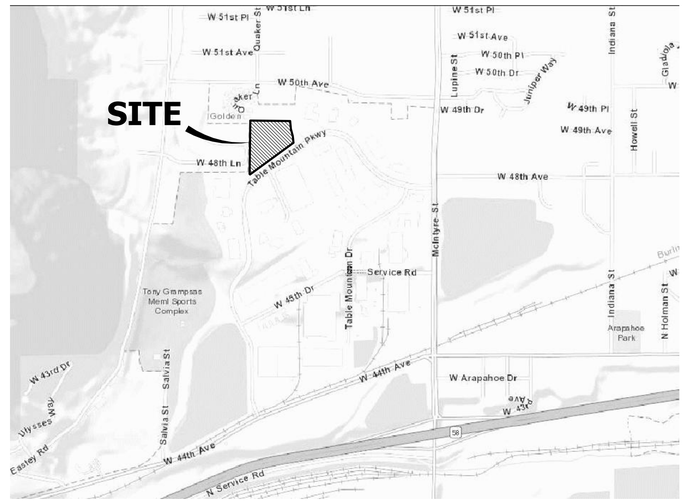
COORS TECHNOLOGY CENTER, LOT 1, FILING 18

LOCATED IN THE SW 1/4 OF SECTION 13, THE NE 1/4 OF SECTION 23
AND THE NW 1/4 OF SECTION 24, T3S, R70W OF THE 6TH PRINCIPAL MERIDIAN
CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

SITE DEVELOPMENT PLAN

PROJECT SUSTAINABILITY FEATURES

STORMWATER AND WATER QUALITY	POINTS
MENU #3 EXCEED OPEN SPACE REQUIREMENT BY 25% OR MORE INCLUDES BOTH LANDSCAPED AND XERISCAPED AREAS. RE; SITE DATA	2
MENU #4 USE WATER CONSERVATION MEASURES, INCLUDING .125 GALLONS PER FLUSH URINAL, LOW FLUSH TOILETS, 1.3 GAL/MIN FAUCETS AND SHOWERHEADS, DRIP IRRIGATION WITH RAIN SENSORS. RE: LANDSCAPE PLANS, WILL BE IN T.I. PLANS	3
TRANSPORTATION	
MENU #1 PROVIDE DOUBLE THE MINIMUM OF THE REQUIRED AMOUNT OF BICYCLE PARKING ON SITE FOR 1 POINT. RE: SITE PLAN FOR LOC.. REQ. 5% X 181 = 9 (PROVIDED 18)	1
MENU # 5 PROVIDE PREFERRED PARKING FOR 5% OF PARKING SPACES TO SERVE CAR/VAN POOL VEHICLES AND HYBRID AND ELECTRIC VEHICLES.	1
ENERGY EFFICIENCY	
MENU # 1 INCREASE ENERGY EFFICIENCY OF STRUCTURE OVER CURRENTLY ADOPTED IECC CODE REQUIREMENT. POINTS ARE AWARDED ON A SLIDING SCALE WITH 1 POINT FOR EVERY 2% INCREASE IN ENERGY EFFICIENCY. RE: COM CHECK ATTACHED. WE ARE PROVIDING THE EXTERIOR LIGHTING DESIGN AS LED FIXTURES AND THIS DESIGN IS 59% BETTER THAN THE CURRENT IECC CODE. THEREFORE, WE WILL CLAIM 1PT PER 2% INCREASE IN EFFICIENCY – 59% INCREASE.	2
MENU # 5 PLANT AT LEAST 20% ADDITIONAL TREES THAN OTHERWISE REQUIRED TO MAXIMIZE SHADE OVER PAVED AREAS OR COVERED AREAS IN SUMMER. RE: LANDSCAPE PLANS	3
MENU # 7 PROVIDE SEPARATE METERS FOR TENANT OCCUPIED SPACES FOR ELECTRICITY, FOR NATURAL GAS, PROVIDE SEPARATE METERS FOR TENANT SPACES 10,000SF OR MORE. THIS WILL BE SHOWN AT CD SUBMITTAL TIME.	2
MENU # 8 INSTALL HEAT REFLECTIVE ROOF MATERIALS. MINIMUM 29 SRI MATERIALS QUALIFY. WE ARE INSTALLING A WHITE 60MIL TPO MEMBRANE MECHANICALLY FASTENED ROOF SURFACE W/ SRI OF 101 AND REFLECTIVITY OF .77 SEE DATA ATTACHED…	2
MENU #4 OFFSET TRADITIONAL ENERGY USAGE WITH RENEWABLE ENERGY PRODUCTION ON SITE. 1 PT FOR EACH 4% REDUCTION IN ENERGY USE… WE PROPOSE 50% OFFSET WITH A SOLAR ARRAY ON THE ROOF FOR A TOTAL OF 12 PTS.	12
TOTAL POINTS:	28



VICINITY MAP

LEGAL DESCRIPTION OF PROPERTY

COORS TECHNOLOGY CENTER, LOT 1, FILING 18
LOCATED IN THE SW 1/4 OF SECTION 13, THE NE 1/4 OF SECTION 23,AND THE NW 1/4 OF SECTION 24, T3S, R70W OF THE 6TH PRINCIPAL MERIDIAN,CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO
AKA 16201 TABLE MOUNTAIN PARKWAY

SITE PLAN DEVELOPMENT

COORS TECHNOLOGY CENTER, LOT 1, FILING 18

Preparer: JR ENGINEERING, LLC
Address: 7200 SOUTH ALTON WAY, SUITE C400, CENTENNIAL, CO 80112
Phone #: 303–740–9393

Applicant: DCF ARCHITECTURE
Address: 8652 IRIS STREET, ARVADA, CO 80005
Phone #: 303–210–3389

Owners: LOT 3B–1 LLLP, PMB #444
Address: 9975 WADSWORTH PKWY, WESTMINSTER, CO 80021
Phone #: 303–420–5656

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	DRAINAGE PLAN
6–7	LANDSCAPE PLAN
8	EXTERIOR ELEVATIONS
9–10	SITE PHOTOMETRICS

CITY OF GOLDEN PLANNING COMMISSION

Approved by the City of Golden Planning Commission, State of Colorado, County of Jefferson, this day _____ of _____ 2017

_____
By: Chairman

_____
By: Secretary

OWNERSHIP CERTIFICATE

LOT 3B–1 LLLP, PMB #444, 9975 WADSWORTH PKWY, #K–2
WESTMINSTER, COLORADO 80021

SIGNED THIS DAY _____ OF _____ 2017

_____
By Landowner (Print & Sign name)

NOTORIAL

STATE OF _____

COUNTY OF _____

THE FOREGOING SIGNATURE WAS AKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , 2017

_____

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LOT 3B–1 LLLP
PMB #444
9975 WADSWORTH PKWY #K–2
WESTMINSTER, CO 80021
(303) 420–5656
ALLANO@ME.COM

JR ENGINEERING
A Westrian Company
Centennial 303–740–9393 • Colorado Springs 719–593–2593
Fort Collins 970–491–9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H–SCALE	N/A
V–SCALE	N/A
DATE	01/08/18
DESIGNED BY	JMF
DRAWN BY	KRW
CHECKED BY	

