

LEGAL DESCRIPTION

PARCEL A:

LOT 2, BLOCK 1, FITZSIMONS VILLAGE SUBDIVISION FILING NO. 6, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

BASIS OF BEARINGS: THE NORTH SECTION LINE OF SECTION 1, T4S, R67W, BETWEEN THE FOUND ROUND HEADED BOLT IN A RANGE BOX AT THE NORTHEAST SECTION CORNER OF SAID SECTION 1 AND A FOUND 3.25" ALUMINUM CAP IN A RANGE BOX AT THE NORTHWEST CORNER OF SAID SECTION 1 AS SHOWN HEREON. ASSUMED TO BEAR N89°37'49"W.

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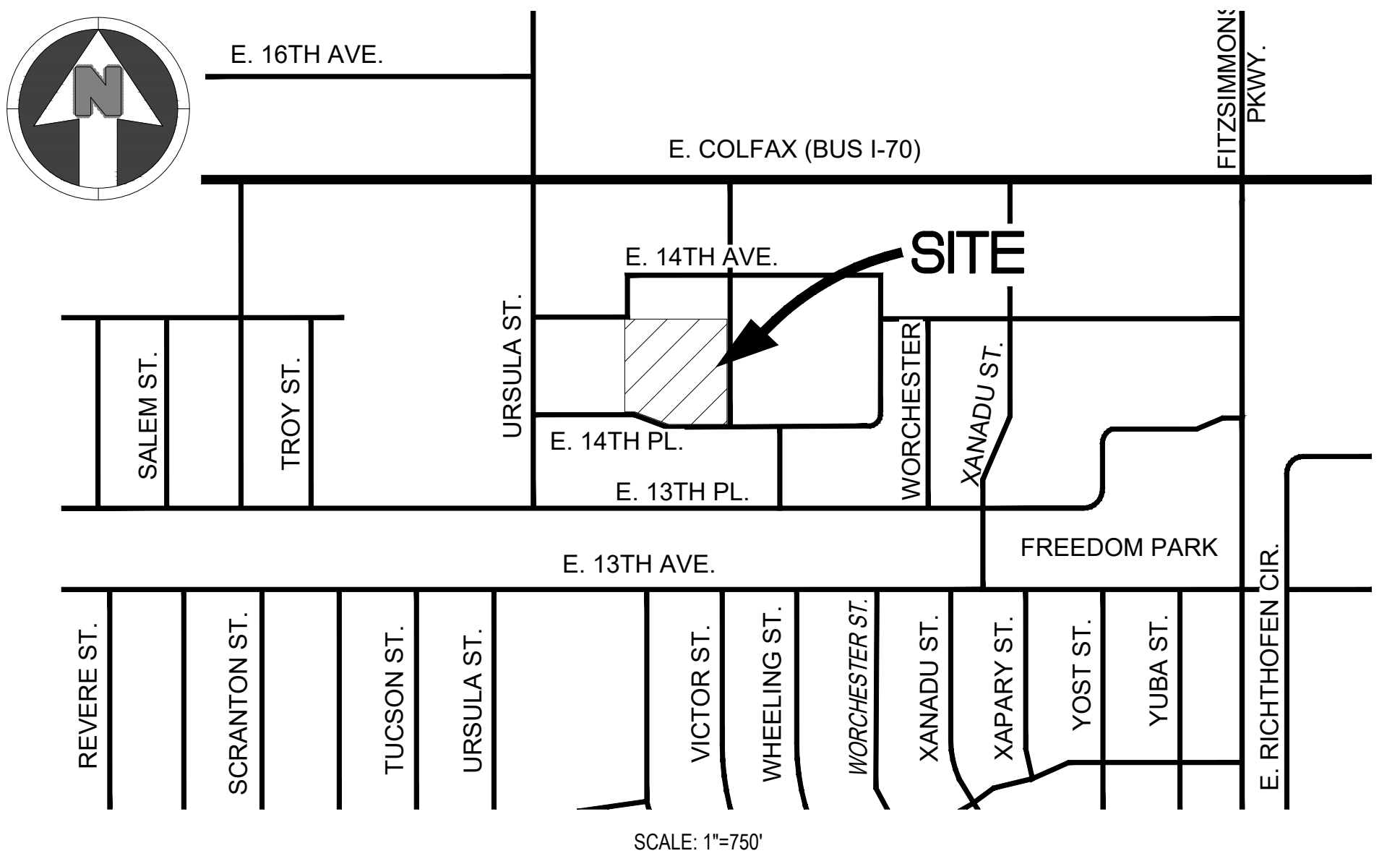
28. PHOTOMETRIC DETAILS

14TH & URSULA APARTMENTS

SITE PLAN

LOT 2, BLOCK 1, FITZSIMONS VILLAGE SUBDIVISION FILING NO. 6, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

VICINITY MAP



SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.

BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

STATE OF COLORADO  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

DATABASE APPROVAL DATE: \_\_\_\_\_

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

, COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.

CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

AMENDMENTS



GENERAL NOTES

1. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

2. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.

3. THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI-FAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105; EXCEPT THAT, IF AN UNDUE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.

4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

5. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

6. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

7. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH CITY CODE OF THE CITY OF AURORA -VOLUME II - CHAPTER 126 - ARTICLE VII - SECTIONS 126-271 THROUGH 126-278.

8. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.

9. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

10. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
11. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

12. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.

13. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT OF TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.

14. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

15. A 50' SETBACK WILL BE ESTABLISHED FOR NEW CONSTRUCTION BETWEEN NEAREST EDGES OF ANY NATURAL GAS (EXAMPLE: COLORADO INTERSTATE GAS) OR PETROLEUM (EXAMPLE: PHILLIPS PETROLEUM) EASEMENT TO THE NEAREST EXTERIOR WALL (OR EAVE LINE) OF ANY STRUCTURE WITHIN THE BOUNDARIES OF THIS SITE. REFERENCE THE 2015 INTERNATIONAL FIRE CODE, CHAPTER 53, U.S. DEPARTMENT OF TRANSPORTATION, 10-1-99 EDITION, CFR-49, SECTION 195-210, SUBSECTION (B); NO PIPE LINE MAY BE LOCATED WITHIN 50 FEET OF ANY PRIVATE DWELLING, OR ANY INDUSTRIAL BUILDING, OR PLACE OF PUBLIC ASSEMBLY IN WHICH PERSONS WORK, CONGREGATE, OR ASSEMBLE, UNLESS PROVIDED WITH AT LEAST 12 INCHES OF COVER IN ADDITION TO THAT PRESCRIBED IN CFR-49, SECTION 195-210 AND SECTION 195-248.

16. PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 55-60 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

17. STREET LIGHTS, IF REQUIRED, ARE INSTALLED AND FUNDED BY THE DEVELOPER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

18. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

19. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.

20. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.

21. THE UNDERSIGNED OWNER(S) DOES HEREBY COVENANT AND AGREE THEY SHALL CONSTRUCT AND MAINTAIN THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, TO THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANES. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS". SAID EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY SNOW, PARKED VEHICLES, STRUCTURES, FENCES, TREES, SHRUBS, LIGHTS OR ANY OBSTRUCTIONS THAT WOULD ENCROACH INTO THE FIRE LANE PROVIDING THE FREE PASSAGE OF EMERGENCY VEHICLES. SAID OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING". THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANES TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR EMERGENCY VEHICLE USE.
22. PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.

23. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC/ANSI A117.1 - 2009. OWNER OF PROPERTY FOR THE ABOVE PERMIT:

EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE". THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

PARKING TABLE

14TH & URSULA APARTMENTS						
PARKING	FACILITY 1 RETAIL/VISITOR AT GRADE	FACILITY 2 VISITOR (LEVEL B-1)	FACILITY 3 OFFICE (LEVEL 1-4)	FACILITY 4 RESIDENT (LEVEL 4-8)	TOTALS	COMMENTS
RESIDENTIAL PARKING SPACES (1 PER UNIT)	-	-	-	-	297	PER CITY CODE OF AURORA UDO SECTION 4.6.3, TABLE 4.6-1
GUEST PARKING REQUIRED (1:5 DWELLING UNITS)	-	-	-	-	60	PER CITY CODE OF AURORA UDO SECTION 4.6.3, TABLE 4.6-1
RETAIL PARKING REQUIRED (2.5/1,000 SF)	-	-	-	-	25	PER CITY CODE OF AURORA UDO SECTION 4.6.3, TABLE 4.6-1
SUBTOTAL PARKING REQUIRED	-	-	-	-	382	
RETAIL/RESIDENTIAL SHARED PARKING RATIO (1.2)	-	-	-	-	319	PER CITY CODE OF AURORA UDO SECTION 4.6.4, TABLE 4.6-3
OFFICE PARKING (PER DEVELOPMENT AGREEMENT)	-	-	-	-	200	
TOTAL PARKING SPACES REQUIRED	-	-	-	-	519	
PROVIDED PARKING SPACES AT-GRADE	44	-	-	-	45	
PROVIDED PARKING SPACES GARAGE	-	49	200	231	479	
TOTAL PARKING PROVIDED	44	49	200	231	524	
ACCESSIBLE STANDARD	ADA	ADA + FHA	ADA	FHA		
ACCESSIBLE PARKING REQUIRED	1	1	5	4	11	ZONE 4 = 2% OF SPACES PROVIDED PER FHA 2.27
VAN ACCESSIBLE PARKING SPACES REQUIRED	1	1	1	1	4	
TOTAL ACCESSIBLE PARKING SPACES REQUIRED	2	2	6	5	15	
ACCESSIBLE PARKING PROVIDED	2	1	5	4	12	STANDARD ACCESSIBLE STALLS PROVIDED AT UPPER LEVELS
VAN ACCESSIBLE PARKING SPACES PROVIDED	2	3	0	0	5	VAN SPACES PROVIDED AT VISITOR LEVEL 1 AND AT-GRADE
TOTAL ACCESSIBLE PARKING SPACES PROVIDED	4	4	5	4	17	
GUEST PARKING PROVIDED	20	49	0	0	69	GUEST PARKING PROVIDED AT-GRADE AND IN GARAGE
RETAIL PARKING PROVIDED	25	0	0	0	25	RETAIL PARKING PARKING PROVIDED AT-GRADE
COMPACT PARKING PROVIDED	0	0	0	0	0	N/A
BICYCLE PARKING REQUIRED ½ UNITS	-	-	-	-	60	
BICYCLE PARKING PROVIDED	20	112	0	0	132	

\* THIS SITE PLAN INCLUDES UP TO AN ADDITIONAL 200 PARKING SPACES BEYOND THE MINIMUM CITY OF AURORA REQUIREMENTS DUE TO AN AGREEMENT WITH THE ADJACENT LANDOWNER TO PROVIDE THOSE PARKING SPACES FOR USE BY FUTURE OFFICE BUILDING USERS DURING WEEKDAY AND WORK HOURS.

APPLICANT  
14TH AND URSULA, LLC  
  
460 VIRGINIA AVE  
INDIANAPOLIS, INDIANA  
317.226.9500

NOT FOR  
CONSTRUCTION

DATE:  
06/14/2022 SP-01  
09/02/2022 SP-02  
10/21/2022 SP-03  
12/22/2022 TECH 01  
02/10/2023 TECH 02  
04/17/2023 TECH 03

SHEET TITLE:  
STANDARD  
NOTES



## SITE PLAN

141H & URSULA APARTMENTS  
SITE PLAN  
AURORA, COLORADO

APPLICANT  
TH AND URSULA, LLC  
460 VIRGINIA AVE  
DIANAPOLIS, INDIANA  
317.226.9500

NOT FOR  
CONSTRUCTION

DATE:

