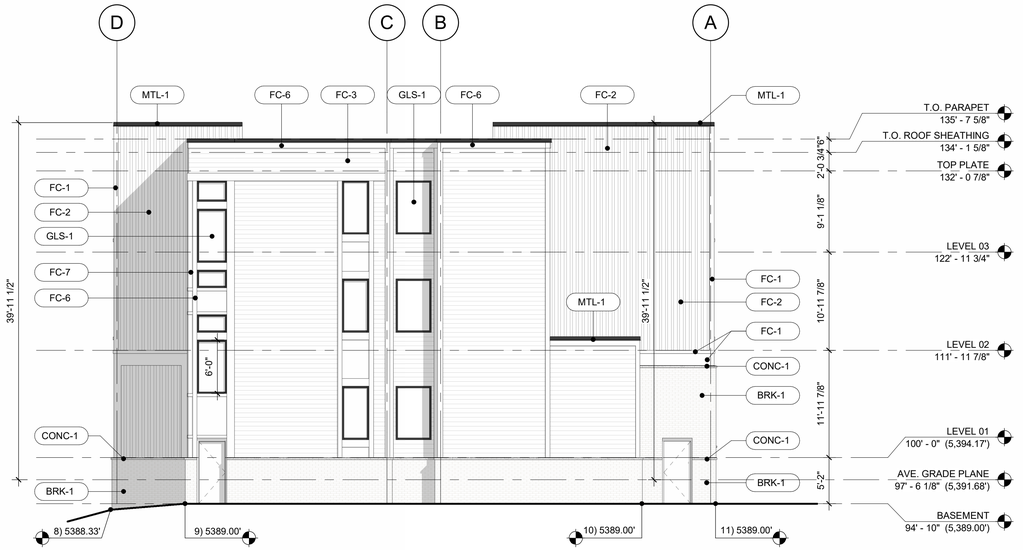
*per Louisville Municipal Code, Chapter 17.16.90*

| | | | |
|---|---|---|---|
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| 2 | 5392.92' | 11 | 5389.00' |
| 3 | 5393.92' | 12 | 5389.88' |
| 4 | 5393.50' | 13 | 5391.17' |
| 5 | 5392.70' | 14 | 5392.39' |
| 6 | 5391.81' | 15 | 5393.68' |
| 7 | 5389.80' | 16 | 5394.17' |
| 8 | 5388.33' | AVE GRADE PLANE | |
| 9 | 5389.00' | 5391.68' | |




1/04 PUD/ SRU, BUILDING ELEVATION - EAST 1

1/8" = 1'-0"




4/04 PUD/ SRU, BUILDING ELEVATION - NORTH 2

1/8" = 1'-0"

SAR+

BUILDING ELEVATIONS

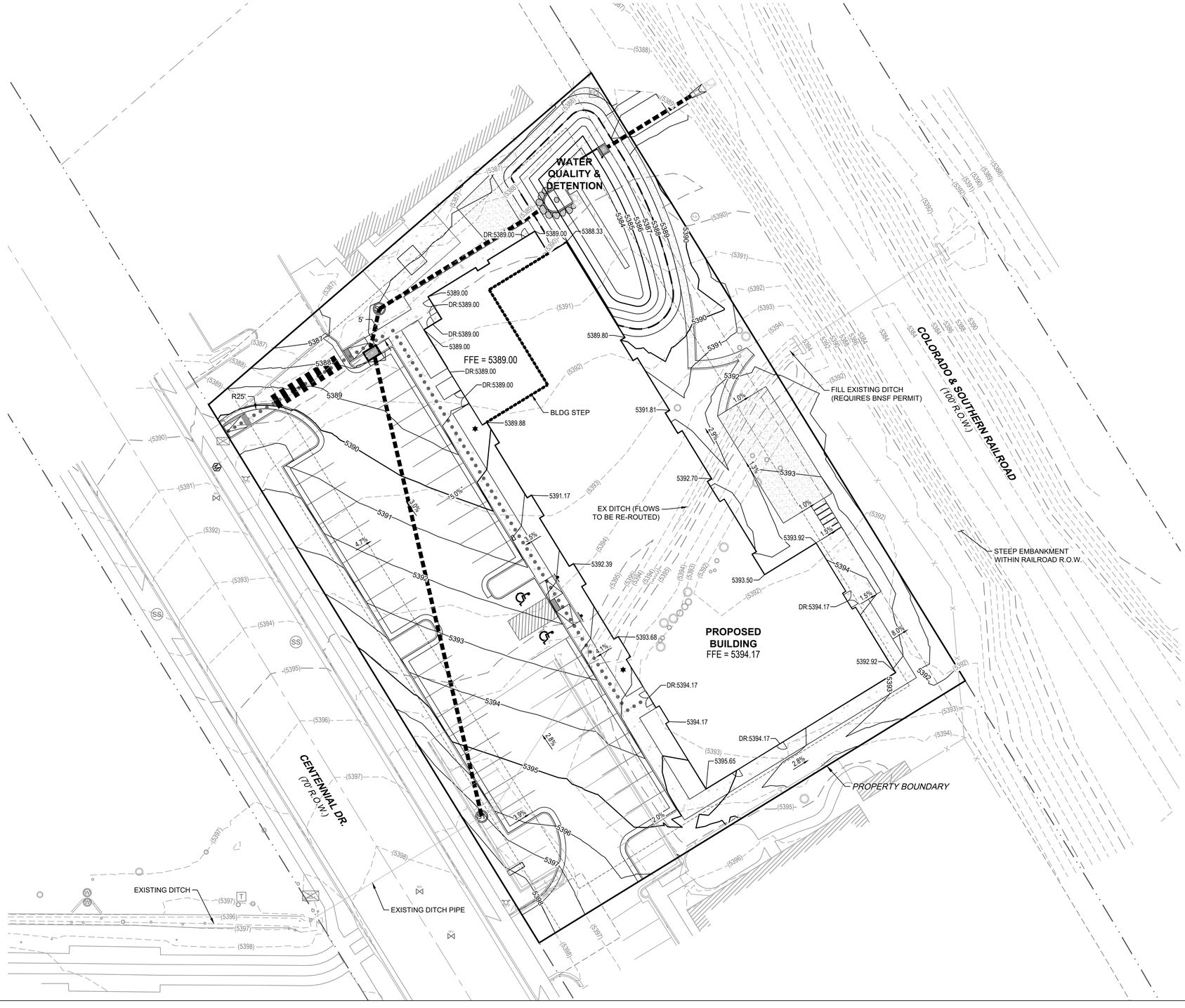
04

# CENTENNIAL DRIVE HOUSING

## PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

LOT 2, LOUISVILLE NORTH TENTH FILING REPLAT A

CASE #: PUPL-XXXX-2026




### GRADING LEGEND

| PROPOSED | EXISTING | |
|---|---|---|
| | | PROPERTY BOUNDARY |
| | | RIGHT OF WAY |
| | | LOT LINE |
| | | SETBACK |
| X | X | FENCE |
| | | BUILDING FOOTPRINT |
| | | BUILDING OVERHANG |
| | | SIDEWALK |
| | | WALL |
| | | CONCRETE |
| | | EXPOSED FOUNDATION |
| | | STEM WALL FOUNDATION |
| E | EX E | ELECTRIC LINE |
| SS | EX SS | SANITARY SEWER MAIN |
| | | SANITARY SEWER SERVICE |
| | | SWALE |
| 5901 5900 | (5901) (5900) | CONTOURS |
| | | ADA ACCESSIBLE PATH |