COORS TECHNOLOGY CENTER, LOT 1, FILING 18
COVER SHEET

SHEET 1 OF 10
JOB NO. 1594500

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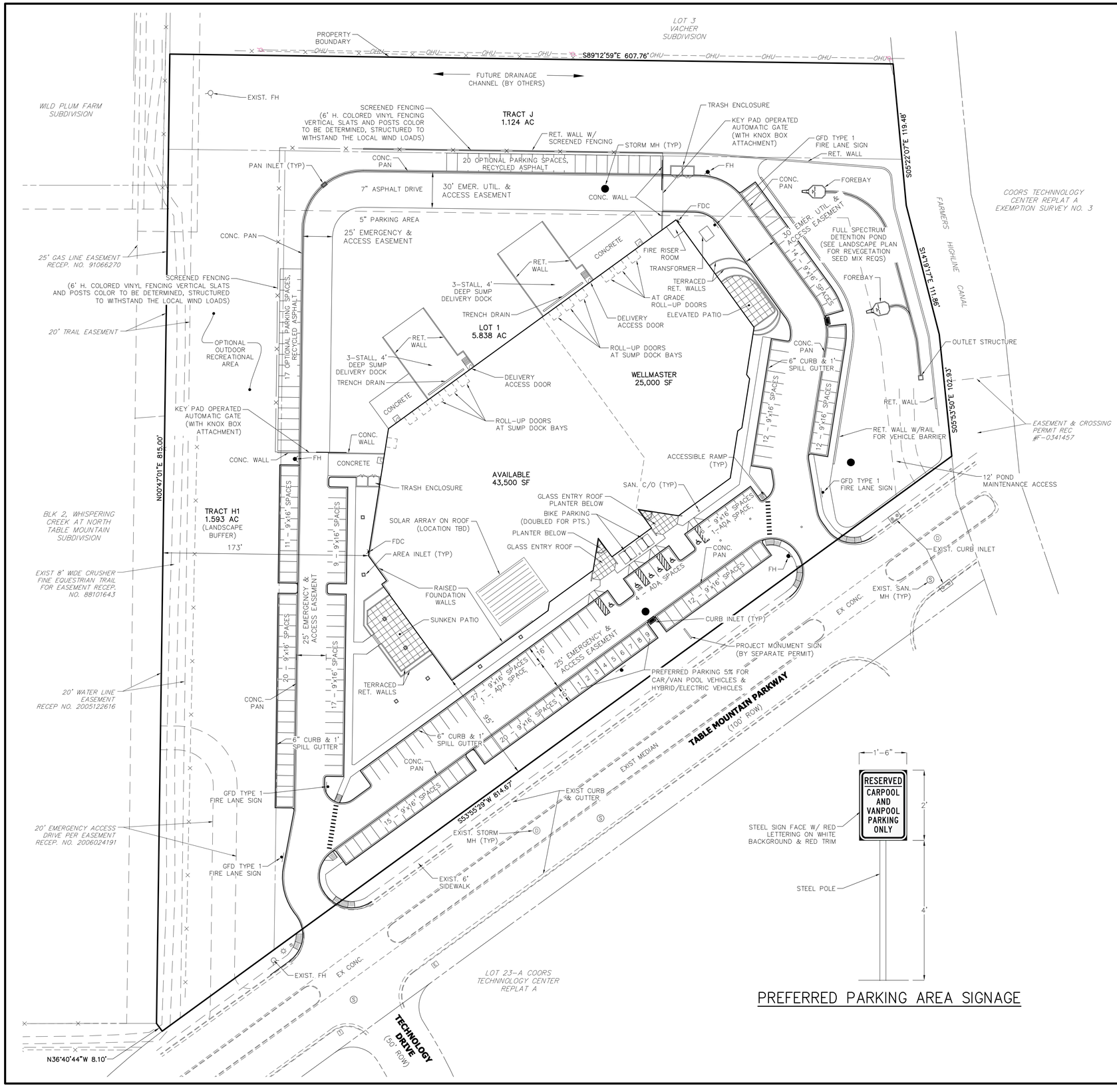

PREFERRED PARKING AREA SIGNAGE

SITE DATA TABLE

SITE AREA: (INCLUDES TRACTS H1 & J 2.717 AC)	372,676.3 SF
DEVELOPED SITE AREA:	254,303 SF
BUILDING AREA:	68,500 SF
BUILDING COVERAGE: (OF DEVELOPED SITE)	26.9% COVERAGE
GROSS FLOOR AREA:	68,500 SF
ASPHALT & CONCRETE AREAS:	122,579 SF
LANDSCAPE/OPEN SPACE AREA:	181,597 SF (48%)
LANDSCAPE OPEN SPACE REQUIRED:	15% INDUSTRIAL = 55,902 SF
LANDSCAPE PARKING PROVIDED (INCLUDED IN OPEN SPACE):	5,381 SF
LANDSCAPE – PUBLIC ROW PROVIDED:	7,142 SF
PARKING SPACES (INCLUDES OPTIONAL SPACES):	181 SPACES
OPTIONAL PARKING SPACES:	37 SPACES
SPACES REQUIRED:	OFFICE: 1/300 SF BLDG FLOOR
	WAREHOUSE: 1 SPACE/2 EMPLOYEES/SHIFT
HANDICAP SPACES:	6 SPACES
SPACES REQUIRED:	3% OF TOTAL SPACES = 6
BICYCLE PARKING PROVIDED:	18 SPACES (2X9 FOR PTS)
SPACES REQUIRED:	5% OF TOTAL SPACES = 9
ZONING DISTRICT:	PUD
LAND USE:	OFFICE/WAREHOUSE

LEGAL DESCRIPTION: COORS TECHNOLOGY CENTER, LOT 1, FILING 18 LOCATED IN THE SW 1/4 OF SECTION 13, THE NE 1/4 OF SECTION 23, AND THE NW 1/4 OF SECTION 24, T3S, R70W OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE MAINTAINED BY THE PROPERTY OWNER.

PARKING SPACES ARE 9'x18'
(9'x16'+2' OVERHANG INTO BUFFER LOTS H1 & J, & FRONT SETBACK LANE)

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

Know what's **below.**
Call before you dig.

PREPARED FOR
LOT 3B-1 LLLP
PMB #444
9975 WADSWORTH PKWY #K-2
WESTMINSTER, CO 80021
(303) 420-5656
ALLANO@ME.COM

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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H-SCALE	1"=40'
V-SCALE	N/A
DATE	01/08/18
DESIGNED BY	JMF
DRAWN BY	KRW
CHECKED BY	

COORS TECHNOLOGY CENTER, LOT 1, FILING 18
SITE PLAN

SHEET 2 OF 10
JOB NO. 1594500

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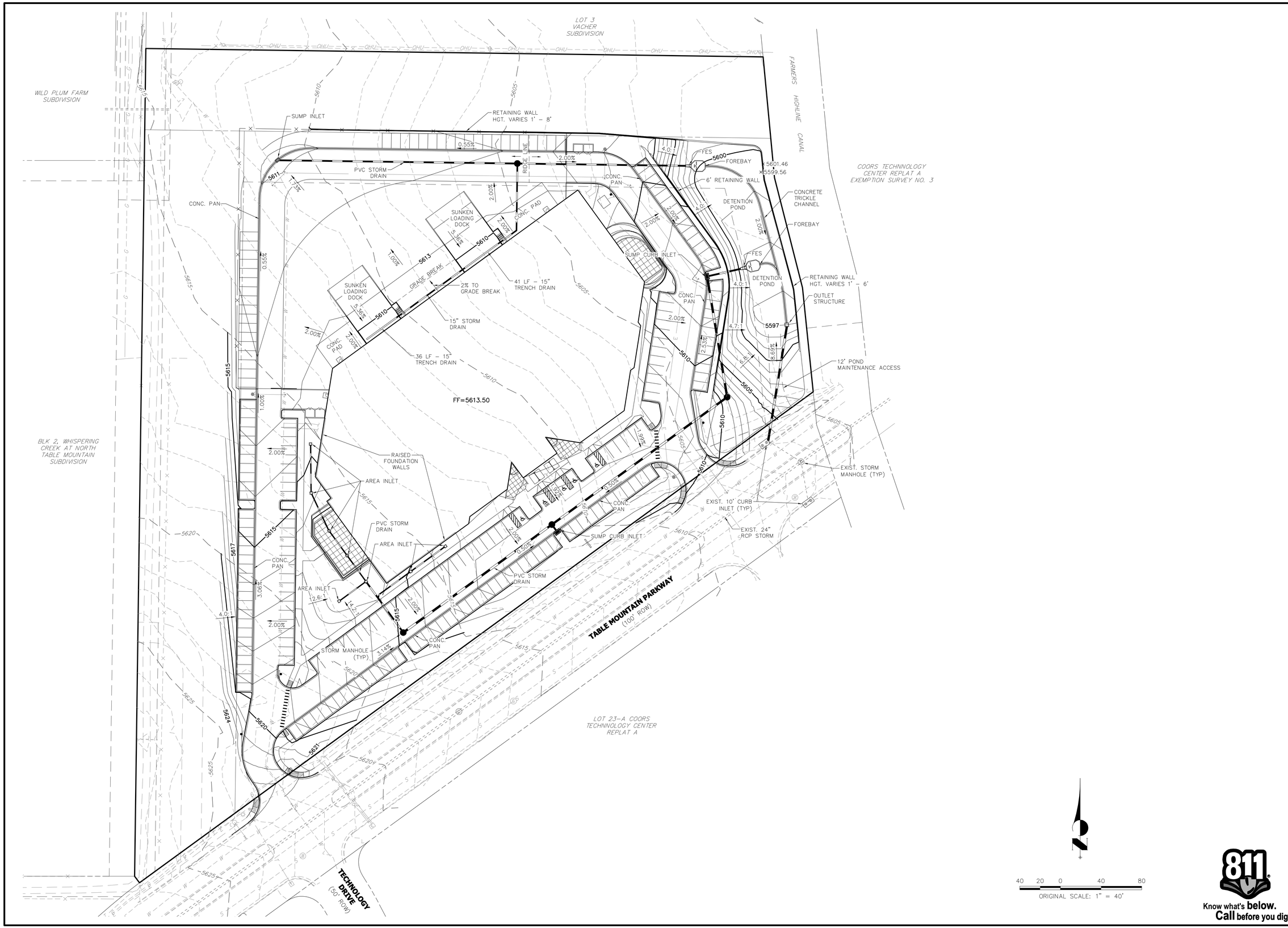