1/2022 SP-01

2/2022 SP-02

3/2022 SP-03

4/2022 TECH 01

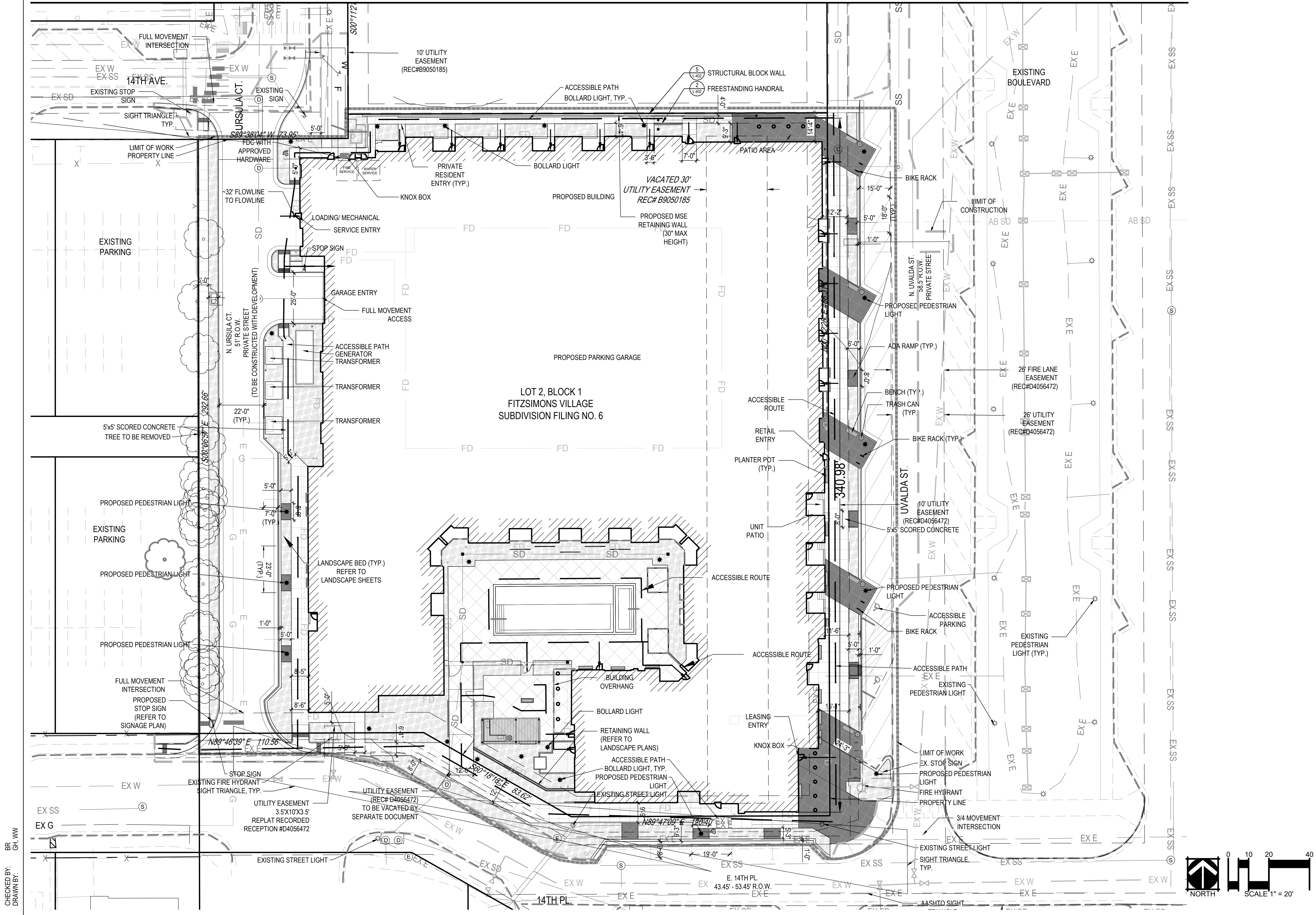
5/2023 TECH 02

6/2023 TECH 03

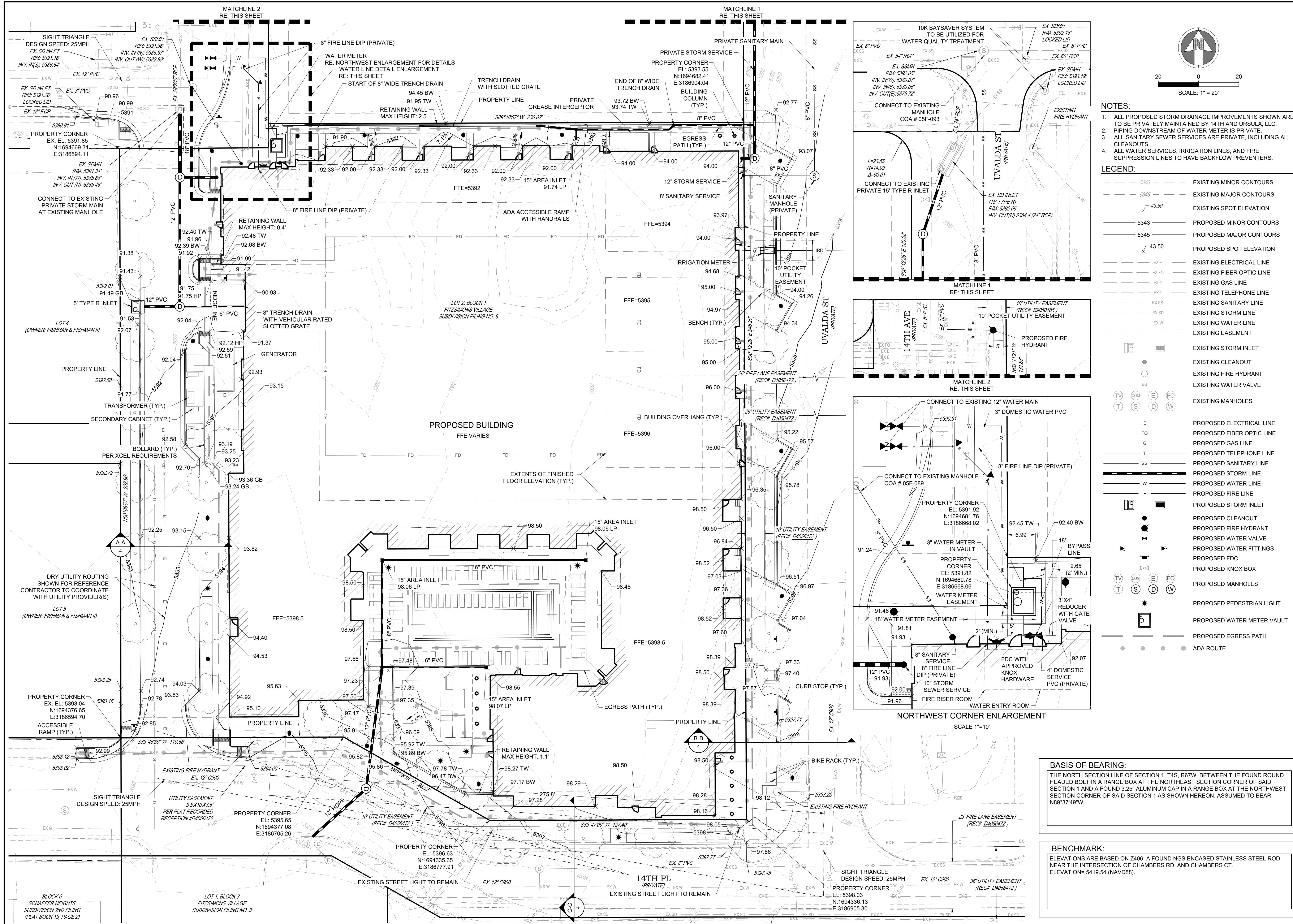
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## SITE PLAN

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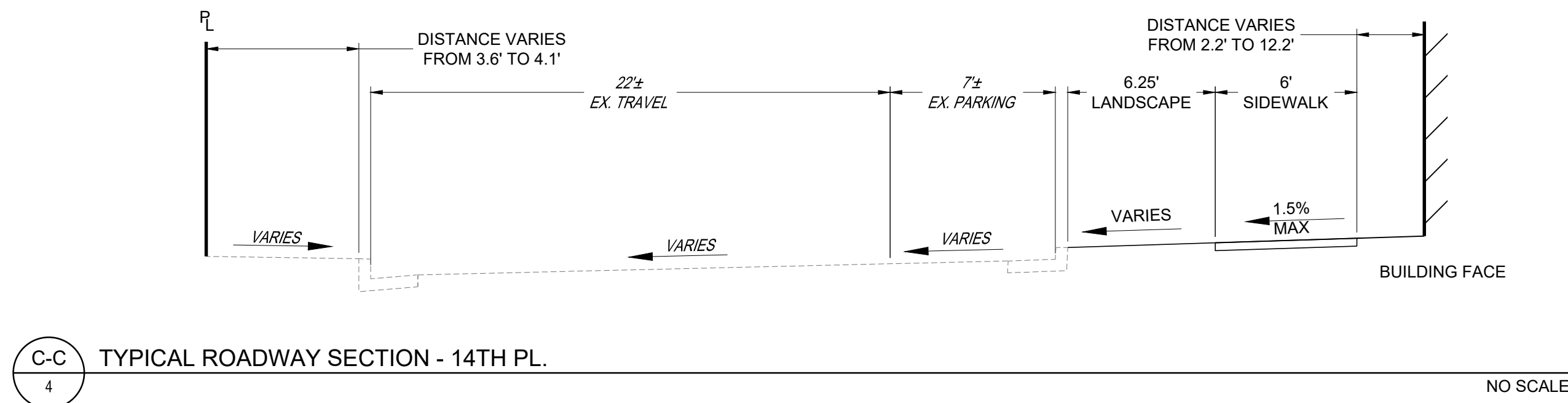
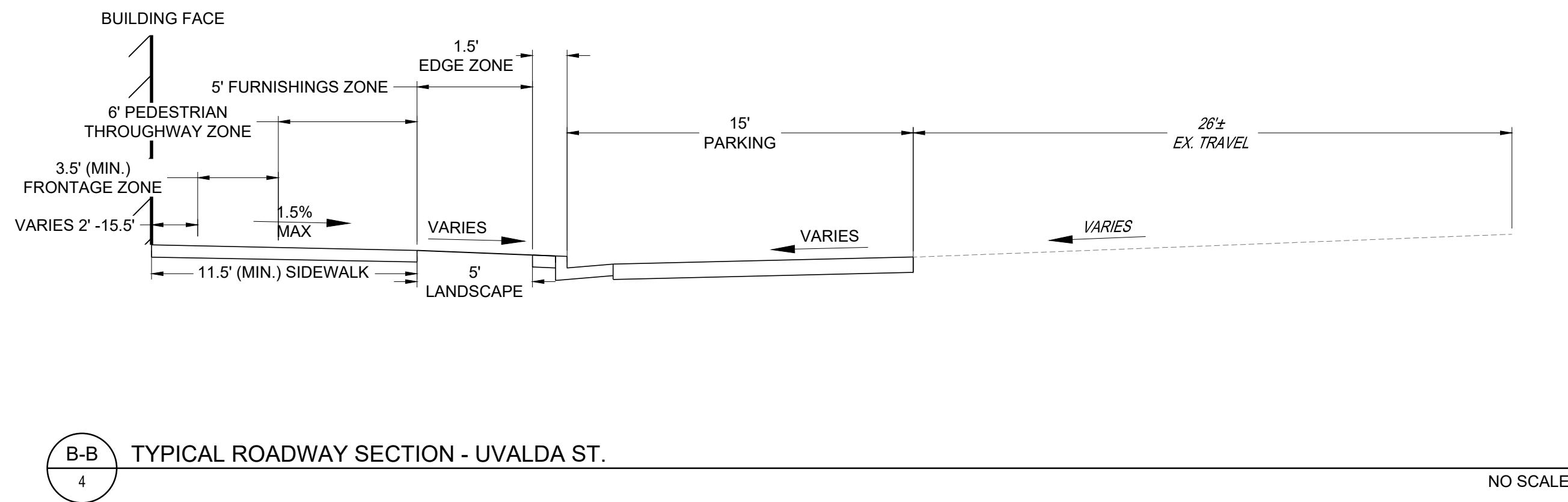
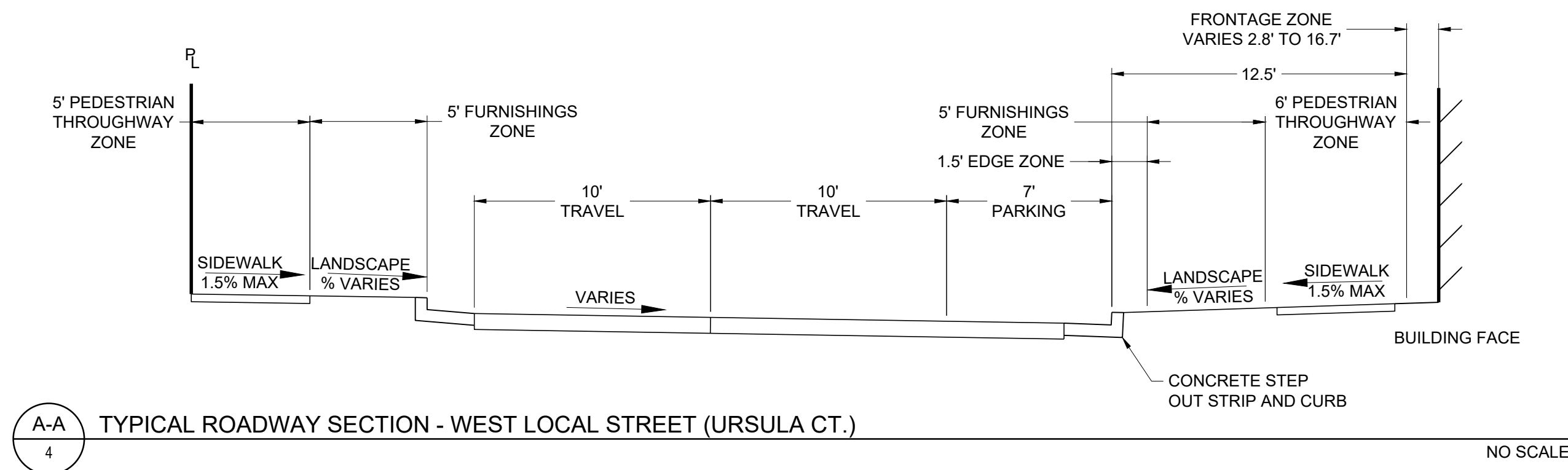
14TH & URSULA APARTMENTS  
SITE PLAN  
AURORA, COLORADO