### ABBREVIATIONS LIST

| | |
|---|---|
| BS | BOTTOM OF STEP |
| DR | DOOR |
| EL | ELEVATION |
| EX | EXISTING |
| FFE | FINISHED FLOOR ELEVATION |
| GD | GARAGE DOOR |
| HP | HIGH POINT |
| LP | LOW POINT |
| ME | MATCH EXISTING |
| ROW | RIGHT OF WAY |
| TS | TOP OF STEP |
| GTW | GRADE TOP OF WALL |
| GBW | GRADE BOTTOM OF WALL |

N

0 10 20 40

SCALE: 1" = 20'

CRAFT CIVIL DESIGN

OVERALL GRADING PLAN

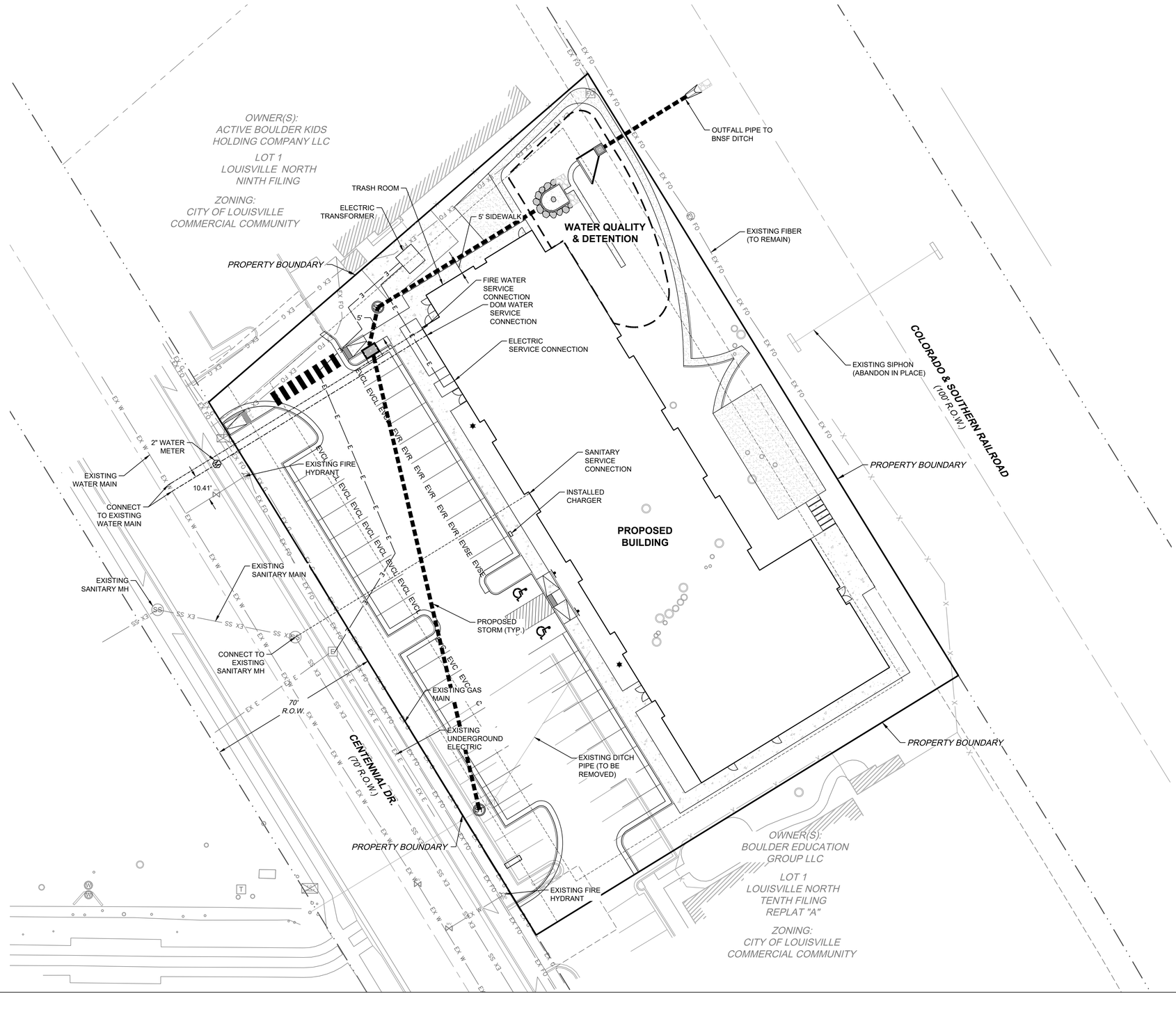
# CENTENNIAL DRIVE HOUSING

## PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

LOT 2, LOUISVILLE NORTH TENTH FILING REPLAT A

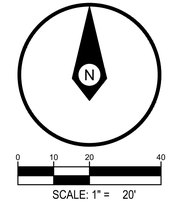
CASE #: PUPL-XXXX-2026

| EV PARKING TABLE | | |
|---|---|---|
| | REQUIRED | PROVIDED |
| ELECTRIC VEHICLE (EV) SUPPLY EQUIPMENT (INSTALLED) (EVSE) | 5% (2) | 5% (2) |
| EV READY (EVR) | 15% (6) | 15% (6) |
| EV CAPABLE (EVC) | 10% (4) | 10% (4) |
| EV CAPABLE LIGHT (EVCL) | 30% (12) | 30% (12) |
| TOTAL | 60% (24) | 60% (24) |




## UTILITY LEGEND

| PROPOSED | EXISTING | |
|---|---|---|
| | | ZONE LOT LINE |
| | | RIGHT OF WAY |
| | | LOT LINE |
| | | EASEMENT |
| | | CONTOURS |
| SS | | SANITARY SEWER |
| | | SANITARY SERVICE |
| SS | | SANITARY MANHOLE |
| ST | | STORM SEWER |
| ST | | STORM MANHOLE |
| | | STORM INLET |
| W | EX W | WATER MAIN |
| | | WATER SERVICE |
| | | FIRE LINE |
| | | FIRE HYDRANT |
| OE | EX OE | OVERHEAD ELECTRIC |
| UE | EX UE | UNDERGROUND ELECTRIC |
| ELEC | E | ELECTRIC METER |
| TR | TR | TRANSFORMER |
| E | E | ELECTRIC VAULT/BOX |
| FO | EX FO | FIBER OPTIC |
| OT | EX OT | OVERHEAD TELECOM |
| UT | EX UT | UNDERGROUND TELECOM |
| E | E | ELECTRIC PEDESTAL/RISER |
| | | UTILITY POLE |
| | | LIGHT POLE |
| G | EX G | GAS |
| ELEC | E | GAS METER |