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COORS TECHNOLOGY CENTER,
LOT 1, FILING 18

GRADING PLAN

SHEET 3 OF 10

JOB NO. 1594500

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LOT 3
VACHER
SUBDIVISION

WILD PLUM FARM
SUBDIVISION

EXIST. FIRE HYDRANT

EXIST. OVERHEAD
POWER LINES

EXIST. POWER
POLE (TYP)

TRACT J
1.124 AC

PVC STORM
DRAIN

STORM INLET

FIRE LINE TAP

FH ASSEMBLY

DOM WATER
SERVICE TAP

FOREBAY

RET.
WALL

50' DRAINAGE EASEMENT

8" WATER MAIN

CONNECT TO
EXIST. WATER MAIN

DETENTION
POND

TRANSFORMER

FDC

25' GAS LINE EASEMENT

SUNKEN
LOADING
DOCK

RISER ROOM

FIRE SERVICE
TIE-IN

DOM WATER
SERVICE TIE-IN

FOREBAY

COORS TECHNOLOGY
CENTER REPLAT A
EXEMPTION SURVEY NO. 3

FARMERS HIGHLINE CANAL

EXIST. GAS MAIN

LOT 1
1.124 AC

DETENTION
POND

TRENCH DRAIN

CURB INLET

OUTLET
STRUCTURE

SUNKEN
LOADING
DOCK

15" PVC
STORM DRAIN

8" WATER MAIN

TRENCH DRAIN

ELECTRIC
SERVICE

RET.
WALL

FH
ASSEMBLY

SANITARY CLEAN
OUT (TYP)

FIRE LINE TAP

SANITARY
SERVICE TIE-IN

EXIST. CURB
INLET

DOM WATER
SERVICE TAP

SANITARY CLEAN OUT
(INV. TBD)

BLK 2, WHISPERING
CREEK AT NORTH
TABLE MOUNTAIN
SUBDIVISION

SANITARY
SERVICE TIE-IN

SOLAR ARRAY ON ROOF
(LOCATION TBD)

SANITARY CLEAN OUT
(INV. TBD)

EXIST. 24"
RCP STORM

TRACT H1
1.593 AC
(LANDSCAPE
BUFFER)

AREA INLET

6" PVC

4" PVC

FH ASSEMBLY

CURB INLET

EXIST. CURB INLET

PVC STORM
DRAIN

AREA INLET

8" WATER
MAIN TAP

6" SAN. SERVICE TAP
(INV. TBD)

PVC STORM
DRAIN

20' WATER LINE
EASEMENT

AREA
INLET

TABLE MOUNTAIN PARKWAY
(100' ROW)

EXIST. WATER
MAIN

STORM MANHOLE
(TYP)

EXIST.
SANITARY MAIN

EXIST. SANITARY
MANHOLE (TYP)

EXIST. WATER MAIN

EXIST. STORM
MANHOLE (TYP)

EXIST. STREET LIGHT (TYP)

EXIST. FIRE HYDRANT

LOT 23A COORS
TECHNOLOGY CENTER
REPLAT A

EXIST. GAS LINE

EXIST. ELEC LINE

EXIST. ELECTRIC
LINE

EXIST. TELE LINE

EXIST. GAS MAIN

TECHNOLOGY
DRIVE
(50' ROW)

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

Know what's **below.**
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COORS TECHNOLOGY CENTER,
LOT 1, FILING 18

UTILITY PLAN

SHEET 4 OF 10

JOB NO. 1594500

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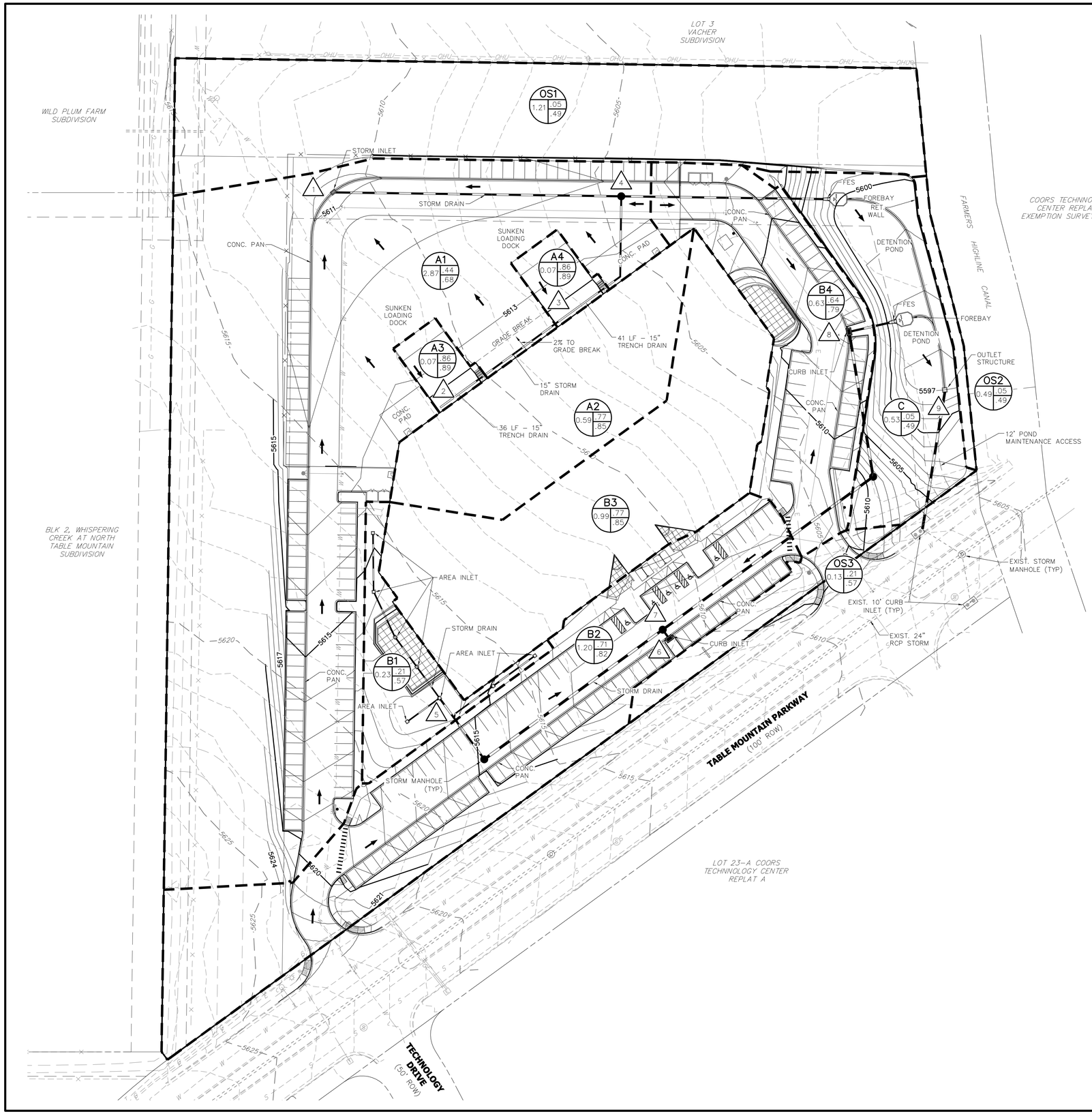