APPLICANT  
14TH AND URSULA, LLC  
  
460 VIRGINIA AVE  
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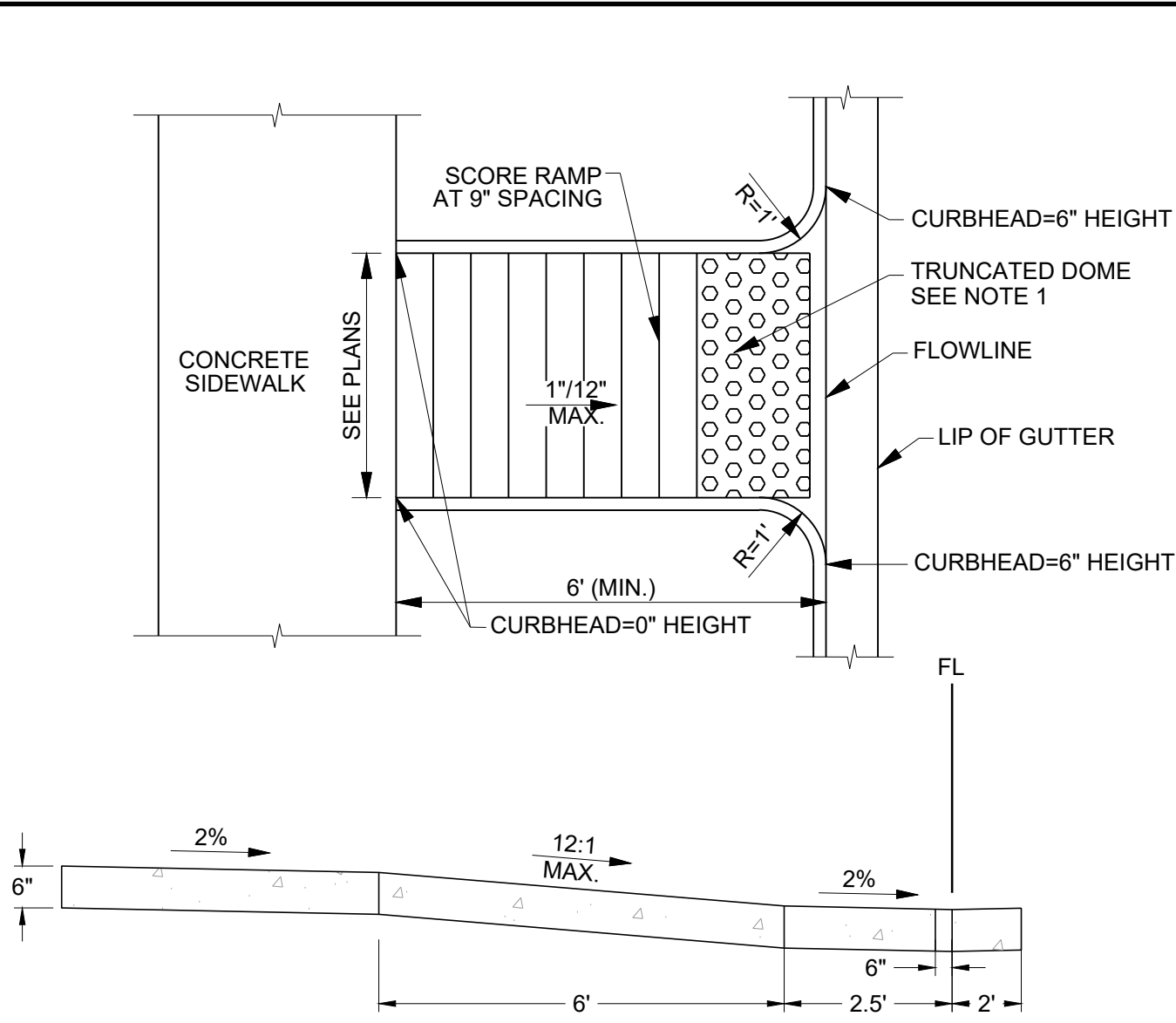
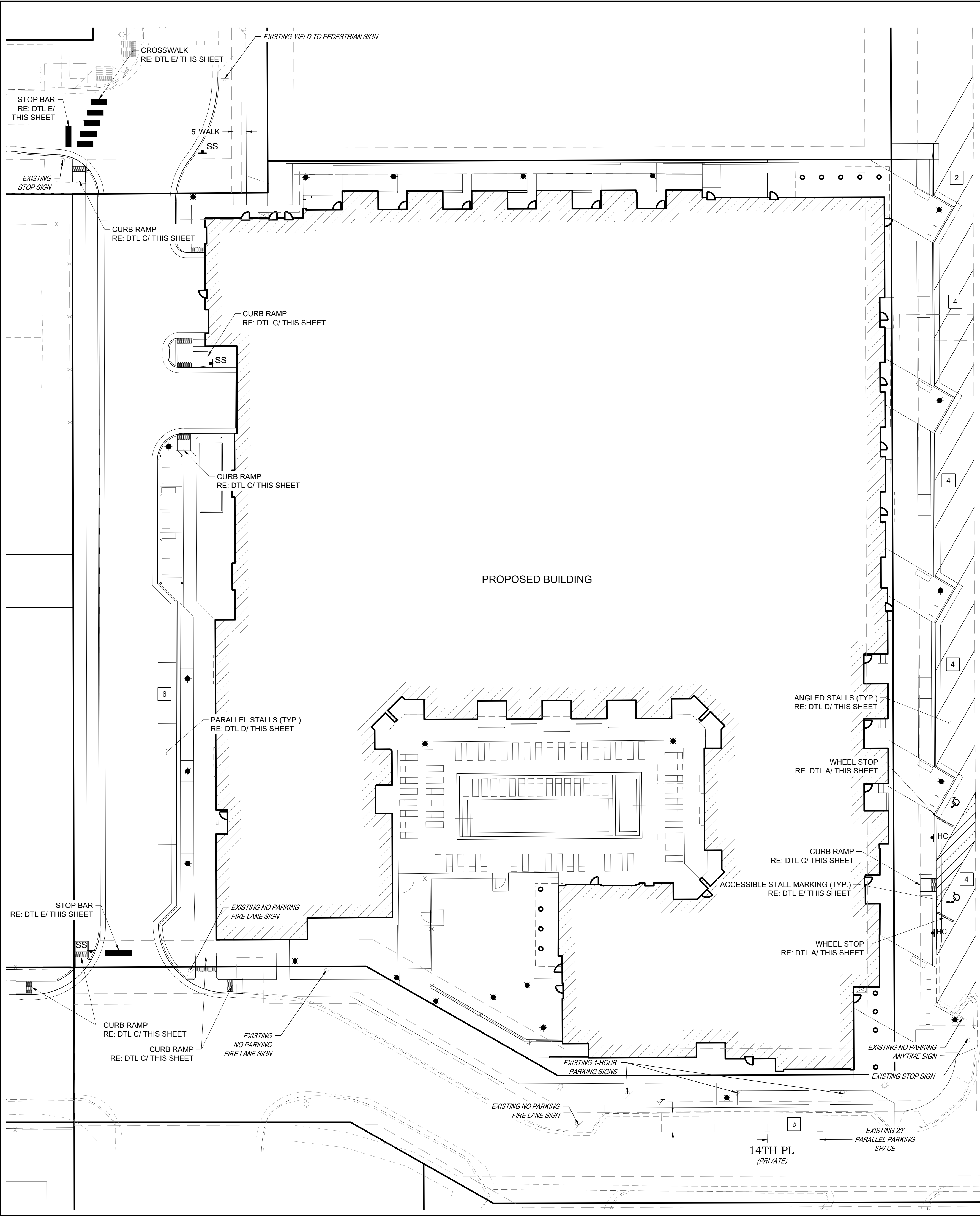
NOT FOR  
CONSTRUCTION