CRAFT
CIVIL DESIGN

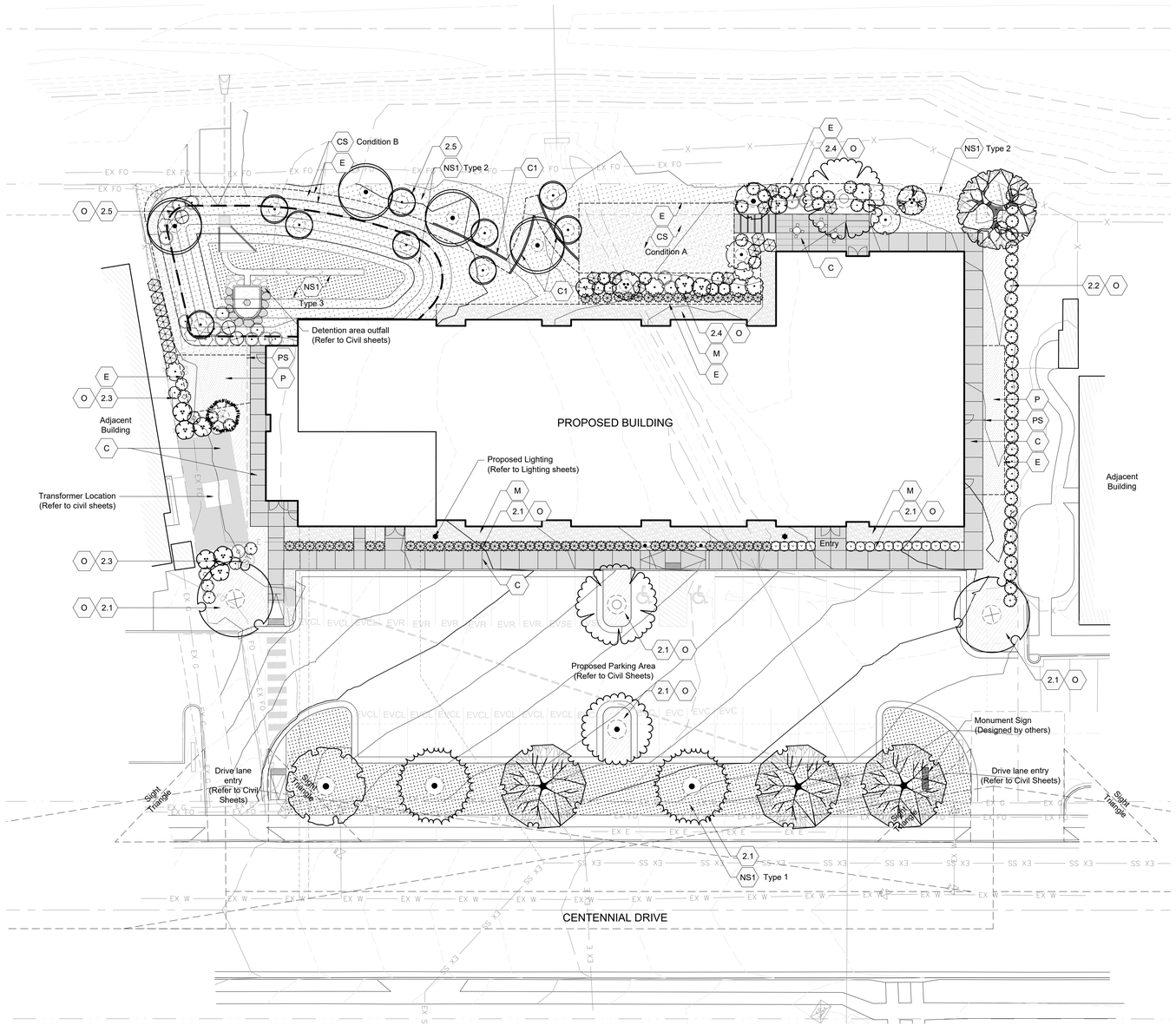
OVERALL UTILITY PLAN

# CENTENNIAL DRIVE HOUSING

## PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

LOT 2, LOUISVILLE NORTH TENTH FILING REPLAT A

CASE #: PUPL-XXXX-2026




1 LANDSCAPE PLAN

SCALE: 1:20

LANDSCAPEPLAN.DWG

0 20 40 80

## MATERIALS LEGEND

LIMIT OF WORK (L.O.W.)

RIGHT OF WAY (R.O.W.)

ALIGN

XX' ARC LENGTH

E.J. EXPANSION JOINT (Refer to Civil)

CONTROL JOINT (Sawn cut joint)

### Notes -

1. Refer to civil sheets for layout and grading information.
2. All layout information will need to be confirmed on site before construction.

## MATERIALS SCHEDULE

| | | | |
|---|---|---|---|
| C | CONCRETE PAVING - Color: Natural color Finish: Light broom finish, Perp. direction to travel, sawn cut joints (Refer to civil for concrete section) | P | PET RELIEF AREA Squeegee mulch |
| C-1 | CONCRETE LANDSCAPE CURB - Color: natural color Finish: Smooth finish - Sawn cut joints Size: 6" wide, 18" depth | PS | PET RELIEF WASTE STATION |
| CS | CRUSHER FINES - Color: Warm, natural color, 4" depth, Size: ¾" crushed stone with fines | | CAFE TABLE SEATING |
| M | MINERAL MULCH - Color: Warm, natural color Size: 1-1/2" to 3" crushed stone 4" depth with filter fabric underneath. | | |
| O | ORGANIC MULCH - Shredded bark mulch - 4" depth, placed under proposed plantings Product: Gorilla hair mulch, or similar, product samples required | | |
| E | EDGER Steel with rounded top edge and staked | | |
| NS1 | NATIVE SEED MIXES - Type 1,2,3 Irrigated, Refer to plant schedule for Native grass mixes | | |

## LEGEND

## PLANTING LEGEND

1.0 Existing trees and shrubs to remain

Verify location of existing plant material on site before construction.

1.1 Trees - Deciduous Shade

(Refer to Plant Schedule Sheet 8)

CAT SPE
CEL OCC
GIN BIL
GLE TRI
GYM DIO
QUE MAC
QUE MUE
POP ACU1
POP ACU2

1.2 Trees - Ornamental

(Refer to Plant Schedule Sheet 8)

ACE GRA
ACE GRI
AME AUT
CHI RET
CHI LIN
COT COG

2.0 Shrubs/ Ground covers and Native Seed Types

(Refer to Plant Schedule Sheet 8)

2.1 *Deciduous Street Trees Small and Ornamental Shrubs + GC Understory Zone and native seed areas.*
**ROW streetscape/ Parking Areas/ Entry**
GC-1 (GC Mix)
Native Seed Type 1

2.2 *Deciduous columnar shrubs screening edge with understory groundcovers*
**East edge screening planting zone**
GC-1 (GC Mix)

2.3 *Deciduous native shrubs screening edge with understory groundcovers*
**West edge screening planting zone**
GC-1 (GC Mix)

2.4 *Deciduous Understory Zone Small and Drought Tolerant Shrubs Ornamentals grasses + GC*
**North edge amenity planting zone**
GC-1 (GC Mix)