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXISTING STORM SEWER/RCP
- PROPOSED STORM SEWER/RCP
- PROPOSED SWALE
- BASIN ID
  - A: BASIN DESIGNATION
  - B: AREA (AC)
  - C: MINOR STORM COEFFICIENT
  - D: MAJOR STORM COEFFICIENT
- DRAINAGE DISCHARGE DESIGN POINT
- PROPOSED FLOW DIRECTION
- BASIN DRAINAGE AREA

BASIN SUMMARY TABLE

Tributary Sub-basin	Area (acres)	Percent Impervious	C_5	C_{100}	t_c (min)	Q_5 (cfs)	Q_{100} (cfs)
A1	2.87	49%	0.44	0.68	10.3	4.8	14.2
A2	0.59	90%	0.77	0.85	5.0	2.3	4.7
A3	0.07	100%	0.86	0.89	5.0	0.3	0.5
A4	0.07	100%	0.86	0.89	5.0	0.3	0.6
B1	0.23	21%	0.21	0.57	7.0	0.2	1.1
B2	1.20	82%	0.71	0.82	7.4	3.7	8.1
B3	0.99	90%	0.77	0.85	5.0	3.8	7.8
B4	0.63	74%	0.64	0.79	5.3	2.0	4.5
C	0.53	2%	0.05	0.49	9.7	0.1	1.9
OS1	1.21	2%	0.05	0.49	21.3	0.2	3.0
OS2	0.05	2%	0.05	0.49	5.0	0.0	0.2
OS3	0.13	22%	0.21	0.57	5.0	0.1	0.7

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

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DATE	01/08/18
DESIGNED BY	JMF
DRAWN BY	KRW
CHECKED BY	

COORS TECHNOLOGY CENTER, LOT 1, FILING 18

DRAINAGE PLAN

SHEET 5 OF 10

JOB NO. 1594500

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MATCHLINE SEE SHEET 7

PDP
2 AP 8'-10'
6' HEIGHT, COLORED VINYL FENCING, VERTICAL SLATS AND POSTS. COLOR TO BE DETERMINED. STRUCTURED TO WITHSTAND LOCAL WIND LOADS
3 AP
RIVER ROCK OVER FABRIC
ROLLED PLASTIC EDGER
SWO
3 BS
45 GP OVER RIVER ROCK & FABRIC
GA
AP
SEED TYPE 'C', WATER TO ESTABLISH ONLY
RIVER ROCK OVER FABRIC
ROLLED PLASTIC EDGER
SLH
6 JSB
6 JSB
SLH
GA
2 PDP
2 AP 8'-10'
TRACT H-1
PDP
GA
2 PDP
3 AP 8'-10'
SEED TYPE 'C', WATER TO ESTABLISH ONLY
GA
2 BS
20' WIDE OPEN SPACE TRAIL EASEMENT. RECPT. #88101643
2 LL
LL
2 AP
LL
35' SIGHT TRIANGLE
35' SIGHT TRIANGLE
3 CP
RIVER ROCK OVER FABRIC
2' WIDE RIVER ROCK OVER FABRIC STRIP AROUND BUILDING WHEN ADJACENT TO SOD
SOD
AP
10 PAH
10 JSBB
10 RJB
5 BMS
WOOD CHIP & FABRIC
10 PAH
6 JSBB
7 RJB
2 AP
10 JCS
10 RJB
8 MSS
1/8" ROLLED PLASTIC EDGER
SOD
MP
3 JSS
3 PP
2 VS
5 JCS
2 CAK
BC
6 JCS
5 CH
BC
3"-6" COBBLE OVER FABRIC
10 JCS
5 CH
NP
12 JXM
5 JSCC
10 JSB
5 KDP
SOD
2 AP
1/8" ROLLED PLASTIC EDGER
35' SIGHT TRIANGLE
SOD
2 SSC
BIKE PARKING
SOD
2 SMC
PP
2 SSC
3 NP
3 AP
3"-6" COBBLE OVER FABRIC
10 JCS
10 RJB
8 MSS
6 JSB
SMH
2 JST
NP
7 JST
NP
9 JST
3 SM
SOD
3 AP
6 JSB
SMH
2 DH
40 RTD
DH
DH
DH
SOD
3 SMC
TABLE MOUNTAIN PARKWAY
5 MB OVER WOOD CHIP
5 JXM OVER WOOD CHIP
SMH
6 JSB
SMH
7 JXM
RIVER ROCK & FABRIC
10 JST
7 JXM
MP
SMC
3 NP
SOD
SMC
CRC
8 JSCC
RIVER ROCK & FABRIC
SMH
PP
8 JXM
18 JST
3 NP
SMH
SOD
5 JCA
5 JSCC
10 BAG
3" - 6" COBBLE OVER FABRIC
25 RTD OVER RIVER ROCK & FABRIC
RIVER ROCK & FABRIC
20 JST
2 RL
7 CH
5 JSCC
7 JSB
5 KDP
3"-6" COBBLE OVER FABRIC
35' SIGHT TRIANGLE
35' SIGHT TRIANGLE
1/8" ROLLED PLASTIC EDGER
DETENTION POND SIDE SLOPES SHALL BE TYPE 'A' "PERMANENT REVEGETATION SEED" (PER CITY OF GOLDEN STORM WATER STANDARDS MANUAL DESIGN CRITERIA).

TYPE 'A' SEED MIX SHOULD BE USED AT THE BOTTOM OF THE POND. WHERE THERE IS PERSISTENT WATER ANTICIPATED, TYPE 'B' SEED MIX SHOULD ALSO BE ADDED. (PER CITY OF GOLDEN STORM WATER STANDARDS MANUAL DESIGN CRITERIA).

APPROX. 25' WIDE STRIP OF IRRIGATED SOD

30 15 0 30 60
ORIGINAL SCALE: 1" = 30'

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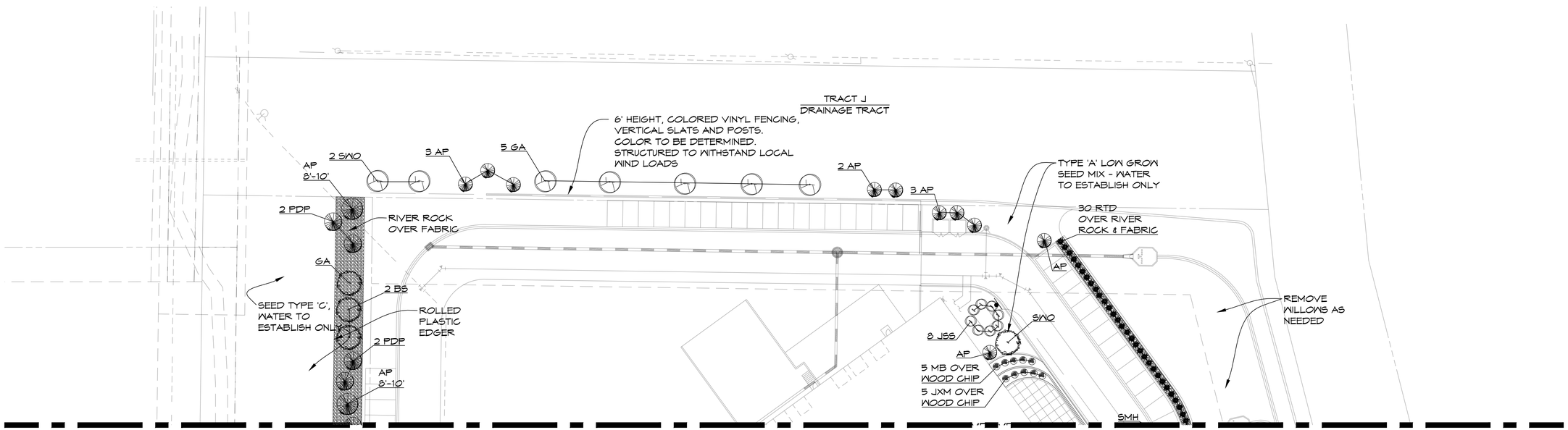
H-SCALE	1"=40'
V-SCALE	N/A
DATE	12/04/17
DESIGNED BY	JMF
DRAWN BY	KRW
CHECKED BY	