DATE:  
06/14/2022 SP-01  
09/02/2022 SP-02  
10/21/2022 SP-03  
12/22/2022 TECH 01  
02/10/2023 TECH 02  
04/17/2023 TECH 03

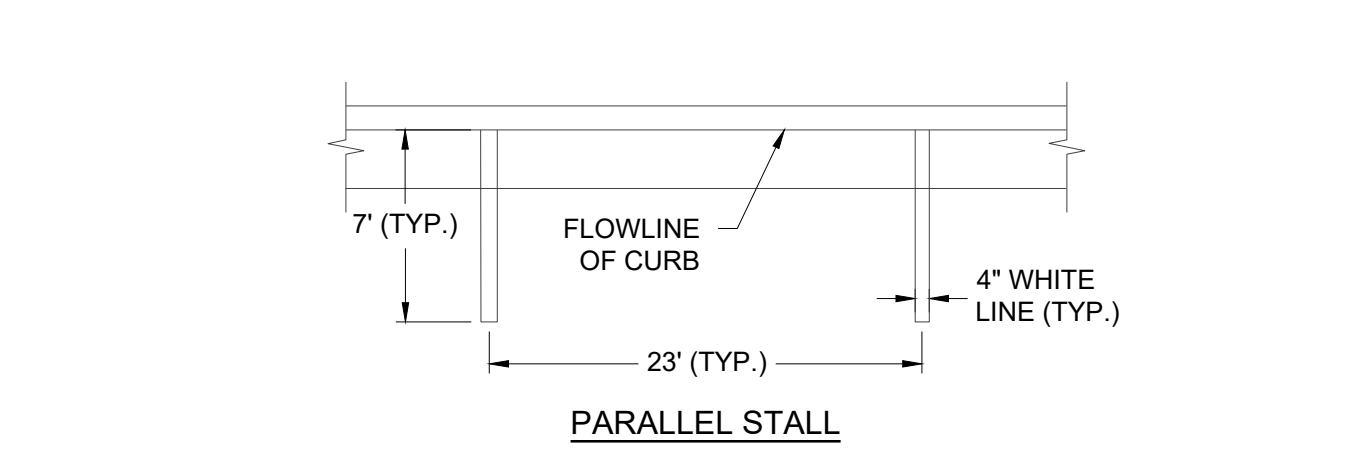
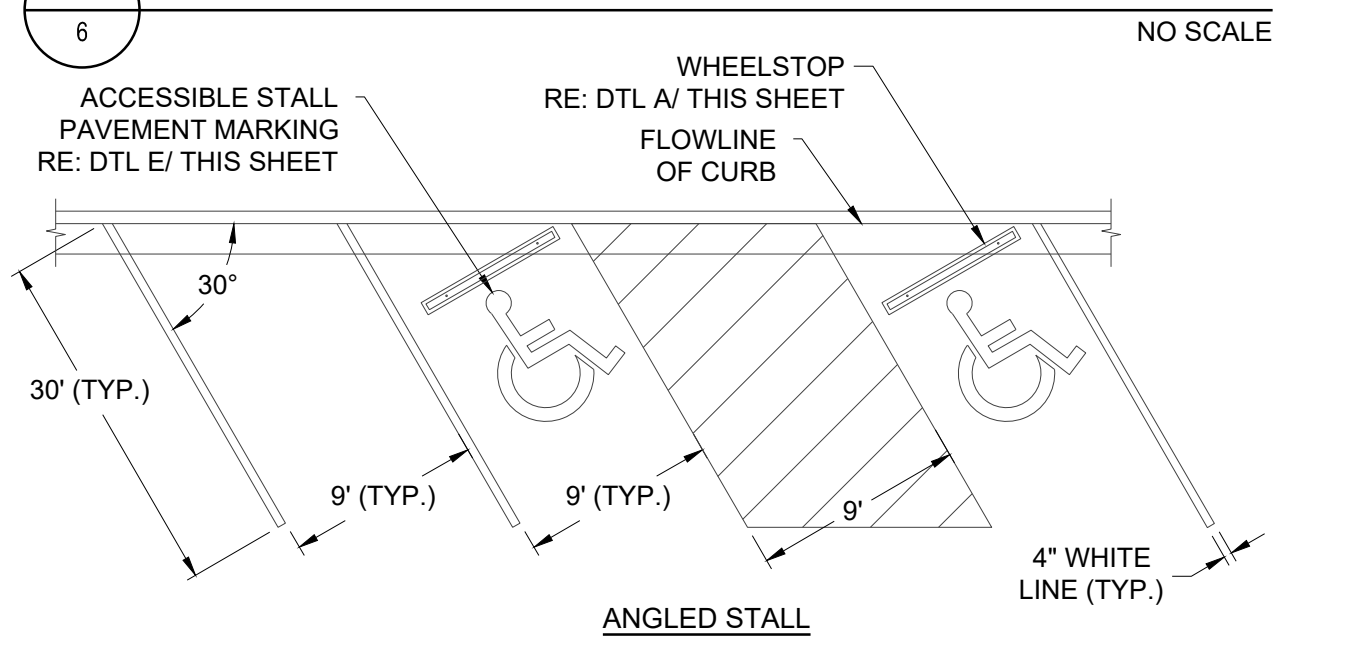
SHEET TITLE:  
STREET  
SECTIONS