2.5 *Deciduous native shrubs with native seed areas in detention areas.*
**North edge detention planting zone**
Native Seed Type 2
Native Seed Type 3


**META**| landscape architecture

1040 South Gaylord Street
Denver, Colorado 80209
303 777 1439

# CENTENNIAL DRIVE HOUSING

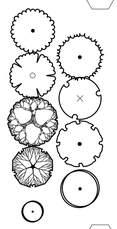
## PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

LOT 2, LOUISVILLE NORTH TENTH FILING REPLAT A

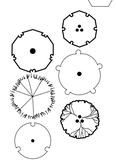
CASE #: PUPL-XXXX-2026

## LEGEND

1.1



1.2



2.0



## PLANTING SCHEDULE

### DECIDUOUS SHADE TREES - (Low Hydrozone)

| | CODE | SCIENTIFIC NAME | COMMON NAME | SIZE | MATURE SIZE |
|---|---|---|---|---|---|
| | CAT SPE | CATALPA, SPECIOSA | WESTERN CATALPA | B&B 2-1/2" Cal. | 40' X 40' |
| | CEL OCC | CELTIS OCCIDENTALIS | HACKBERRY | B&B 2-1/2" Cal. | 50' X 40' |
| | GIN BIL | GINKGO BILOBA 'AUTUMN GOLD' | AUTUMN GOLD GINKGO | B&B 2-1/2" Cal. | 40' X 15' |
| | GLE TRI | GLEDITSIA TRIACANTHOS | HONEYLOCUST | B&B 2-1/2" Cal. | 50' X 40' |
| | GYM DIO | GYMNOCLADUS DIOCIA | KENTUCKY COFFETREE | B&B 2-1/2" Cal. | 40' X 30' |
| | QUE MAC | QUERCUS MACROCARPA | BUR OAK | B&B 2-1/2" Cal. | 50' X 30' |
| | QUE MUE | QUERCUS MUEHLENBERGII | CHINKAPIN OAK | B&B 2-1/2" Cal. | 50' X 30' |
| | POP ACU1 | POPULUS ACUMINATA | LANCELEAF COTTONWOOD | #15 Cont. 1" Cal. | 50' X 40' |
| | POP ACU2 | POPULUS ACUMINATA | LANCELEAF COTTONWOOD | #5 Cont. | 50' X 40' |

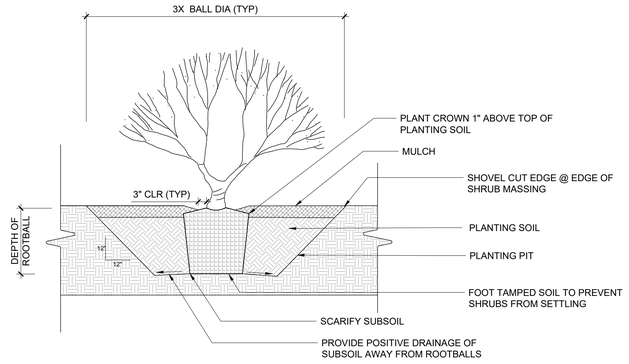
### DECIDUOUS SMALL ORNAMENTAL TREES - (Medium Hydrozone)

| QTY | CODE | SCIENTIFIC NAME | COMMON NAME | SIZE | MATURE SIZE |
|---|---|---|---|---|---|
| | ACE GRA | ACER GRANDIDENTATUM 'ROCKY MOUNTAIN GLOW' | ROCKY MOUNTAIN GLOW BIGTOOTH MAPLE | B&B 5-6' ht. Clump | (Height x Size) 15' X 10' |
| | ACE GRI | ACER GRISEUM | PAPERBARK MAPLE | B&B 6' ht. Clump | 15' X 10' |
| | AME AUT | AMELANCHIER X GRANDIFLORA | AUTUMN BRILLANCE SERVICE BERRY | B&B (1) - Clump 8' Ht. | 15' X 10' |
| | CER MON | CERCOCARPUS MONTANUS | MOUNTAIN MAHOGANY | B&B 8' ht. Clump | 10 'X 6' |
| | CHI LIN | CHIOPSIS LINEARIS 'CONCHAS DAM PINK' | DESERT WILLOW | B&B 6' ht. Clump | 10 'X 10' |
| | COT COG | COTINUS COGGYGRIA 'PURPLE SMOKE TREE' | PURPLE SMOKE TREE | #25 Cont. 6'-8' ht. Clump | 15' X 10' |

## SHRUB + GROUND COVER PLANTING SCHEDULE

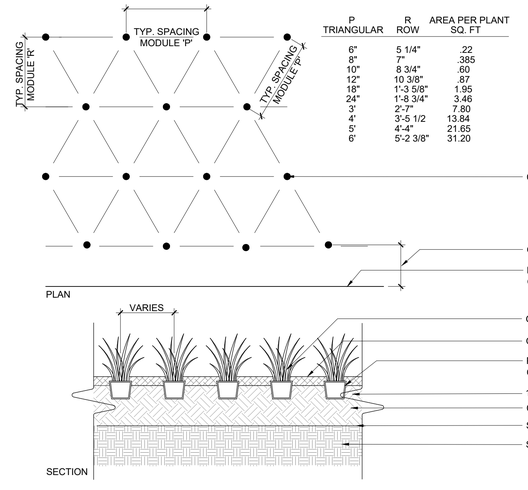
PLANT ZONES - At North Amenity Area - (Low/ Medium Hydrozone)