COORS TECHNOLOGY CENTER, LOT 1, FILING 18

LANDSCAPE PLAN

SHEET 6 OF 10

JOB NO. 1594500



MATCHLINE SEE SHEET 6

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
		SHADE TREES		
3	SM	Acer Platanoides"Emerald Queen"	Emerald Green Maple	2-1/2"
7	SMC	Acer Rubrum "Crimson King"	Crimson King Maple	2-1/2"
6	SMH	GleditsiaTriacanthosInermis "Shademaster"	ShademasterHoneylocust	2-1/2"
2	SLH	GleditsiaTriacanthosInermis "Skyline"	Skyline Honeylocust	2-1/2"
4	LL	TiliaCordata "Greenspire"	GreenspireLittleleaf Linden	2-1/2"
2	RL	TiliaAmericana "Redmond"	Redmond Linden	2-1/2"
10	GA	Populus sp. "Lanceleaf"	Lanceleaf Cottonwood	2-1/2"
6	SWO	Swamp White Oak	Quercus Bicolor	2-1/2"
		ORNAMENTAL TREES		
4	SSC	Malus "Spring Snow"	Spring Snow Crabapple	2"
2	BC	Malus "Bechtel"	Bechtel Crabapple	2"
	WH	CrataegusPhaenopyrum	Washington Hawthorne	2"
5	DH	CrataegusMolita	Downy Hawthorne	2"
3	CP	PyrusCalleryana Chanticleer	Chanticlear Pear	2"
1	CRC	PrunusVirginiana "Schubert"	Canadian Red Cherry	2"
12	NP	PrunusCalleryana "Newport"	Newport Plum	2"
		CONIFER TREES		
27	AP	PinusNigra	Austrian Pine	6' - 8'
9	BS	PiceaPungensGlauca	Colorado Blue spruce	8'-0"
11	PDP	Pinus Ponderosa	Ponderosa Pine	6' - 8'
5	PP	Pinus Edulis	Pinyon Pine	6' - 8'
2	MP	PinusMugo	Mugho Pine	4'-0"
9	AP	PinusNigra	Austrian Pine	8' - 10'
		DECIDUOUS SHRUBS		
10	MB	BerberisMentorensis	Mentor Barberry	5 gal
37	RJB	BerberisThunbergii"Crimson Pygmy"	Dwarf Redleaf Jap Barberry	5 gal
10	KDP	Potentilla Fruticose "Katherine Dykes"	Katherine Dykes Potentilla	5 gal
5	BMS	CaryopturusClandonensis	Blue Mist Spirea	5 gal
17	CH	CotonasterHorizontalis	Rock Cotoneaster	5 gal
2	VS	SpiraeaVanhouttei	Vanhoutte Spirea	5 gal
45	GP	LigustrumX Vicaryi	Golden Privet	5 gal
95	RTD	CornusSericeaColoradensis	Redtwig Dogwood	5 gal
	LDP	Low Dense Privet	Low Dense Privet	5 gal

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
		EVERGREEN SHRUBS		
5	JCA	JuniperusHorizontalis "Andorra"	Andorra Juniper	5 gal
41	JCS	Juniperus Scandia	Scandia Juniper	5 gal
16	JSBB	Juniperus Sabina "Buffalo"	Buffalo Juniper	5 gal
47	JSB	Juniperus Sabina "Broadmoor"	Broadmoor Juniper	5 gal
23	JSCC	Juniperus Sabina "Calgary Carpet"	Calgary Carpet Juniper	5 gal
11	JSS	JuniperusChinensis "Spartan"	Spartan Juniper	5 gal
66	JST	Juniperus Sabina Tamariscifolia	Tammy Juniper	5 gal
44	JXM	Juniperus Media "Old Gold"	Old Gold Juniper	5 gal
		ORNAMENTAL GRASSES, GROUND COVER		
16	MSS	MiscanthusSinensus "Yakujima" - 3'-8'	YakujimaMaidengrass	2 gal
2	CAK	Calamogrostisacut. "Karl Forester"	Feather Reed Grass	2 gal
20	PAH	Pennissetumalop "Hamein" - 2'-3'	Hamein Fountain Grass (Dwarf)	2 gal
10	BAG	HelictotrichonSempervirens - 2' -3'	Blue Avena Grass	2 gal

LANDSCAPE NOTES

All shrubs areas to be over rock or wood chip mulch and filter fabric.

Wood Chip Mulch to be Aspen Pole Peeling.

River Rock to be 2" to 3" River Rock.

Cobble Rock to be 3" to 6" Cobble Rock.

Soil Amendment shall be 3 cubic yards per 1000 sf landscape area, dug in to 6' depth.

Minimum of 50% of the Plant Material s been specified from the tall at City's recommended plant list.

An 8' tall fence shall be constructed around the perimeter of the loading area, on the north and west sides of the site, for screening. Fence material to be determined.

A hedge 5' tall (at maturity) shall shall form a screen between the parking on the west side of the site from the Tract H1 Open Space.

The landscape area of Lot 1 shall be watered with a fully automatic irrigation system. Shrub and Ornamental Grass areas shall be drip irrigated. Flower bed areas shall be watered by micro-spray. Small to medium sod areas shall be watered with pop-up spray heads and larger grass areas shall be watered with rotor heads.

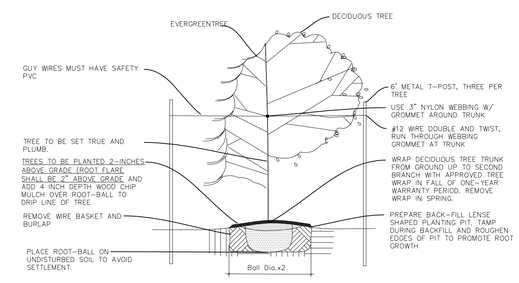
All sod areas to be separated from shrub bed areas w/ 1/8" rolled plastic edger.

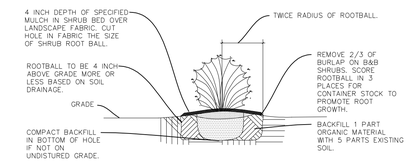
Side slopes of detention on east side of site, shall be planted with Type A Low Grow Seed (see Plant Schedule). Type A, Low Growgrass seed areas shall be watered to establish grass only, and shall be mowed three to four times per year.

Bottom area of detention pond on east side of site, shall be planted with Type B Seed (See Plant Schedule) and shall be watered to establish only.

Trash Areas to be screened with Upright Junipers. Landscaping shall be held back a minimum of 5 feet from Utility Boxes and Fire Hydrants.

Detailed specifications for application of seeding, instructions for the use of organic tackifier/binder when needed, and the use of erosion control blankets, to be included with Landscape Construction Drawings.





SEED TYPE A: To be used on side slopes of Detention Pond (east side of site). Type A PERMANENT REVEGETATION SEED, DETENTION POND Seed to be:

COMMON NAME	VARIETY	PERCENT	LBS/ACRE
BUFFALOGRASS	TEXOKA	4	9.0
BLUE GRAMA	HACHITA	39	6.0
SWITCHGRASS	BLACKWELL	18	6.0
WESTERN WHEATGRASS	BARTON	4	5.0
SAND DROPSEED	RELIABLE	14	1.0
INLAND SALTGRASS	NATIVE	14	3.0
PRAIRIE CORDGRASS	NATIVE	7	5.0
TOTAL:		100%	35.0

SEED TYPE B: Where there is persistent water in detention pond, add:

COMMON NAME	VARIETY	PERCENT	LBS/ACRE
WOOLY SAGE	NATIVE	1.4	4.0
NEBRASKA SEDGE	NATIVE	2.3	4.0
BALTIC RUSH	NATIVE	53.1	4.0
LOUISIANA SEDGE	ARTEMASIA LUDOVICIANA	19.4	1.0
ASTER	NATIVE	5.2	3.0
SHOWY MILKWEED	ASCLEPIAS SPECIOSA	0.3	2.0
SWAMP MILKWEED	ASCLEPIAS INCARNATA	0.3	2.0
WILD BERGAMOT	MONARDA FISTULOSA	6.0	3.0
YARROW	ARCHILLEA MILLEFOLIUM	12.0	1.0
TOTAL:		100%	24.0

SEED TYPE C: Buffalo Grass Seed (Turf Type) to be used in Tract H1. This seed is available from Arkansas Valley Seed Company. Broadcast and Water to Establish only. No supplemental fertilization required.

