

Project Information Summary

Project Name: O'Reilly Auto Parts

Last Update: 6/25/2026

Project Number: PZ-26-00051 & 93

General Location: Located on the northwest corner of E Crossroads Blvd and Woods Ave.

Project Description:

Proposal to construct a 7,773sf retail building. Located on the northwest corner of E Crossroads Blvd and Woods Ave.

Existing Zoning: I-Developing Industrial

Acreage of Site: 1.2

Existing Use: Vacant

Application Type:

Site Development Plan

Civil Construction Plans

Final Plat

☒ Neighborhood Notice and Comment Period Required

***Public Review Required:** ☐ None

☐ Variance ☐ Neighborhood Meeting ☐ Planning Commission Hearing ☐ City Council Hearing

** Contact the City Planner for specific hearing dates, times and locations if public review is required*

Use Type

☐ Use by Right (R)

☒ Limited Use (L)

☐ Adaptable Use (A)

☐ Conditional Use (C)

Contact Information:

Applicant

Name: Marek Klonowski

City Planner

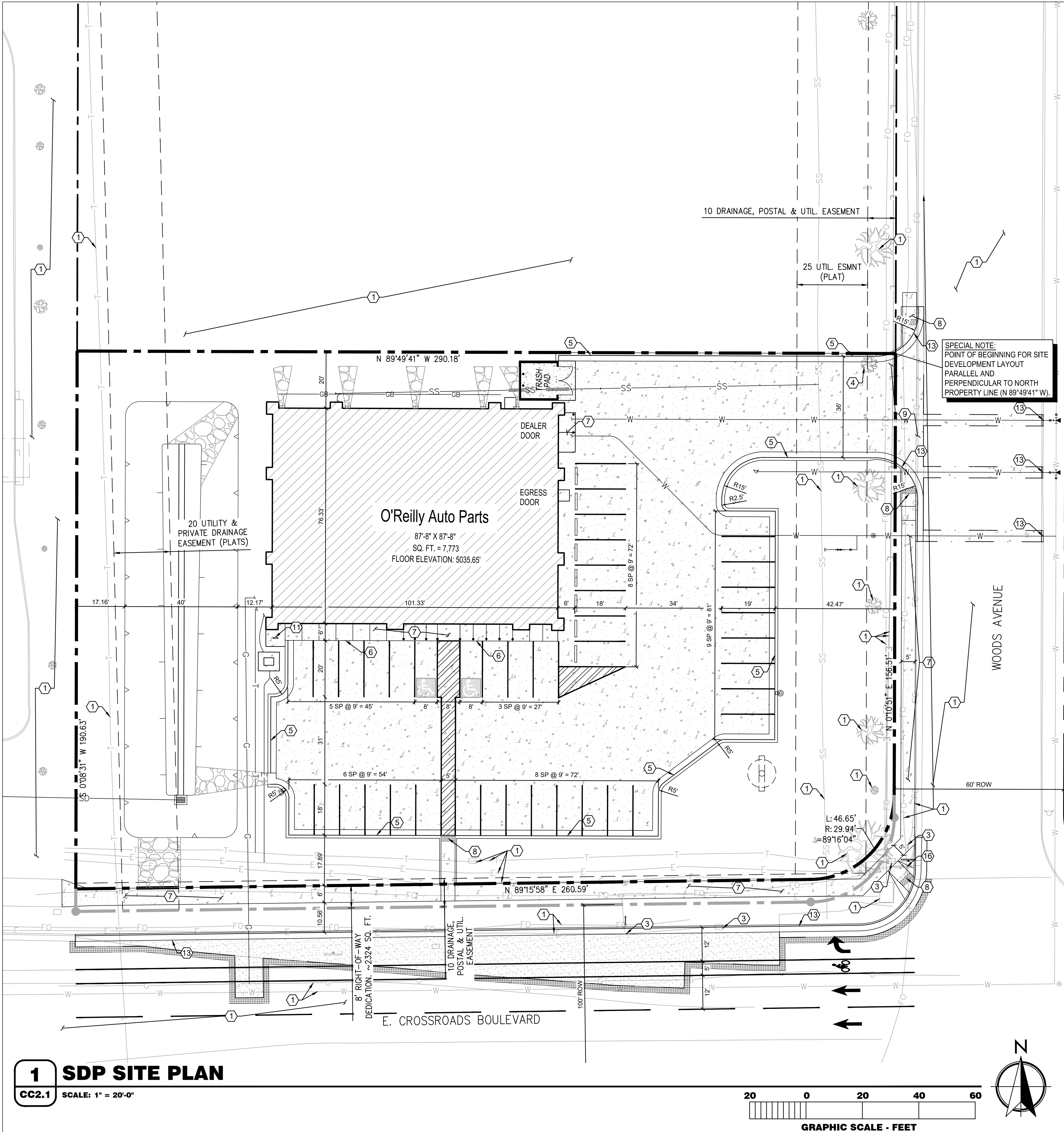
Name: Lena Butterfield

Phone: 970-962-2580

Email: Lena.Butterfield@cityofloveland.org

Attachment (s): Site plan, Building Elevations

The above information was current at the time of initial project submittal and is subject to change



KEY NOTES

- PROTECT EXISTING IMPROVEMENTS IN PLACE.
- ADJUST EXISTING STRUCTURE TO PROPOSED GRADE.
- RELOCATE EXISTING UTILITY STRUCTURE.
- EXISTING IMPROVEMENT TO BE REMOVED.
- CONCRETE CURB.
- CONCRETE SIDEWALK CURB. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
- CONCRETE SIDEWALK OR DOOR LANDING. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT ADJACENT TO BUILDING PERIMETER.
- ACCESSIBLE CONCRETE CURB RAMP TO BE INSTALLED PER CITY AND/OR STATE DESIGN STANDARDS.
- CONCRETE DRIVE APRON TO BE INSTALLED PER CITY AND/OR STATE DESIGN STANDARDS.
- ROLL DOWN CURB END TRANSITION SLOPING 1:2.
- BICYCLE PARKING.
- PROPOSED CURB CUT. REFER SITE GRADING PLAN FOR ADDITIONAL REQUIREMENTS.