| QTY | CODE | SCIENTIFIC NAME | COMMON NAME | SIZE | SPACING |
|---|---|---|---|---|---|
| | 2.1 | ROW Streetscape/ Parking Medians/ Entry Planting Zone - (Low/ medium Hydrozone) | | | |
| | JUN SCO | JUNIPEROUS SCOPULORUM 'WOODWARD COLUMNAR' | WOODWARD COL. JUNIPER | #5 Cont. | 3'-0" o.c. |
| | RIB ALP | RIBES ALPINUM 'GREEN MOUND' | GREEN MOUND CURRANT | #5 Cont. | 3'-0" o.c. |
| | SIB LAE | SIBIRAEA LAEVIGATA 'RED PRINCE' | SIBERIAN SPIREA | #5 Cont. | 4'-6" o.c. |
| | GC-1 | GROUND COVER MIX | | | |
| | ARC COL | ARCTO x COLORADOENSIS 'CHIEFTAIN MANZANITA' | CHIEFTAIN MANZANITA | #5 Cont. | 2'-6" o.c. (50% of zone) |
| | ART FRI | ARTEMISIA FRIGIDA | FRINGED SAGEBRUSH | #1 Cont. | 1'-6" o.c. (50% of zone) |
| | NS1 TYPE 1 | ENHANCED NATIVE PRAIRIE Native seed mix | Native Seed | SEED | |
| | 2.2 | East Edge Screening Planting Zone - (Low/ medium Hydrozone) | | | |
| | RHA FRA | RHAMNUS FRANGULA 'Columnaris' | COLUMNAR BUCKTHORN | #5 Cont. | 3'-0" o.c. |
| | GC-1 | GROUND COVER MIX | | | |
| | ART FRI | ARTEMISIA FRIGIDA | FRINGED SAGEBRUSH | #1 Cont. | 1'-6" o.c. (50% of zone) |
| | RHU AUT | RHUS TRILOBATA 'AUTUMN AMBER' | CREEPING THREE-LEAF SUMAC | #5 Cont. | 2'-6" o.c. (50% of zone) |
| | 2.3 | West Edge Screening Planting Zone - (Low/ medium Hydrozone) | | | |
| | AME ALN | AMELANCHIER ALNIFOLIA 'REGENT' | REGENT SERVICEBERRY | #5 Cont. | 4'-0" o.c. |
| | CER INT | CERCOCARPUS INTRICATUS | LITTLELEAF MOUNTAIN MAHOGANY | #5 Cont. | 3'-6" o.c. |
| | PRU AME | PRUNUS AMERICANA | AMERICAN PLUM | #10 Cont. | 6'-0" o.c. |
| | PRU VIR | PRUNUS VIRGINIANA 'MELANCARPA' | WESTERN CHOKECHERRY | #5 Cont. | 5'-0" o.c. |
| | SYM OCC | SYMPHORICARPOS OCCIDENTALIS | WESTERN SNOWBERRY | #5 Cont. | 4'-0" o.c. |
| | GC-1 | GROUND COVER MIX | | | |
| | ART FRI | ARTEMISIA FRIGIDA | FRINGED SAGEBRUSH | #1 Cont. | 1'-6" o.c. (50% of zone) |
| | RHU AUT | RHUS TRILOBATA 'AUTUMN AMBER' | CREEPING THREE-LEAF SUMAC | #5 Cont. | 2'-6" o.c. (50% of zone) |
| | 2.4 | North Edge Amenity Planting Zone - (Low/ medium Hydrozone) | | | |
| | CAR FIR | CARYOPTERIS X CLANDONENSIS 'FIRST CHOICE' | FIRST CHOICE BLUE MIST SPIREA | #2 Cont. | 3'-0" o.c. |
| | ERI DBR | ERICAMERIA NAUSEOSA SPP. NAUSEOSA VAR. NAUSEOSA | DWARF BLUE RABBITBRUSH | #1 Cont. | 2'-0" o.c. |
| | EPH EQU | EPHEDRA EQUISETINA | BLUESTEM JOINT FIR | #5 Cont. | 4'-0" o.c. |
| | JUN SCO | JUNIPEROUS SCOPULORUM 'WOODWARD COLUMNAR' | WOODWARD COL. JUNIPER | #5 Cont. | 3'-0" o.c. |
| | PRU CIS | PRUNUS X CISTENA | PURPLE LEAF SAND CHERRY | #10 Cont. | 5'-0" o.c. |
| | SYM OCC | SYMPHORICARPOS OCCIDENTALIS | WESTERN SNOWBERRY | #5 Cont. | 4'-0" o.c. |
| | | ORNAMENTAL GRASSES | | | |
| | BOU GRA | BOUTELOUA GRACILLIS 'BLONDE AMBITION' | BLONDE AMBITION GRAMA | #1 Cont. | 1'-0" o.c. (30% of zone) |
| | NAS TEN | NASSELLA TENUISSIMA | MEXICAN FEATHER GRASS | #1 Cont. | 1'-0" o.c. (70% of zone) |
| | GC-1 | GROUND COVER MIX | | | |
| | PRU BES | PRUNUS BESSEYI 'PAWNEE BUTTES' | PAWNEE BUTTES SANDCHERRY | #5 Cont. | 2'-6" o.c. (80% of zone) |
| | ACH MIL | ACHILLEA MILLEFOLEUM | COMMON YARROW | #1 Cont. | 1'-6" o.c. (20% of zone) |
| | 2.5 | North Edge Detention Planting Zone - (Low/ medium Hydrozone) | | | |
| | AMO FRU | AMORPHA FRUITICOSA | FALSE INDIGO | #5 Cont. | 4'-0" o.c. |
| | SAL EXI | SALIX EXIGUA | COYOTE WILLOW | #5 Cont. | 4'-0" o.c. |
| | RIB CER | RIBES CEREUM | WAXLEAF CURRANT | #5 Cont. | 4'-0" o.c. |
| | NS1 Type 2 | FOOTLANDS GRASSLAND MIX See specification seed mix | Native Seed | Seed | |
| | NS1 Type 3 | INUNDATION SEED MIX See specification Seed mix | Native Seed | Seed | |




### 3 SHRUB PLANTING IN NATIVE AREAS

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

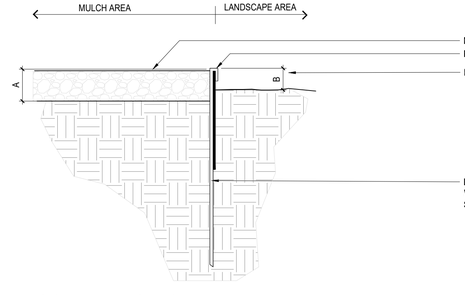



| P TRIANGULAR | R ROW | AREA PER PLANT SQ. FT |
|---|---|---|
| 6" | 5 1/4" | .22 |
| 8" | 7" | .385 |
| 10" | 8 3/4" | .60 |
| 12" | 10 3/8" | .87 |
| 18" | 1'-3 5/8" | 1.95 |
| 24" | 1'-8 3/4" | 3.46 |
| 3' | 2'-7" | 7.80 |
| 4' | 3'-5 1/2 | 13.84 |
| 5' | 4'-4" | 21.65 |
| 6' | 5'-2 3/8" | 31.20 |

NOTE:
REFER TO PLANTING PLANS FOR SCHEDULE DELINEATION AND FOR PLANT SPACING MODULE DIMENSIONS

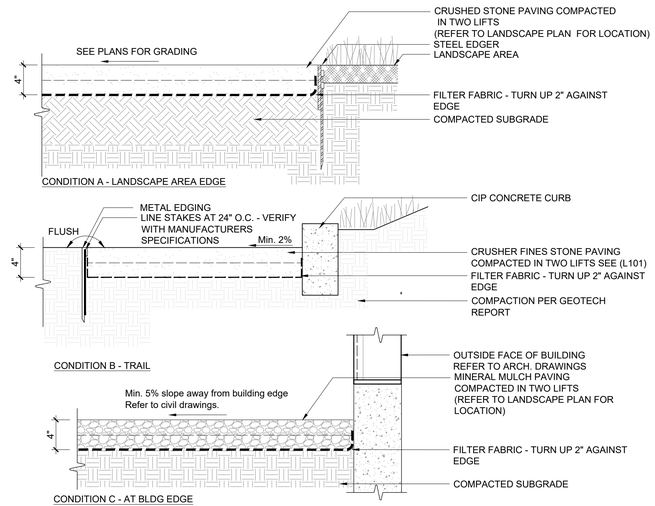
### 4 GROUNDCOVER AND ORNAMENTAL GRASS PLANTING