SEED TYPE D: Erosion Control for areas of Tract J disturbed during construction shall be: Biodegradable Single Net Straw Blanket, available from Arkansas Valley Seed Company.

LANDSCAPE AREA CHART

TOTAL SITE AREA:	372,676 SF
TOTAL LANDSCAPE OPEN AREA	181,599 SF (49%)
(Lot 1, Tract H-1, Tract J)	5,381 SF
	181,599 SF

N

30 15 0 30 60

ORIGINAL SCALE: 1" = 30'

Know what's **below.** **Call** before you dig.

PREPARED FOR
LOT 3B-1 LLLP
PMB #444
9975 WADSWORTH PKWY #K-2
WESTMINSTER, CO 80021
(303) 420-5656
ALLANO@ME.COM

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 Colorado Springs
719-593-2593 Fort Collins 970-491-9888
www.jrengineering.com

No.	REVISION	BY	DATE

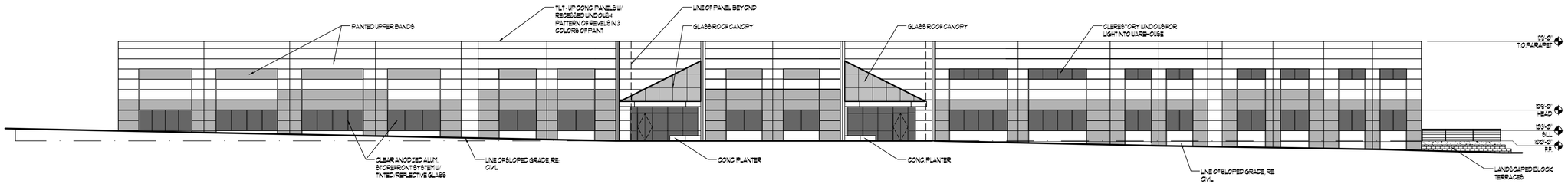
H-SCALE	1"=40'
V-SCALE	N/A
DATE	12/04/17
DESIGNED BY	JMF
DRAWN BY	KRW
CHECKED BY	

COORS TECHNOLOGY CENTER, LOT 1, FILING 18

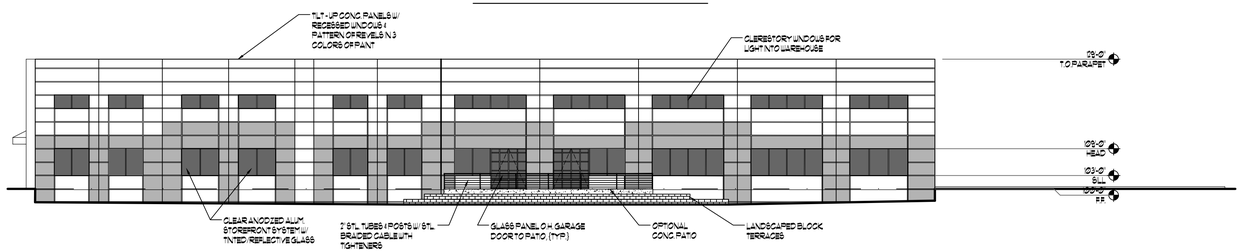
LANDSCAPE PLAN & DETAILS

SHEET 7 OF 10

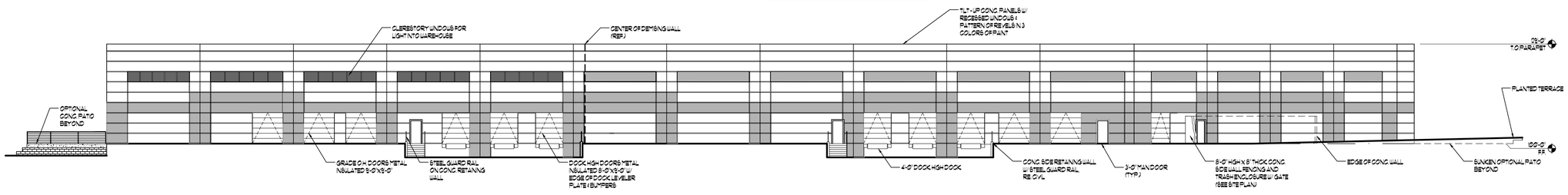
JOB NO. 1594500



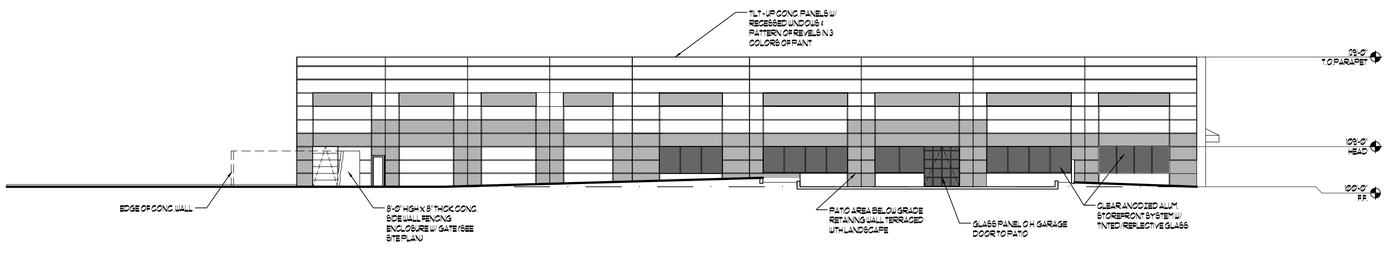
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

1 LOT 1, FILING 18 - PRELIMINARY ELEVATIONS ONE BUILDING OPTION 9-14-17

1/16" = 1'-0"

DCF ARCHITECTURE
8652 IRS STREET
ARVADA, COLORADO 80005
CELL: 303-210-3389

PREPARED FOR
LOT 3B-1 LLLP
PMB #444
9975 WADSWORTH PKWY #K-2
WESTMINSTER, CO 80021
(303) 420-5656
ALLANO@ME.COM

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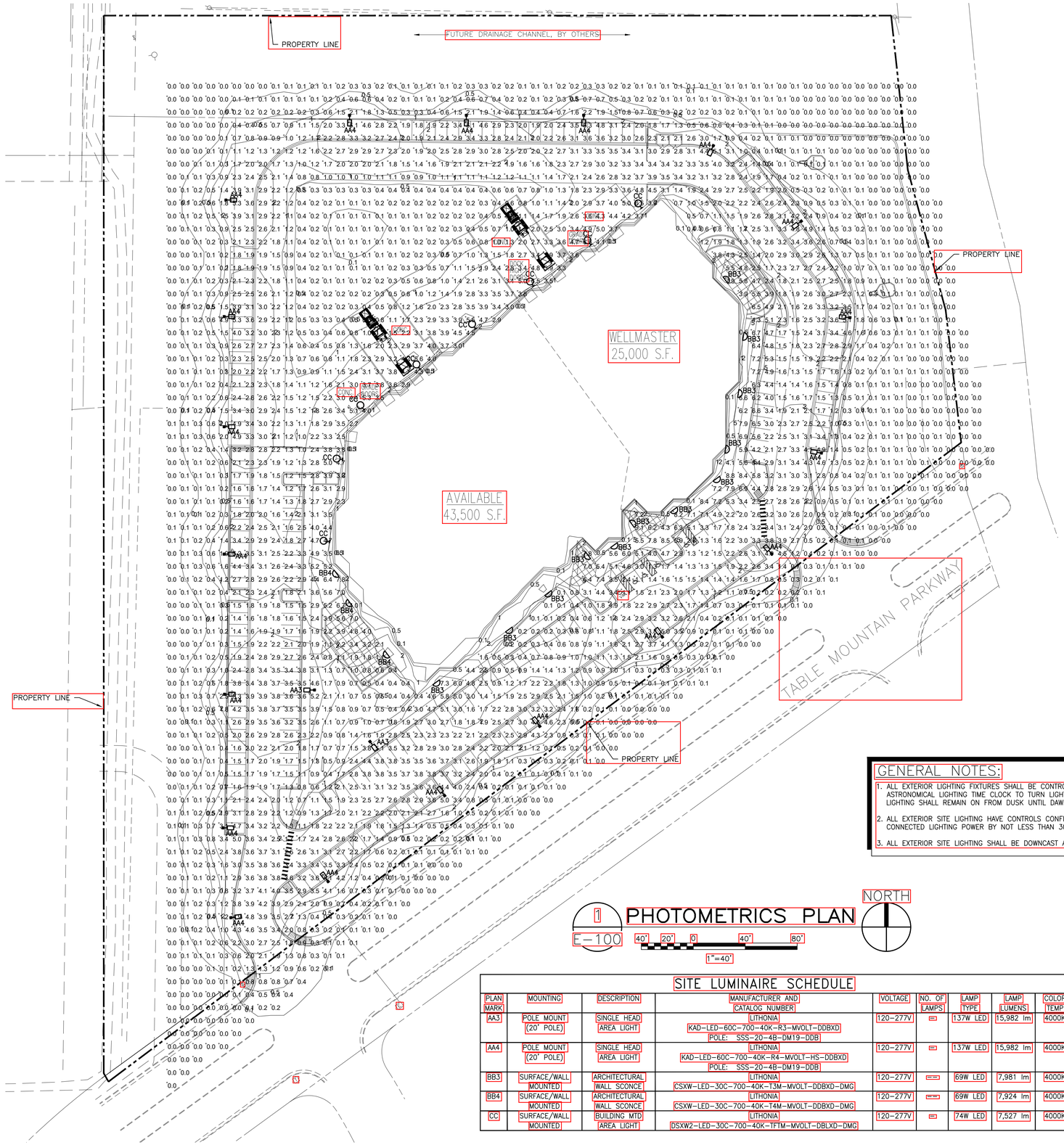
Centennial 303-740-9393 Colorado Springs
719-593-2593 Fort Collins 970-491-9888
www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	NOTED
V-SCALE	N/A
DATE	12/12/17
DESIGNED BY	DFC
DRAWN BY	BSF
CHECKED BY	