- VERTICAL CURB AND GUTTER TO BE INSTALLED PER CITY STANDARD.
- LANE STRIPING. REFER TO CITY OF LOVELAND STRIPING REQUIREMENTS APPENDIX K FOR MORE DETAILS.
- ROLLOVER CURB AND GUTTER TO BE INSTALLED PER CITY STANDARD.
- RELOCATE EXISTING SIGN.

GENERAL NOTES

A REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,500 PSI.

B SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.

C COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

D REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.

E PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

SYMBOL LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND

---	RIGHT-OF-WAY
---	O'REILLY PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	BSL - BUILDING SETBACK LINE
---	ROAD CENTERLINE
---	PROPOSED FLOWLINE
+	PROPOSED SIGN
+	PROPOSED WHEEL STOP
•	PROPOSED BOLLARD
Δ	PROPOSED FDC
⊕	PROPOSED FIRE HYDRANT
•	PROPOSED GATE VALVE
•	PROPOSED CLEANOUT
⊕	PROPOSED LIGHT POLE
⊕	PROPOSED SITE SIGN
▨	PROPOSED BUILDING FOOTPRINT
▨	PROPOSED HEAVY DUTY CONCRETE
▨	PROPOSED LIGHT DUTY CONCRETE
---	PROPOSED FENCE
▨	PROPOSED FIRE TRUCK ACCESS
▨	PROPOSED ASPHALT
▨	PROPOSED MILL AND OVERLAY
+	PROPOSED STREET LIGHT
•	PROPOSED METER PIT
+	PROPOSED BACKFLOW ASSEMBLY

ZONING CODE

ZONING CLASSIFICATION: DEVELOPMENT INDUSTRIAL (DI)
PROPERTY AREA: (REFER SURVEY)
PAVEMENT AREA: 29,146 SQ. FT.

PARKING SUMMARY:

PARKING FORMULA: 1 SP. PER 300 SQ. FT. GFA
SPACE SIZE: 9' x 18'
SPACES REQUIRED: 26
SPACES PROVIDED: 43
H.C. SPACES PROVIDED: 2

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

320 North Lincoln Avenue
Loveland, CO 80537

P: 970.613.1447
WWW.TAIT-AND-ASSOCIATES.COM

ENGINEERING ENVIRONMENTAL BUILDING LAND
SINCE 1964
Denver
Colorado
San Luis Obispo
Boulder
Dallas

TAIT & ASSOCIATES

PROFESSIONAL ENGINEER
52448
3/5/26
TIMOTHY UHRIG, PE 52448

SHEETS BEARING THIS SEAL ARE AUTHORIZED. RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DECLINED.