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



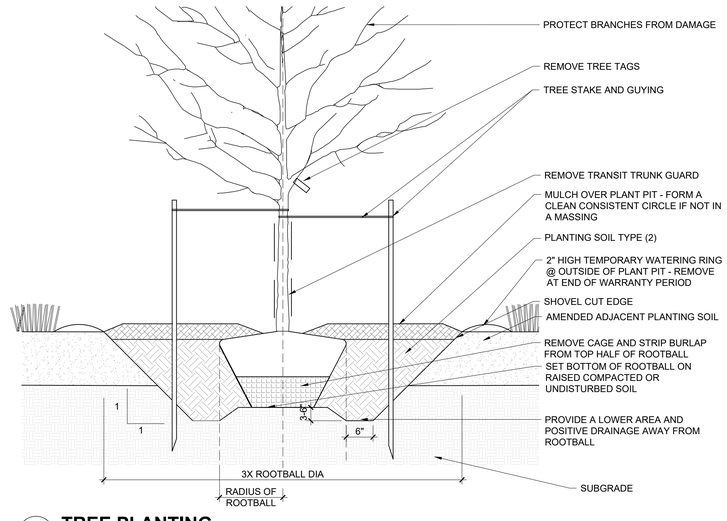

### 5 LANDSCAPE EDGING

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




### 1 CRUSHED STONE PAVING AND MINERAL MULCH CONDITIONS

SCALE: 1" = 1'-0"




### 2 TREE PLANTING

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

## PLANTING NOTES:

1. All plant material shall meet specifications of the American Association of Nurserymen (AAN) for number one grade. All tree shall be balled and burlapped or equivalent. All plant materials shall have all wire, twine or other containment materials, except for burlap, removed from trunk and root ball of the plant prior to planting. Any tree planted with in sight triangles (access points to drives and roadways) should be limbed up between 3.5' and 8' for clear views.
2. Trees shall not be planted closer than 10 feet to any sewer or water line. Tree planting shall be coordinated with Xcel Energy. Locations of all utilities shall be verified in the field prior to planting.
3. Grades shall be set to allow for proper drainage away from structures. Grades shall maintain smooth profiles and be free of surface debris, bumps, and depressions.


**META**| landscape architecture

1040 South Gaylord Street
Denver, Colorado 80209
303 777 1439

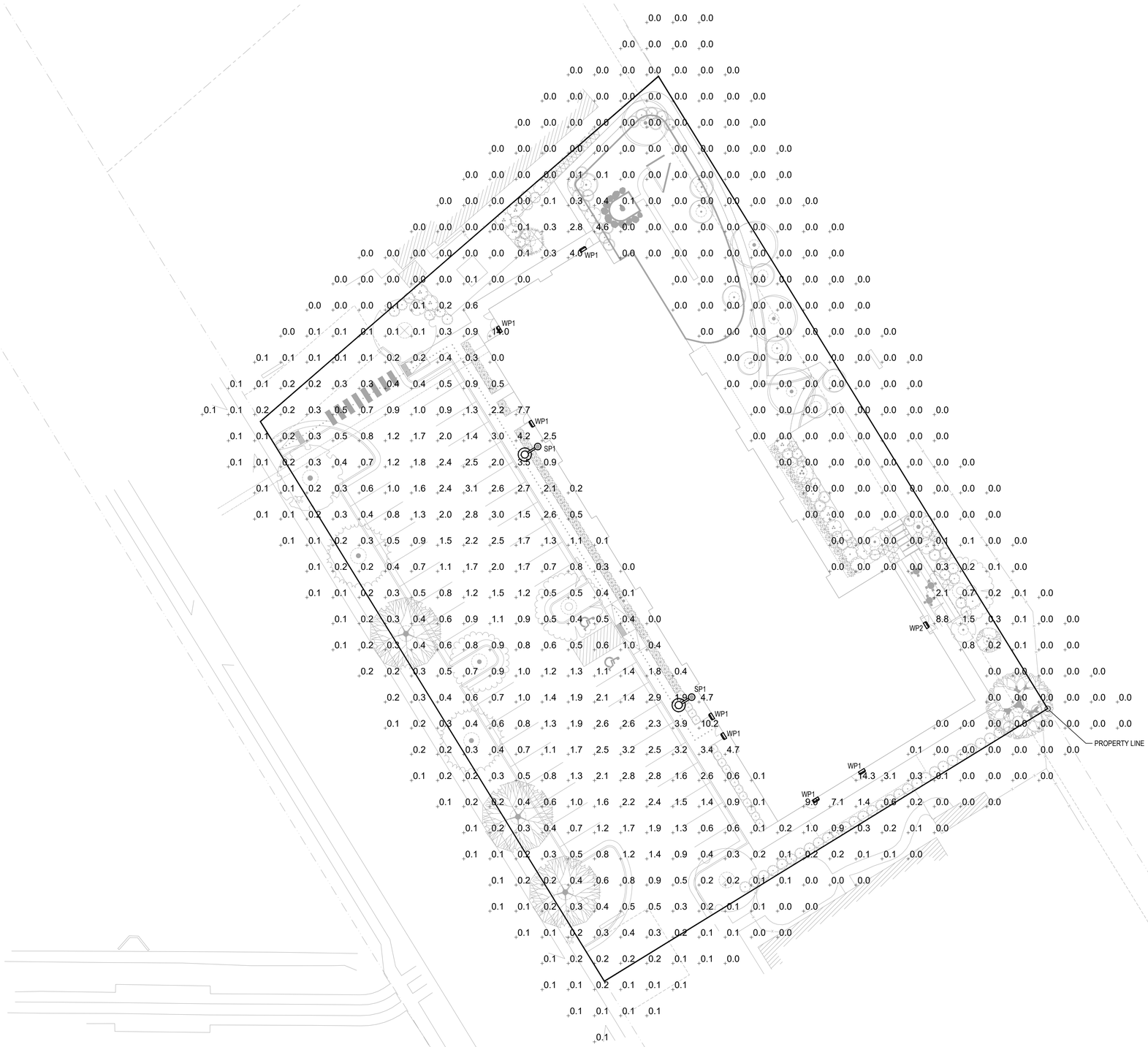

SITE DETAILS + PLANT TABLE

# CENTENNIAL DRIVE HOUSING

## PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

LOT 2, LOUISVILLE NORTH TENTH FILING REPLAT A

CASE #: PUPL-XXXX-2026




1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 20'-0"

NORTH

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 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

LIGHTING CALCULATION STATISTICS SUMMARY:

| | AVERAGE | MAXIMUM | MINIMUM | MAX/MIN | AVG/MIN |
|---|---|---|---|---|---|
| OVERALL SITE: | 1.0fc | 14.3fc | 0.0fc | NA | NA |
| PARKING/PAVED AREAS: | 1.5fc | 3.9fc | 0.4fc | 9.8:1 | 3.8:1 |


STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572


SITE LIGHTING PHOTOMETRIC

# CENTENNIAL DRIVE HOUSING

## PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

LOT 2, LOUISVILLE NORTH TENTH FILING REPLAT A

CASE #: PUPL-XXXX-2026

OUTDOOR LED LIGHT

## BROMO

Photocell, emergency battery backup and an AUX base for a motion sensor all come preinstalled in BROMO, an architectural full cut-off wall pack with a simple rounded edge look. Power and CCT switchable, and DarkSky listed.