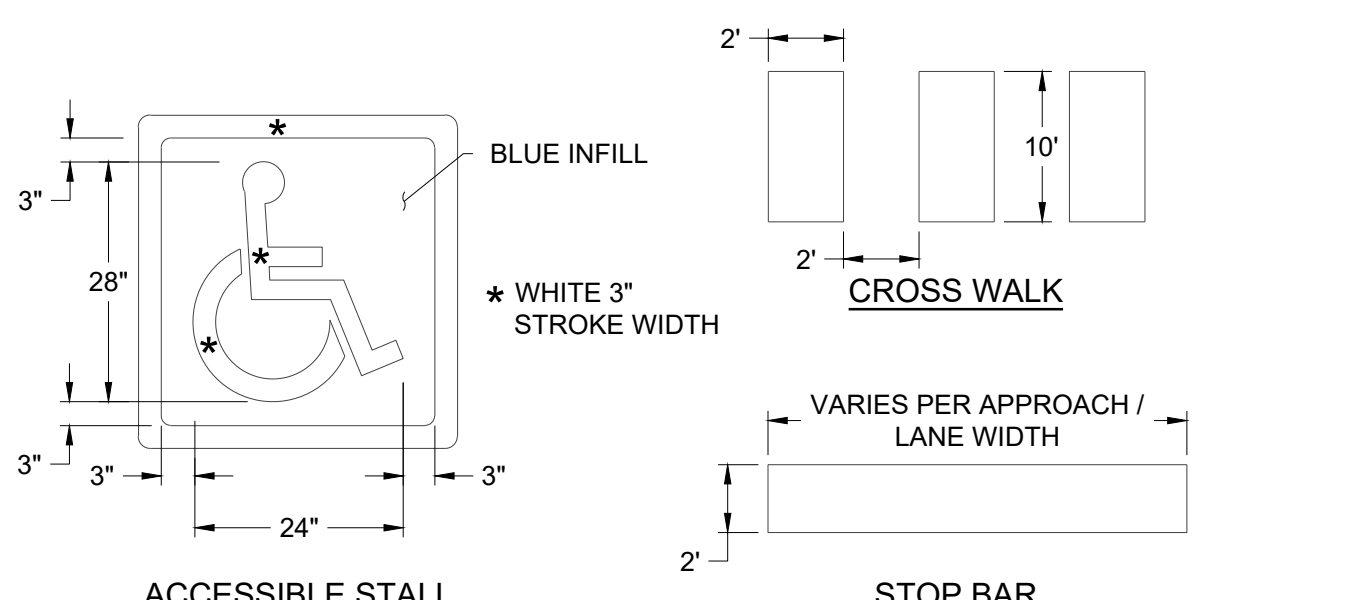




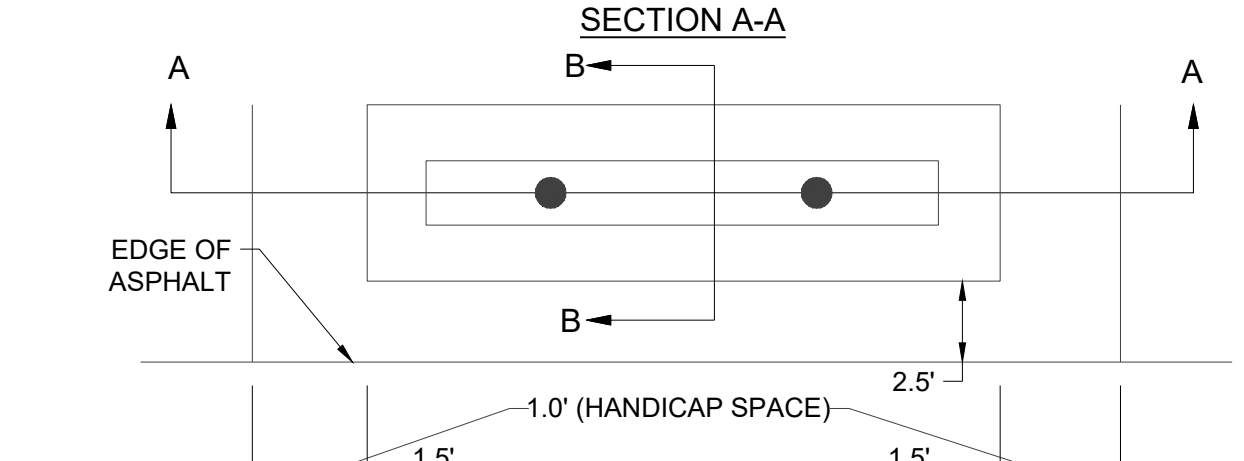
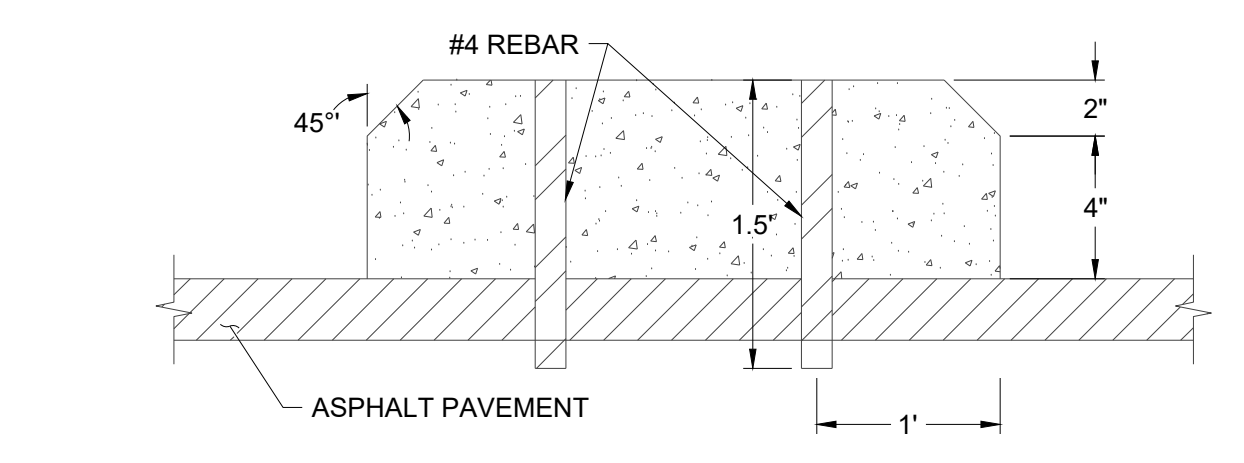
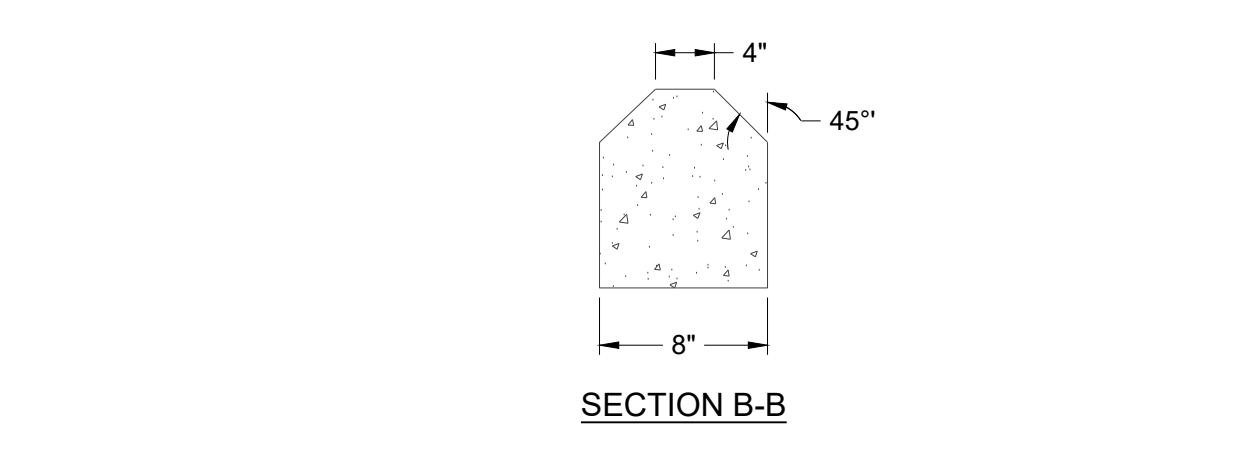
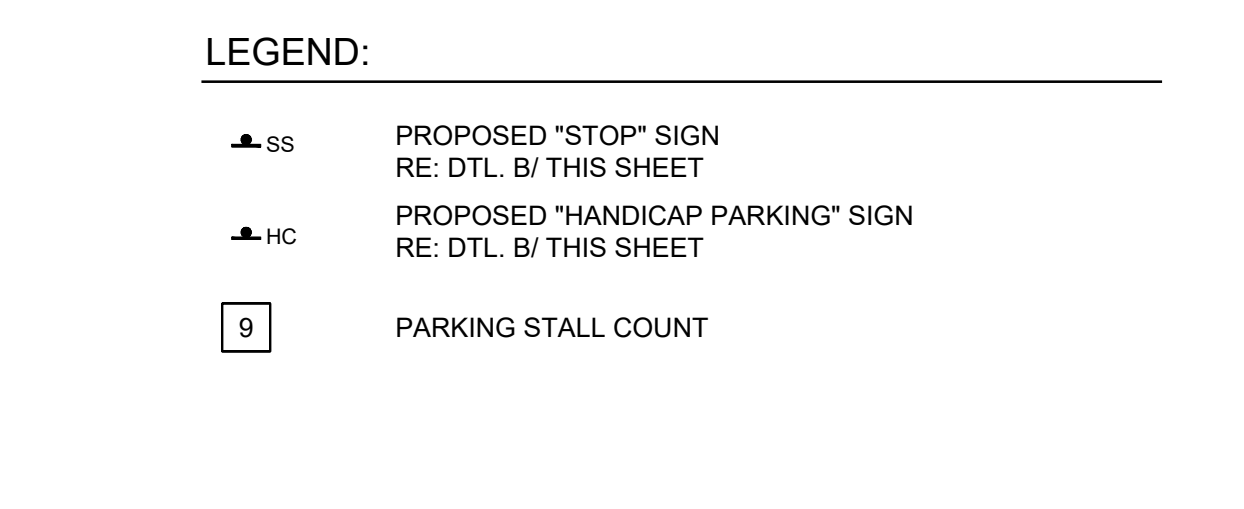
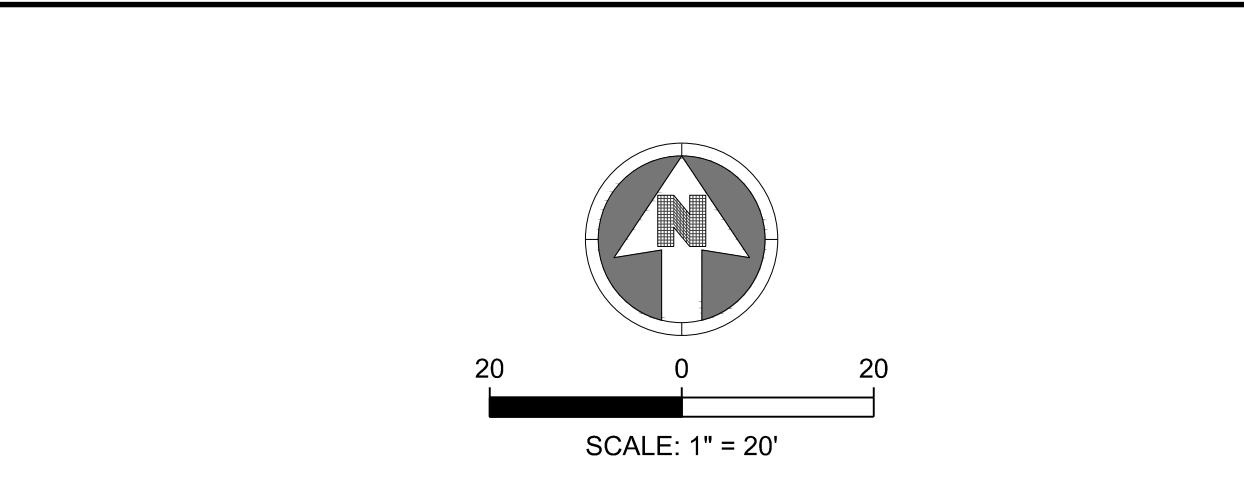
NOTES:  
1. THE TOP DIAMETER OF THE TRUNCATED DOMES SHALL BE 50% TO 65% OF THE BASE DIAMETER