PROJECT:
NEW O'REILLY AUTO PARTS STORE
4329 WOODS AVE
LOVELAND, CO

SDP SITE PLAN

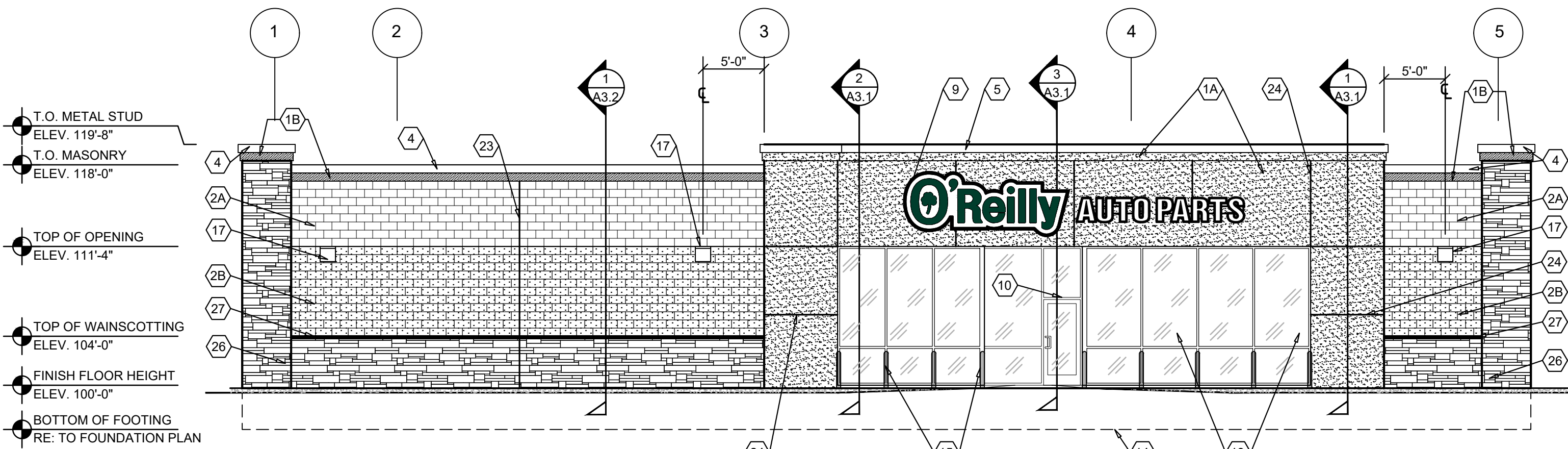
O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

DRAWN BY: KF
CHECKED BY: MK
DATE: 08/08/2025
REVISION: 03/05/2026
PROJECT NUMBER: OA12680
SHEET NUMBER: CC2.1

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

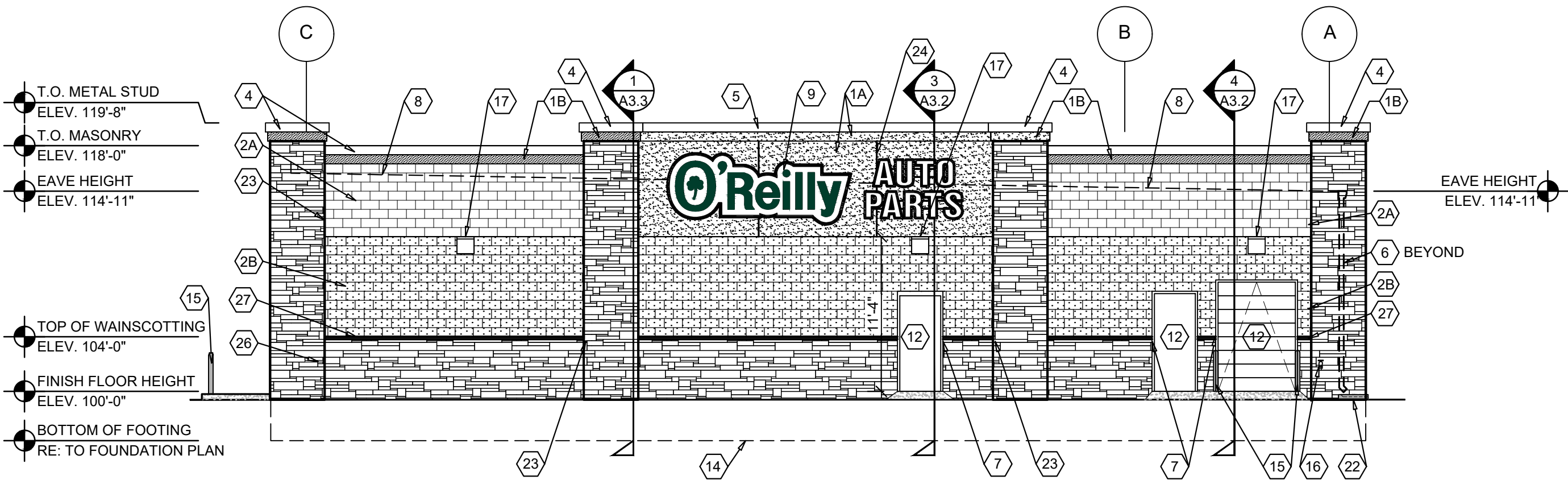
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Know what's below
Call before you dig.