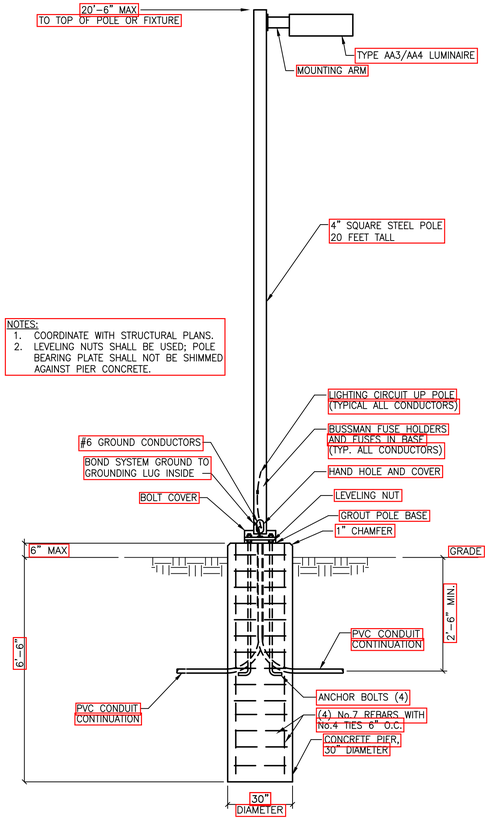
COORS TECHNOLOGY CENTER, LOT 1 FILING 18

EXTERIOR ELEVATIONS



1 PHOTOMETRICS PLAN
E-100
40' 20' 0 40' 80'
1"=40'

NORTH



NOTES:
1. COORDINATE WITH STRUCTURAL PLANS.
2. LEVELING NUTS SHALL BE USED; POLE BEARING PLATE SHALL NOT BE SHIMMED AGAINST PIER CONCRETE.

2 POLE BASE DETAIL
E-100 N.T.S.

GENERAL NOTES:

1. ALL EXTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED BY A PHOTO SENSOR OR ASTRONOMICAL LIGHTING TIME CLOCK TO TURN LIGHTS OFF DURING DAYLIGHT HOURS. ALL SITE LIGHTING SHALL REMAIN ON FROM DUSK UNTIL DAWN.
2. ALL EXTERIOR SITE LIGHTING HAVE CONTROLS CONFIGURED TO AUTOMATICALLY REDUCE THE CONNECTED LIGHTING POWER BY NOT LESS THAN 30 PERCENT.
3. ALL EXTERIOR SITE LIGHTING SHALL BE DOWNCAST AND FULL CUTOFF.

SITE LUMINAIRE SCHEDULE

PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	NO. OF LAMPS	LAMP TYPE	LAMP LUMENS	COLOR TEMP	REMARKS
AA3	POLE MOUNT (20' POLE)	SINGLE HEAD AREA LIGHT	LITHONIA KAD-LED-60C-700-40K-R3-MVOLT-DDBXD POLE: SSS-20-4B-DM19-DDB	120-277V	1	1.37W LED	15,982 lm	4000K	TYPE IV DIST. WITH 20', 4" SQUARE STEEL POLE, DIMMABLE
AA4	POLE MOUNT (20' POLE)	SINGLE HEAD AREA LIGHT	LITHONIA KAD-LED-60C-700-40K-R4-MVOLT-HS-DDBXD POLE: SSS-20-4B-DM19-DDB	120-277V	1	1.37W LED	15,982 lm	4000K	TYPE IV DIST. WITH 20', 4" SQUARE STEEL POLE, HOUSE SIDE SHIELD, DIMMABLE
BB3	SURFACE/WALL MOUNTED	ARCHITECTURAL WALL SCONCE	LITHONIA CSXW-LED-30C-700-40K-T3M-MVOLT-DDBXD-DMG	120-277V	2	69W LED	7,981 lm	4000K	TYPE III DIST. BLDG MTD 12' AFG, DIMMABLE
BB4	SURFACE/WALL MOUNTED	ARCHITECTURAL WALL SCONCE	LITHONIA CSXW-LED-30C-700-40K-T4M-MVOLT-DDBXD-DMG	120-277V	2	69W LED	7,924 lm	4000K	TYPE IV DIST. BLDG MTD 12' AFG, DIMMABLE
CC	SURFACE/WALL MOUNTED	BUILDING MTD AREA LIGHT	LITHONIA DSXW2-LED-30C-700-40K-TFTM-MVOLT-DBLXD-DMG	120-277V	1	74W LED	7,527 lm	4000K	FORWARD THROW DIST. BLDG MTD 17' AFG, DIMMABLE

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

GIVEN & ASSOCIATES INC
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Project # 17155

811
Know what's below.
Call before you dig.

PIPER ELECTRIC PROJECTS INC.
TOM A. PIPER
REGISTERED PROFESSIONAL ENGINEER
NO. 26,415
ARVADA, CO 80002 PH: (303) 420-5656
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PREPARED FOR
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PWB #444
9975 WADSWORTH PKWY #K-2
WESTMINSTER, CO 80021
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No.	REVISION	BY	DATE

H-SCALE	1"=40'
V-SCALE	N/A
DATE	12/04/17
DESIGNED BY	JMF
DRAWN BY	KRW
CHECKED BY	

COORS TECHNOLOGY CENTER,
LOT 1, FILING 18

PHOTOMETRICS PLAN

SHEET 9 OF 10

JOB NO. 1594500

KAD LED
LED Area Luminaire

Catalog Number

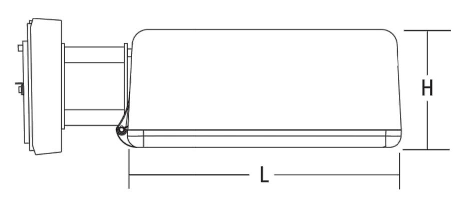
Notes

Type AA3/AA4

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.2 ft^2 (0.11 m^2)
Length:	17-1/2" (44.5 cm)
Width:	17-1/2" (44.5 cm)
Height:	7-1/8" (18.1 cm)
Weight (max):	36 lbs. (16.4 kg)



Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications. The KAD LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100- 400W metal halide in area lighting applications with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT PUMBAK04 DDBXD