NOTES:  
1. WHITE PAINT OR THERMOPLASTIC MARKINGS SHALL BE USED UNLESS OTHERWISE SPECIFIED BY AUTHORITY HAVING JURISDICTION. ALSO COMPARE AGAINST PROJECT SPECIFIC CIVIL SPECS TO ENSURE THEY MATCH.



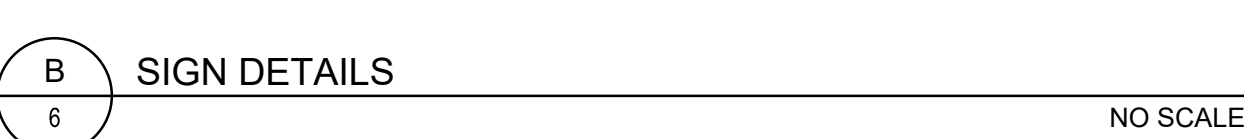
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1. WHITE PAINT OR THERMOPLASTIC MARKINGS SHALL BE USED UNLESS OTHERWISE SPECIFIED BY AUTHORITY HAVING JURISDICTION. ALSO COMPARE AGAINST PROJECT SPECIFIC CIVIL SPECS TO ENSURE THEY MATCH.



NOTES:  
1. REFER TO CITY OF AURORA STANDARD DETAIL TE-11 FOR SIGN SUPPORT DETAILS.



NOTES:  
1. REFER TO CITY OF AURORA STANDARD DETAIL TE-11 FOR SIGN SUPPORT DETAILS.



**14TH & URSULA APARTMENTS**  
SITE PLAN  
AURORA, COLORADO

APPLICANT  
14TH AND URSULA, LLC  
460 VIRGINIA AVE  
INDIANAPOLIS, INDIANA  
317.226.9500

NOT FOR  
CONSTRUCTION

DATE:  
06/14/2022 SP-01  
09/02/2022 SP-02  
10/21/2022 SP-03  
12/22/2022 TECH 01  
02/10/2023 TECH 02  
04/17/2023 TECH 03

SHEET TITLE:  
SIGNAGE AND  
STRIPING PLAN



CHECKED BY: BR  
DRAWN BY: GH, WW

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YARDS/1,000 SF.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ON SITE ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE. ALL ACCENT PAVING WILL BE CONCRETE WITH DECORATIVE SCORING.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
8. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
9. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
10. SHRUB BEDS SHALL BE MULCHED WITH 1 ½" CHEYENNE GRAY ROCK. WEED BARRIER IS REQUIRED UNDER RIVER ROCK.
11. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 26" IN HEIGHT AS MEASURED FROM THE ROADWAY SURFACE. PLANTING SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
12. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
13. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ET.C) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LINES.