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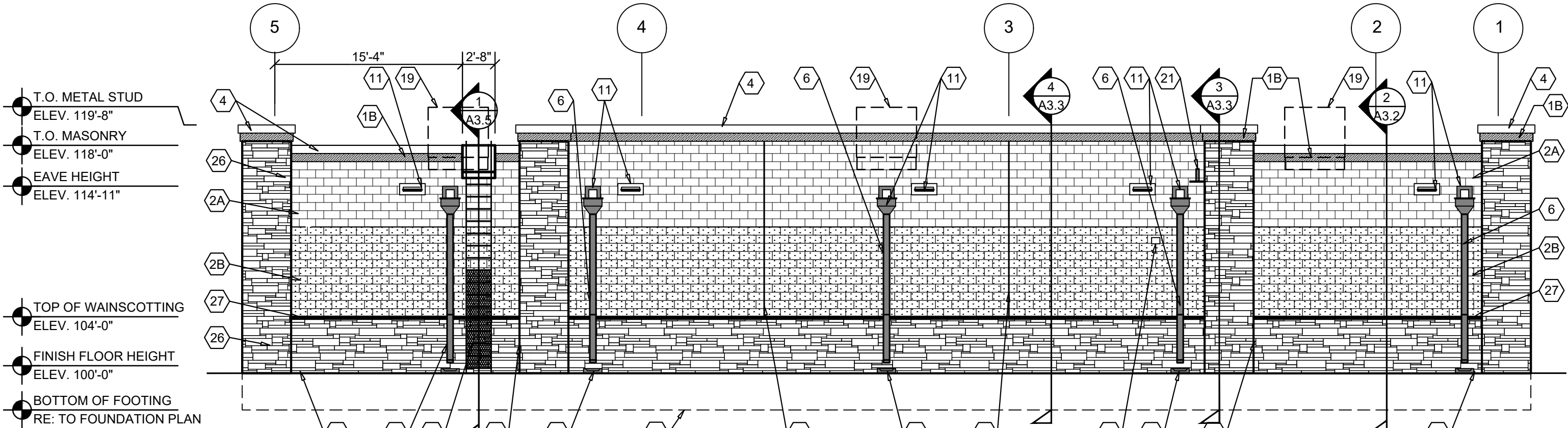
1 FRONT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