KAD LED

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting[6]
KAD LED	20C[1] 20 LEDs 30C[1] 30 LEDs 40C 40 LEDs 60C 60 LEDs	530 530 mA[1,2] 700 700 mA 1000 1000 mA	30K 3000 K 40K 4000 K 50K 5000 K	R2 Type II R3 Type III R4 Type IV R5 Type V	MVOLT 120[3] 208[3] 240[3] 277[2] 347[1,4,5] 480[1,4]	**Shipped included** SPUMBAK__ Square pole universal mounting adaptor[7] RPUMBAK__ Round pole universal mounting adaptor[7] SPD__ Square pole RPD__ Round pole WBD__ Wall bracket WWD__ Wood pole or wall 04 4" arm 06 6" arm 09 9" arm[6] 12 12" arm[6] **Shipped separately** DAD12P Degree arm (pole) DAD12WB Degree arm (wall) KMA Mast arm external fitter

Options

Shipped installed
- PER5 NEMA twist-lock five-wire receptacle only (no controls)[8]
- PER7 Seven-wire receptacle only (no controls)[8]
- SF Single fuse (120, 277, 347V)[3]
- DF Double fuse (208, 240, 480V)[3]
- PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[9]
- PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[9]
- PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[9]
- PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[9]
- BL30 Bi-level switched dimming, 30%[10,11]
- BL50 Bi-level switched dimming, 50%[10,11]
- PNMTDD3 Part night, dim till dawn[12]
- PNMT5D3 Part night, dim 5 hrs[12]
- PNMT6D3 Part night, dim 6 hrs[12]
- PNMT7D3 Part night, dim 7 hrs[12]
- HS Houseside shield[13]

Shipped separately[13]
- WG Wire guard

Finish *(required)*
- DDBXD Dark bronze
- DBLXD Black
- DNAXD Natural aluminum
- DWHXD White
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 DDBXD	KADL 30C 40K R3
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 DDBXD	KADL 30C 40K R5
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 DDBXD	KADL 40C 40K R3
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 DDBXD	KADL 40C 40K R5
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD	KADL 30C 40K R3 PIRH
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD	KADL 30C 40K R5 PIRH
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD	KADL 40C 40K R3 PIRH
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD	KADL 40C 40K R5 PIRH

Accessories
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[14]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[14]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[14]
DSHORT SBK U	Shorting cap[14]
KADLEDHS 20C U	Houseside shield for 20 LED unit
KADLEDHS 30C U	Houseside shield for 30 LED unit
KADLEDHS 40C U	Houseside shield for 40 LED unit
KADLEDHS 60C U	Houseside shield for 60 LED unit
KMA DDBXD U	Mast arm adapter (specify finish)
KADWG U	Wire guard accessory
PUMBAK DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit DTL and ROAM online.
**Round pole top must be 3.25" O.D. minimum.*

NOTES
1. 20C or 30C LED are not available with 530 Drive Current and 347V or 480V
2. Not available with 347 voltage
3. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Maximum ambient temperature with 347V or 480V is 30°C.
5. Not available with 530mA.
6. 9" or 12" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
7. Available as a separate combination accessory: PUMBAK (finish) U.
8. Mounting must be restricted to ±45° from horizontal aim per ANSI C136.10-2010.
9. PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Outdoor Control Technical Guide for details. Dimming driver standard.
10. Requires an additional switched circuit with same phase as main luminaire power. Supply circuit and control circuit are required to be in the same phase.
11. Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7 or PNMT options.
12. Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7, BL30 or BL50.
13. Also available as a separate accessory; see Accessories information.
14. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

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CONTOUR

CSXW LED
LED Wall Luminaire

Catalog Number

Notes

Type BB3/BB4

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Height:	7-1/8" (29.2 cm)
Width:	16-3/8" (41.6cm)
Depth:	9-5/16" (23.6 cm)
Weight (max):	30 lbs (13.6 kg)

Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications.

The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

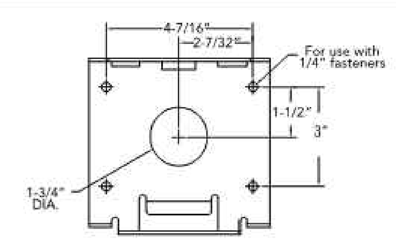
Ordering Information

EXAMPLE: CSXW LED 30C 700 40K T3M MVOLT DDBXD

CSXW LED

Series	LEDs	Drive current	Color temperature[1]	Distribution	Voltage	Mounting	Options	Finish *(required)*
CSXW LED	30C 30 LEDs	700 700 mA 1000 1000 mA	40K 4000K 50K 5000K	T2M Type II, medium T3M Type III, medium T4M Type IV, medium TFTM Type forward throw, medium	MVOLT[2] 120[2] 208[2] 240[2] 277[2] 347[3] 480[3]	**Shipped included** (blank) Surface mount **Shipped separately** BBW Surface-mounted back box (for conduit entry)[4]	**Shipped installed** PE Photoelectric cell, button type[5,6] DMG 0-10V dimming driver (no controls) SF Single fuse (120, 277, 347V)[7] DF Double fuse (208, 240, 480V)[7] **Shipped separately[4]** VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Mounting Detail



Accessories
Ordered and shipped separately.

CSXWBBW DDBXD U	Back box accessory (specify finish)
CSXWWG U	Wire guard accessory
CSXWVG U	Vandal guard accessory

NOTES
1. Configured with 4000K (/40K) provides the shortest lead times. Consult factory for 5000K (/50K) lead times.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options) or photocontrol (PE option).
3. Available with 700 mA options only (30C 700).
4. Also available as a separate accessory; see Accessories information at left.
5. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option.
6. Must be ordered with fixture; cannot be field installed.
7. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.

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d"series

D-Series Size 2
LED Wall Luminaire

Catalog Number

Notes

Type CC

Hit the Tab key or mouse over the page to see all interactive elements.

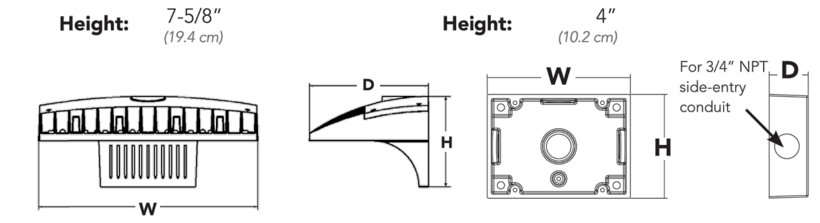
Specifications

Luminaire

Width:	18-1/2" (47.0 cm)	Weight:	21 lbs (9.5 kg)
Depth:	10" (25.4 cm)		
Height:	7-5/8" (19.4 cm)		

Back Box (BBW)

Width:	5-1/2" (14.0 cm)	BBW Weight:	1 lbs (0.5 kg)
Depth:	1-1/2" (3.8 cm)		
Height:	4" (10.2 cm)		



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[2] 480[2]	**Shipped included** (blank) Surface mounting bracket **Shipped separately[3]** BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type[4] PER NEMA twist-lock receptacle only (no controls) DMG 0-10V dimming driver (no controls) DCR Dimmable and controllable via ROAM® (no controls)[5] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[6] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[7]

Other Options

Shipped installed
- SF Single fuse (120, 277, 347V)[8]
- DF Double fuse (208, 240, 480V)[8]
- HS House-side shield[3]
- SPD Separate surge protection[9]

Shipped separately[9]
- BSW Bird-deterrent spikes
- WG Wire guard
- VG Vandal guard

Finish *(required)*
- DDBXD Dark bronze
- DBLXD Black
- DNAXD Natural aluminum
- DWHXD White
- DSSXD Sandstone
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white
- DSSTXD Textured sandstone

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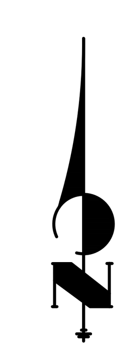

40 20 0 40 80
ORIGINAL SCALE: 1" = 40'

GIVEN & ASSOCIATES INC
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
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Ph: 303.716.1270
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www.givenandassociates.com
Project # 17155

811
Know what's **below.** **Call** before you dig.

PIPER ELECTRIC CO., INC.
YOUR POWER PERFORMANCE TEAM
5960 JAY STREET PH: (303) 432-9219
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PREPARED FOR
LOT 3B-1 LLLP
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www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=40'
V-SCALE	N/A
DATE	12/04/17
DESIGNED BY	JMF
DRAWN BY	KRW
CHECKED BY	

COORS TECHNOLOGY CENTER, LOT 1, FILING 18

LIGHTING CUTSHEETS

SHEET 10 OF 10

JOB NO. 1594500