Garage Door | Building Contour | Man Door

DarkSky Approved Commercial Luminaire

**Project Information**

Type: WP1-2 Date:

Project:

Catalog #:

Notes:



### Key Specifications

**Electrical**

| | |
|---|---|
| Input voltage | 120-277/347V |
| Power factor | >0.9 |
| THD | <20% |
| Dimming | 0-10V dimming |
| Power | 40/28/15W |

**Optical**

| | |
|---|---|
| CRI | 80 CRI |
| CCT | 30K · 40K · 50K |
| Efficacy | ~130lm/W |
| Distribution | 90° |
| Lens | Polycarbonate lens |

**Physical**

| | |
|---|---|
| Mounting | Wall mount |
| Finish | Black · White · Bronze |
| Ambient | -40˚C to 50˚C |
| Protection | IP65 · IK08 · 4KVA surge |
| Controls | Integrated photocell |
| | EM backup · Motion sensor |

**Certifications**

| | |
|---|---|
| Listings | ETL · DLC Premium · RoHS · DarkSky |

**System Warranty**

**5 years**

Eralux will warrant defective drivers, LEDs and boards for 5 years from the date of purchase. This warranty is valid only if the fixture is installed and used as per installation guides and specifications. If a defect is present, Eralux will send drivers and boards at no fee with thorough replacement instructions along with instructions on the return of the defective parts back to Eralux.

**Lumen Maintenance**

**L70 at 50000h**

Rated for 70% initial lumen output at 50000h of operation, operated at 25°C ambient temperature; per guidelines published by the Illuminating Engineering Society (IES).

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### Ordering Guide - Fixture

Assembled Catalog Number RESET

**AE-WP-BR**

01 FIXTURE FAMILY — AE-WP-BR — AE-WP-BR: ERALUX BROMO outdoor wall pack light

02 POWER — -40W: 120-277V 50/60Hz; 347V 50/60Hz

03 CCT — -TCP: CCT selectable 3000/4000/5000K; -TCP-30K: 3000K for DarkSky compliant

04 INPUT VOLTAGE — -CA: 120-277/347V

05 CONTROL — -D: 0-10V dimming; -EM: Emergency battery backup; -MS: Motion sensor

06 FINISH — -BK: Black; -BZ: Bronze; -WH: White

Emergency battery backup is integrated in the fixture and has 8W power output. BROMO has an integrated photocell that can be turned on/off in the field. **For DarkSky compliance the CCT will be fixed at 3000K.**

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SP1

NLS LIGHTING

**CAL-1**

SITE + ARCHITECTURAL LIGHTING




**LED WATTAGE CHART**

| Drive Current | Star Power Low Glare Optics | | | Silicone Micro Optics | | |
|---|---|---|---|---|---|---|
| | 32L | 48L | 64L | 32L | 48L | 64L |
| 350 milliamps | - | 51W (5,151 - 8,865 Lumens) | 66W (9,666 - 7,590 Lumens) | 36W (3,555 - 6,296 Lumens) | 51W (5,037 - 7,732 Lumens) | 66W (6,469 - 9,768 Lumens) |
| 530 milliamps | - | 80W (8,080 - 10,200 Lumens) | 102W (10,302 - 11,730 Lumens) | 54W (4,935 - 7,344 Lumens) | 80W (7,370 - 11,440 Lumens) | 102W (9,322 - 14,178 Lumens) |
| 700 milliamps | 71W (7,100 - 7,952 Lumens) | 104W (10,504 - 11,960 Lumens) | 137W (13,837 - 15,755 Lumens) | 71W (5,965 - 8,946 Lumens) | 104W (8,815 - 13,832 Lumens) | 137W (11,310 - 17,673 Lumens) |
| 1050 milliamps | 106W (10,600 - 11,872 Lumens) | 156W (15,756 - 17,940 Lumens) | 205W (20,705 - 23,575 Lumens) | 109W (9,038 - 13,530 Lumens) | 156W (12,985 - 20,380 Lumens) | 205W (16,742 - 25,781 Lumens) |

The beautiful and simple CAL Family's LED Pedestrian Luminaires depict not only the California lifestyle, but the architecture of California as well. This ornamental piece is a delightful sight to see and a great model to illuminate any urban, rural, retail, or park, or campus setting.

The different caps and shades depict different California styles and a touch of California's historic Spanish mission era. The CAL Family is the perfect selection to combine both design and efficiency in light performance. Designed, tooled, manufactured and assembled in the USA.

**CONSTRUCTION**

- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Optics are IK10 Rated for Tamper/Vandalism/Impact Protection

**FINISH**

- 3-5 mils electrostatic powder coat
- NLS' standard high-quality finishes prevent corrosion, protects against extreme environmental conditions

**WARRANTY**

- Five-year limited warranty for drivers and LEDs

**BUY AMERICAN**

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

**STAR POWER™ OPTICAL SYSTEM**

The Star Power™ reflector is an excellent system which provides great value and performance. Star Power Patent number: 10168023

REV: 09.28.26



Project Name: Type:

## CAL-1 ORDERING GUIDE

| Cat# | Top | Shade | Light Dist. | # of LEDs | Drive Current | Color Temp/CRI |
|---|---|---|---|---|---|---|
| CAL-1 20' Diameter **(CAL-1)** | Top 1 **(TP1)** | Shade 1 **(S1)** | **Standard Silicone Micro Optics** | 32 LED's **(32L)** | 350mA **(35)** | Amber LED 595nm Dominant Wavelength Standard Color Integrity **(AMBER)** [4,19,20] |
| | Top 2 **(TP2)** | Shade 2 **(S2)** | Type 2 **(T2)** | 48 LED's **(48L)** | 530mA **(53)** | Amber LED Phosphor Converted **(AMBERLPC)** [4,5,21] |
| | Top 3 **(TP3)** | Shade 4 **(S4)** | Type 3 **(T3)** | 64 LED's **(64L)** | 700mA **(7)** | 2700K 70 CRI **(27K7)** [1,4] |
| | Top 4 Luminous Element **(TP4)** [16] | Shade 5 **(S5)** | **Performance Silicone Micro Optics** Type 3 Medium **(T3M)** | | 1050mA **(1)** | 2700K 80 CRI **(27K8)** [1,4] |
| | | Shade 6 **(S6)** | Type 4 Forward Throw Wide **(T4FTW)** | | | 3000K 70 CRI **(30K7)** [1,4] |
| | | Shade 7 **(S7)** | Type 5 Wide **(T5W)** | | | 3000K 80 CRI **(30K8)** [1,4] |
| | | Shade 8 **(S8)** | **Star Power Optical System** Type 2 Low Glare **(T2LG)** | | | 3500K 80 CRI **(35K8)** [1] |
| | | | Type 3 Low Glare **(T3LG)** | | | 4000K 70 CRI **(40K7)** [1] |
| | | | Type 4 Low Glare **(T4LG)** | | | 4000K 80 CRI **(40K8)** [1] |
| | | | Type 5 Low Glare **(T5LG)** | | | 5000K 70 CRI **(50K7)** [1] |
| | | | | | | 5000K 80 CRI **(50K8)** [1] |