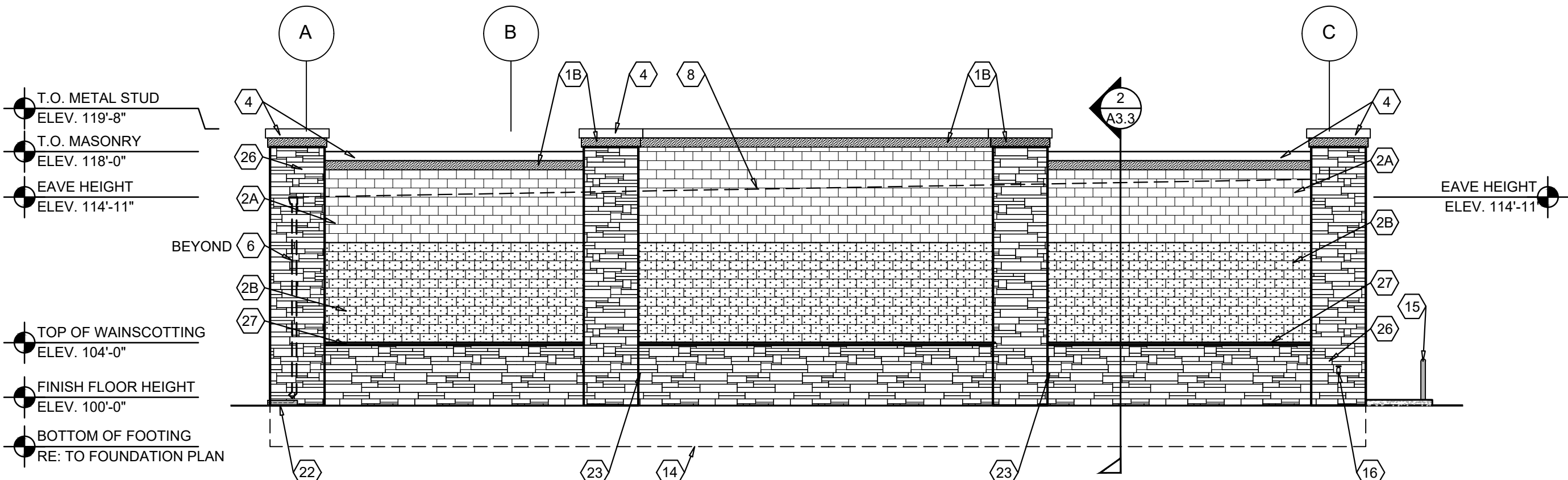
2 RIGHT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



3 REAR EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



4 LEFT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

KEY NOTE NO. 1A:
MFG: DRYVIT SPECIFIED. EQUAL BY STO OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: OUTSULATION PLUS MD
TEXTURE: SANDBLAST
COLOR: DRYVIT "ORAP011030S" STRATOTONE HIGH PERFORMANCE
COLOR STANDARD: SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS

KEY NOTE NO. 1B:
MFG: DRYVIT SPECIFIED. EQUAL BY STO OR MASTER BUILDERS (NO SUBSTITUTES)
OUTSULATION PLUS MD
TEXTURE: SANDBLAST
COLOR: DRYVIT STRATOTONE HIGH PERFORMANCE
COLOR STANDARD: SHERWIN WILLIAMS "SOFTER TAN" SW6141 (SHER-CRYL) GLOSS

UNIT MASONRY

KEY NOTE NO. 2A:
TYPE: CONCRETE MASONRY UNIT (CMU)
MFG: (REFER TO PROJECT MANUAL)
SIZE: 8"X8"X16" (NOM.)
TEXTURE: SPLIT FACE
COURSING: RUNNING BOND
FINISH: FIELD PAINT (FIELD COLOR)
COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6141 (SHER-CRYL) GLOSS
NOTE: REFER TO "CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS" FOR ADDITIONAL REQUIREMENTS.

KEY NOTE NO. 2B:
TYPE: CONCRETE MASONRY UNIT (CMU)
MFG: (REFER TO PROJECT MANUAL)
SIZE: 8"X8"X16" (NOM.)
TEXTURE: SPLIT FACE
COURSING: RUNNING BOND
FINISH: FIELD PAINT (FIELD COLOR)
COLOR: SHERWIN WILLIAMS "LATTE" SW6108 (SATIN)
NOTE: REFER TO "CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS" FOR ADDITIONAL REQUIREMENTS.

FLASHING AND SHEET METAL

KEY NOTE NO. 3:
TYPE: STANDING SEAM ROOFING SYSTEM
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
COLOR: GALVALUME

KEY NOTE NO. 4:
TYPE: CAP FLASHING AT MASONRY
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 5:
TYPE: CAP FLASHING AT EXTERIOR INSULATION FINISH SYSTEM (EIFS)
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: FACTORY PRIMED AND FIELD PAINT
COLOR: SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS
WITH SHERWIN WILLIAMS THREE COMPONENT (B65T105 / B65V105 / B65C105) CLEAR URETHANE

KEY NOTE NO. 6:
TYPE: PRE-ENGINEERED METAL BUILDING CONDUCTOR HEAD AND DOWNSPOUTS
MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY FIELD COLOR) (SEMI-GLOSS)

KEY NOTE NO.11:
TYPE: PRE-ENGINEERED METAL BUILDING THRU WALL SCUPPERS
MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY FIELD COLOR) (SEMI-GLOSS)

DOORS AND WINDOWS

KEY NOTE NO. 12:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 2 AND 7)
MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 12:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 3)
MFG: (REFER PROJECT MANUAL)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 13:
TYPE: (REFER TO WINDOW SCHEDULE)
MFG: EFCO, KAWNEER, OR OLD CASTLE (VISTA WALL). (NO SUBSTITUTES)
COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"

PAINTING

KEY NOTE NO. 15:
TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)
FINISH: FIELD PRIMED AND PAINTED
COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)

PRE-FABRICATED METAL CANOPY:

KEY NOTE NO. 25:
TYPE: PRE-FABRICATED METAL CANOPY SYSTEM
SERIES: (REFER PROJECT MANUAL)
FINISH: KYNAR FINISH
COLOR: (MATCH WINDOW SYSTEM)

LEDGESTONE

KEY NOTE NO. 26:
MFG: CORONADO STONE
TYPE: STONE VENEER
FINISH: SIERRA LEDGE
SIZE: VARIES
COURSING: LONG DIMENSIONAL STONE SPLIT ALONG PARALLEL PLANS
COLOR: (FIELD COLOR) BROOKSIDE
MORTAR COLOR: NATURAL GRAY

KEY NOTE NO. 27:
MFG: CORONADO STONE
TYPE: STONE VENEER
FINISH: SNAPPED LEDGE
SIZE: 20" X 3" X 2.5" (BACK) X 2" (FACE)
COURSING: LONG DIMENSIONAL STONE SPLIT ALONG PARALLEL PLANS
COLOR: (FIELD COLOR) BUFF
MORTAR COLOR: NATURAL GRAY

ROOF ACCESS LADDER:

KEY NOTE NO. 28:
TYPE: PRE-FABRICATED ROOF ACCESS LADDER
MFG: LOCAL SUPPLIER
FINISH: FACTORY PRIME, FIELD PAINT
COLOR: (MATCH ADJACENT MASONRY COLOR)

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- (B) REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- (C) REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SYSTEM TYPES AND ADDITIONAL REQUIREMENTS.
- (D) REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES.
- (E) REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- (F) REFER TO SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

KEY NOTES

- (1A) EXTERIOR INSULATION AND FINISH SYSTEM (EIFS).
- (1B) EXTERIOR INSULATION AND FINISH SYSTEM (EIFS).
- (2A) CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (FIELD COLOR). REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- (2B) CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (FIELD COLOR). REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- (3) PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM.
- (4) FIELD BENT PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT MASONRY)
- (5) FIELD BENT PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT EIFS)
- (6) PRE-ENGINEERED METAL BUILDING SHEET METAL CONDUCTOR HEAD AND DOWNSPOUT SYSTEM.
- (7) CONCRETE MASONRY UNIT (CMU) CORNER FINISHED JAMB UNIT.
- (8) LINE OF ROOF BEYOND WITH 1/4":12" SLOPE MINIMUM.
- (9) SURFACE MOUNTED SIGN OWNER FURNISHED AND INSTALLED. PROVIDE BACKING FOR MOUNTING AND ROUGH-IN ELECTRICAL. COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET S62.1.
- (10) BUILDING ADDRESS NUMBERS IN 6" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING.
- (11) PRE-ENGINEERED METAL BUILDING THRU WALL SCUPPER SYSTEM.
- (12) EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.
- (13) EXTERIOR WINDOW SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.
- (14) APPROXIMATE LINE OF FOUNDATION, REFER TO STRUCTURAL DRAWINGS.
- (15) STEEL BOLLARDS, REFER TO CIVIL AND STRUCTURAL DRAWINGS.
- (16) HOSE BIB, REFER TO PLUMBING DRAWINGS.
- (17) LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.
- (18) (NOT USED).
- (19) MECHANICAL ROOF TOP UNIT, REFER TO MECHANICAL DRAWINGS.
- (20) MECHANICAL WALL PENETRATIONS. REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. INSTALL RESTROOM EXHAUST FANS 12" MINIMUM ABOVE INTERIOR CEILING FRAMING.
- (21) PLUMBING ROOF VENT, REFER TO PLUMBING DRAWINGS AND DETAIL 11/A4.2.
- (22) CONCRETE SPLASH BLOCK INSTALL AT EACH DOWNSPOUT.
- (23) MASONRY CONTROL JOINT. REFER TO STRUCTURAL DRAWINGS. PROVIDE SEALANT OVER 1/2" DIAMETER FOAM BACKER ROD.
- (24) RUSTICATION JOINT, REFER TO DETAIL 6/A3.2.
- (25) PRE-FABRICATED METAL CANOPY SYSTEM. REFER TO EXTERIOR FINISH SCHEDULE AND WALL SECTIONS FOR DETAILS.
- (26) STACKED LEDGE STONE ACCENT. REFER TO PLAN, SECTION, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- (27) PRECAST CONCRETE CAP. REFER TO PLAN, SECTION, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- (28) ROOF ACCESS LADDER. REFER TO EXTERIOR FINISH SCHEDULE.

CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS

GENERAL

1. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
2. MANUFACTURER: SHERWIN WILLIAMS SPECIFIED. EQUAL PRODUCTS BY PPG INDUSTRIES ACCEPTABLE (NO SUBSTITUTES).
3. APPLICATION: INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR PROJECT CONDITIONS. EACH COAT SPECIFIED SHALL BE SPRAY APPLIED AND BACK ROLLED. COVERAGE THICKNESS INDICATED IN WET MIL UNITS, UNLESS OTHERWISE INDICATED.
4. QUALITY CONTROL: SUBMIT INSTALLER AND MANUFACTURER WARRANTIES SPECIFIED.

CONCRETE MASONRY UNIT (CMU) EXTERIOR SURFACE COATINGS:

1. FINISH COLORS: (REFER EXTERIOR FINISH SCHEDULE).
2. PRIMER: "LOXON" ACRYLIC BLOCK SURFACER "LX01W0200-LXN BLOCK SURF WHT" (NO LESS THAN 16 MILS). TWO COATS MAY BE REQUIRED TO ACHIEVE PINHOLE FREE SURFACE. (REFER EXTERIOR FINISH SCHEDULE).
3. COAT 1: "LOXON" SELF-CLEANING ACRYLIC COATING "LX13W0051-LXN SELF-CLEAN EW" (NO LESS THAN 6 MILS). (REFER EXTERIOR FINISH SCHEDULE).
4. COAT 2: "LOXON" SELF-CLEANING ACRYLIC COATING "LX13W0051-LXN SELF-CLEAN EW" (NO LESS THAN 6 MILS). (REFER EXTERIOR FINISH SCHEDULE).

CONCRETE MASONRY UNIT (CMU) INTERIOR SURFACE COATINGS:

1. APPLY PRIOR TO INSTALLATION OF INTERIOR SURFACE FURRING, INSULATION, AND GYPSUM BOARD ASSEMBLIES.
2. FINISH COLOR: MATCH "W-2" (REFER INTERIOR FINISH TYPES).
3. PRIMER: "LOXON" WATER BLOCKING PRIMER "LX12W0050-LXN WTR BLCK PR WH" (NO LESS THAN 6 MILS). APPLICATION WITH OVERNIGHT DRYING BETWEEN COAT 1. MATCH "W-2" (REFER INTERIOR FINISH TYPES).
4. COAT 1: "LOXON" WATER BLOCKING PRIMER "LX12W0050-LXN WTR BLCK PR WH" (NO LESS THAN 6 MILS). MATCH "W-2" (REFER INTERIOR FINISH TYPES).

STATE OF COLORADO
ABBYE BOBBETT
ARCHITECT
00407553 Exp: 10/31/25
DESIGN + DEVELOPMENT
2213 W CHESTERFIELD BLVD, SUITE 01 SPRINGFIELD, MO 65807 P (417) 330-4321
FIRM LICENSE NUMBER 20221942530

PROJECT:
O'REILLY AUTO PARTS
4329 WOODS AVENUE
LOVELAND, COLORADO 80538
EXTERIOR ELEVATIONS

O'Reilly AUTO PARTS
CORPORATE OFFICES
293 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

DRAWN BY: DS
CHECKED BY: JC
DATE: 08/06/2025
REVISION:
PROJECT NUMBER: 25154-LV5
SHEET NUMBER
A2.1

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