| Voltage | Mounting | Color | Controls | Options |
|---|---|---|---|---|
| 120V-277V **(UNV)** | Architectural Arm Mount **(AM)** [1] | Bronze Textured **(BRZ)** | Photocell + Receptacle **(PCR)** [4, 19] | Bird Spikes **(BS)** |
| 347V-480V **(HV)** | Mast Arm Mount **(MA)** | White Textured **(WHT)** | Nema 7-Pin Receptacle **(PE7)** [4, 19] | House-Side Shield **(HSS)** [14] |
| | Wall Mount **(WM)** | Smooth White Gloss **(SWT)** | Receptacle + Shorting Cap **(PER)** [4, 19] | Glass Lens **(GL)** [4,14] |
| | Architectural Arm Wall Mount **(AAWM)** [6] | Silver Metallic **(SVR)** | Custom Controls Integration **(CCI)** [7] | Diffused Polycarbonate Visual Comfort Lens **(DPCL)** [15,16] |
| | | Black Textured **(BLK)** | FSP Remote **(FSRB)** [13] | HAL Lens **(HAL)** [16,17] |
| | | Smooth Black Gloss **(SBK)** | Button Photocell **(PC)** [4] | Marine Grade Finish **(MGF)** |
| | | Graphite Textured **(GPH)** | **FSP-211 with Motion Sensor/Photocell (120/277VAC, 230-240VAC)** 8' Height **(FSP211-8)** [11, 12] | Buy American Act **(BAA)** [6] |
| | | Grey Textured **(GRY)** | 9'-20' Heights **(FSP211-20)** [11,12] | Trade Agreement Act **(TAA)** [6] |
| | | Custom **(CS)** | 21'-40' Heights **(FSP211-40)** [11,12] | Build America Buy American **(BABA)** [6] |
| | | | **FSP-221 with Motion Sensor/Photocell (100/347VAC, 208/230/480VAC)** 8' Height **(FSP-HV-8)** [12, 19] | |
| | | | 9'-20' Heights **(FSP-HV-20)** [12,19] | |
| | | | 21'-40' Heights **(FSP-HV-40)** [12,19] | |

NOTES:

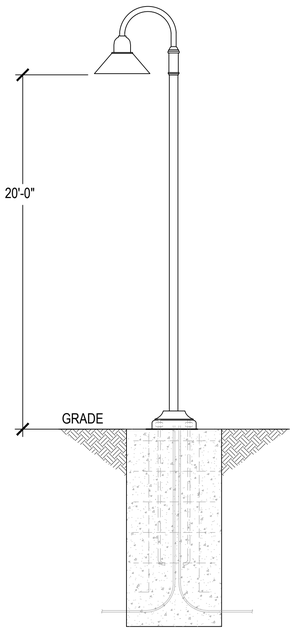
1. Consult Factory for Lead Time
2. Consult Factory for 90 CRI Requests
3. For Arm Mount, please select from the available arm mounts and enter it as a separate line item
4. Universal Voltage 120V-277V
5. 3000K or lower must be selected to meet International Dark Sky Association Certification
6. For AAWM, please select an Architectural arm (AA**-WM) separately
7. Please contact Factory for Custom Control Integration requests (nLight, NX, WeveLinx, Crestron, DMX/RDM, Synapse, Casambi, DALI II or other control systems)
8. Turtle Safe
9. Consult Factory for all BAA/TAA/BABA requests
10. Consult Factory for Lead Time and Estimated performance data
11. FSP-211, 120V/277VAC (800W/1200W Max), 230-240VAC (300W Max), 50/60Hz Single Phase. Field/Site line voltage must be disclosed for project validation.
12. FSP-221, 100-347VAC 50/60Hz Single Phase, 208/230/480VAC 50/60Hz Phase-to-Phase. 120VAC (600W Max), 230-240VAC (300W Max), 277/347/480VAC (1200W Max). Field/Site line voltage must be disclosed for project validation.Projects with sensors require Qty. 1 FSIR per project
13. Not available with T5 or T5W
14. Glass Lens: Low Iron Glass, fully tempered per ANSI C1047 (QCH-2201-37)
15. HAL Lens: Yellow Polycarbonate Lens – less than 2% Blue Light Content
16. Maximum of 700mA available with Lens options
17. Diffused Polycarbonate Visual Comfort Lens
18. Maximum of 700mA available with Top 4
19. Only compatible with Arm Mount Arch Arms: 2, 3, 7-11, 13-18
20. Not available over 530mA
21. Not Available over 700mA

NLS LIGHTING 701 Kingshill Place, Carson, CA 90746
**Call Us Today** (310) 341-2037
**nlslighting.com**



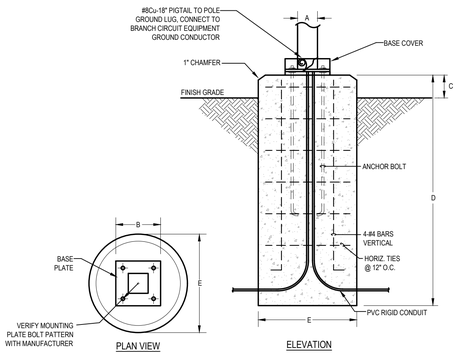
### LUMINAIRE SCHEDULE

| Symbol | Label | General Description | Mounting Height | Color | Catalog Number | Lamp | LLF | Watts | Color Temp. | Shielding |
|---|---|---|---|---|---|---|---|---|---|---|
| | SP1 | SITE POLE<br>PARKING & DRIVES | 20'-0" AFG | BLACK | NLS LIGHTING<br>CAL-1-TP1-S1-T4FTW-64L-1-30K8-UNV-AM1-BLK-HSS | LED | 1.00 | 207W | 3,000K | FULL CUTOFF |
| | WP1 | WALL PACK<br>ENTRIES | 6'-6" AFF | BLACK | ERALUX<br>AE-WP-BR-40W-TCP-30K-CA-D-EM-BK | LED | 1.00 | 15W | 3,000K | FULL CUTOFF |
| | WP2 | WALL PACK<br>ENTRIES | 10'-0" AFF | BLACK | ERALUX<br>AE-WP-BR-40W-TCP-30K-CA-D-EM-BK | LED | 1.00 | 15W | 3,000K | FULL CUTOFF |




2 SITE POLE DETAILS

SCALE: NTS




| TYPE | HEIGHT | A | ANCHOR BOLT SIZE | C | D | E |
|---|---|---|---|---|---|---|
| SP1 | 20' | 5" ROUND | PER MANUFACTURERS RECOMMENDATIONS | 3" | 108" | 24" |

1 TYPE 'SP1' POLE BASE DETAIL

SCALE: NTS

GENERAL NOTES:

1. HEIGHT IS INDICATED AS FROM GRADE TO TOP OF FIXTURE FOR ALL FIXTURES.
2. POLE BASE DIMENSIONS TO BE VERIFIED BY STRUCTURAL AND CIVIL ENGINEER GIVEN FIXTURE'S EPA AND ON-SITE CONDITIONS SUCH AS SOIL CONDITIONS AND WIND LOAD.

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
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LIGHTING DETAILS

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