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04/17/2023 TECH 03

SHEET TITLE:  
LANDSCAPE  
NOTES



CHECKED BY: BR  
DRAWN BY: GH, WW

PLANT SCHEDULE

DECIDUOUS CANOPY TREES					
AC GR	BOTANICAL NAME ACER SACCHARUM 'GREEN MOUNTAIN'	COMMON NAME GREEN MOUNTAIN SUGAR MAPLE	ROOT B & B	SIZE 2.5" CAL.	QTY 3
CE OC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.	8
GI AU	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD GINKGO	B & B	2.5" CAL.	4
GY DI	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2.5" CAL.	8
TI RE	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5" CAL.	3
TI CO	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2.5" CAL.	3
UL TR	ULMUS X 'TRIUMPH'	TRIUMPH ELM	B & B	2.5" CAL.	1
EVERGREEN TREES					
PI BA	BOTANICAL NAME PICEA PUNGENS 'BAKERI'	COMMON NAME BAKER COLORADO SPRUCE	ROOT B & B	SIZE 6' HT.	QTY 2
ORNAMENTAL TREES					
AC GA	BOTANICAL NAME ACER TATARICUM 'GARANN' TM	COMMON NAME HOT WINGS TATARIAN MAPLE	ROOT B & B	SIZE 2" CAL.	QTY 2
AC PP	ACER TATARICUM 'PATDELL' TM	PATTERN PERFECT TATARIAN MAPLE	B & B	2" CAL.	2
AM AU	AMELANCHIER ALNIFOLIA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2" CAL.	6
DECIDUOUS SHRUBS					
AM CA	BOTANICAL NAME AMORPHA CANESCENS	COMMON NAME LEADPLANT	ROOT CONT.	SIZE 5 GAL.	QTY 33
CA GL	CARAGANA FRUTEX 'GLOBOSA'	GLOBE RUSSIAN PEASHRUB	CONT.	5 GAL.	6
CA DA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	CONT.	5 GAL.	57
DA CA	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	CONT.	5 GAL.	35
EU FO	EUONYMUS FORTUNEI 'COLORATUS'	PURPLE-LEAF WINTERCREEPER	CONT.	5 GAL.	18
LI LO	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	5 GAL.	23
LO EM	LONICERA XYLOSTEUM 'EMERALD MOUND'	EMERALD MOUND HONEYSUCKLE	CONT.	5 GAL.	25
PE LI	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	CONT.	5 GAL.	38
PH SN	PHILADELPHUS X 'SNOWBELLE'	SNOWBELLE MOCK ORANGE	CONT.	5 GAL.	9
PO MC	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE BUSH CINQUEFOIL	CONT.	5 GAL.	43
PR BE	PRUNUS BESSEYI 'P011S' TM	PAWNEE BUTTES SAND CHERRY	CONT.	5 GAL.	5
RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	5 GAL.	17
RO NW	ROSA X 'NEARLY 'WILD'	NEARLY 'WILD FLORIBUNDA ROSE	CONT.	5 GAL.	31
SP AL	SPIRAEA JAPONICA 'ALBIFLORA'	WHITE JAPANESE SPIREA	CONT.	5 GAL.	25
SP LI	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIREA	CONT.	5 GAL.	45
VI MO	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	CONT.	5 GAL.	3
EVERGREEN SHRUBS					
AR PA	BOTANICAL NAME ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	COMMON NAME PANCHITO MANZANITA	ROOT CONT.	SIZE 5 GAL.	QTY 3
JU GM	JUNIPERUS PROCEMBENS 'GREEN MOUND'	GREEN MOUND JAPANESE GARDEN JUNIPER	CONT.	5 GAL.	26
PI GL	PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	CONT.	5 GAL.	15
PI WH	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	CONT.	5 GAL.	7
ORNAMENTAL GRASSES					
BO BL	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	ROOT CONT.	SIZE 1 GAL.	QTY 89
CA AV	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE'	AVALANCHE FEATHER REED GRASS	CONT.	1 GAL.	21
MI MO	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	CONT.	1 GAL.	11
PE HA	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT.	1 GAL.	64
PE BU	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	CONT.	1 GAL.	157
PH AR	PHALARIS ARUNDINACEA	RIBBON GRASS	CONT.	1 GAL.	32
SC SC	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	CONT.	1 GAL.	128
SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	1 GAL.	36
PERENNIALS					
AG DO	BOTANICAL NAME AGASTACHE CANA 'DOUBLE BUBBLEMINT'	COMMON NAME DOUBLE BUBBLEMINT HYSSOP	ROOT CONT.	SIZE 1 GAL.	QTY 21
AG BL	AGASTACHE X 'BLUE FORTUNE'	BLUE FORTUNE ANISE HYSSOP	CONT.	1 GAL.	10
AM HU	AMSONIA HUBRICHTII	BLUESTAR	CONT.	1 GAL.	43
AU SX	AURINIA SAXATILIS	BASKET OF GOLD	CONT.	1 GAL.	27
CO MO	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	CONT.	1 GAL.	36
ECH ALB	ECHINACEA PURPUREA 'ALBA'	WHITE CONEFLOWER	CONT.	1 GAL.	8
HE SP	HEUCHERA SANGUINEA 'SPLENDENS'	SPLENDENS CORAL BELLS	CONT.	1 GAL.	4
HO SI	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS PLANTAIN LILY	CONT.	1 GAL.	4
HO HB	HOSTA X 'HONEYBELLS'	HONEYBELLS HOSTA	CONT.	1 GAL.	32
LI LE	LINUM PERENNE LEWISII	BLUE FLAX	CONT.	1 GAL.	43
NE WA	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT.	1 GAL.	20
PE ME	PENSTEMON X MEXICALI 'P008S' TM	RED ROCKS PENSTEMON	CONT.	1 GAL.	45
PI CO	RATIBIDA COLUMNIFERA	YELLOW PRAIRIE CONEFLOWER	CONT.	1 GAL.	16

Building Perimeter Landscaping							
Area	Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Total TE Provided
A	North Perimeter Landscaping (2 Tree Equivalent per 40 LF)	220 LF	11	1	0	84	9
B	South Perimeter Landscaping (2 Tree Equivalent per 40 LF)	313 LF	15	6	0	167	23
Totals:			26	7	0	251	32

Standard Rights-of-Way Street Tree Table			
Street Tree Description	Length	Trees Required	Trees Provided
UVALDA STREET (1 Trees / 35 LF)	284 LF	8	9
URSULA COURT (1 Trees / 35 LF)	377 LF	11	11
14TH PLACE (1 Trees / 35 LF)	222 LF	6	8
Totals:	883	25	28
NOTES: 1.) Distances measured between tangent points, intersecting drives are excluded. 2.) Distances do not include 50' offsets from stop signs.			

Water Use Table					
Area	Water Conserving Irrigation (Non-Sod)	Non-Water Conserving Irrigation (Sod)	Z-Zone Area	Non-Irrigated Area	Total Area (SF)
Site	5,291 SF	0 SF	0 SF	2,621 SF	7,912 SF
ROW	3,060 SF	0 SF	0 SF	0 SF	3,060 SF
Totals:	8,351 SF	0 SF	0 SF	2,621 SF	10,972 SF
% Of Overall LS Area	76.11%	0.00%	0.00%	23.89%	

TREE PROTECTION PLAN SUMMARY

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION
0"	0"	0"

\*TO BE UPDATED WITH DATA FROM COA FORESTRY

SITE AMENITY SCHEDULE



DESCRIPTION: BENCH

MANUFACTURER: LANDSCAPE  
FORMS

MODEL: MELVILLE BENCH

COLOR / FINISH: POWDERCOATED  
METAL "STORMCLOUD"

NOTES: BACKED 1 DIVIDER, SURFACE  
MOUNT PER MANUFACTURER'S  
SPECIFICATIONS

DESCRIPTION: LITTER RECEPTACLE

MANUFACTURER: LANDSCAPE  
FORMS

MODEL: POE LITTER

COLOR / FINISH: POWDERCOATED  
METAL "STORMCLOUD"

NOTES: SIDE OPEN, SURFACE  
MOUNT PER MANUFACTURER'S  
SPECIFICATIONS

DESCRIPTION: BIKE RACK

MANUFACTURER: LANDSCAPE  
FORMS

MODEL: EMERSON BIKE RACK

COLOR / FINISH: POWDERCOATED  
METAL "STORMCLOUD"

NOTES: SURFACE MOUNT PER  
MANUFACTURER'S  
SPECIFICATIONS

DESCRIPTION: PLANTER

MANUFACTURER: TOURNESOL

MODEL: #UR-602424 URBAN  
COLLECTION

COLOR / FINISH: POWDERCOAT  
IRON

NOTES: SURFACE MOUNT PER  
MANUFACTURER'S  
SPECIFICATIONS



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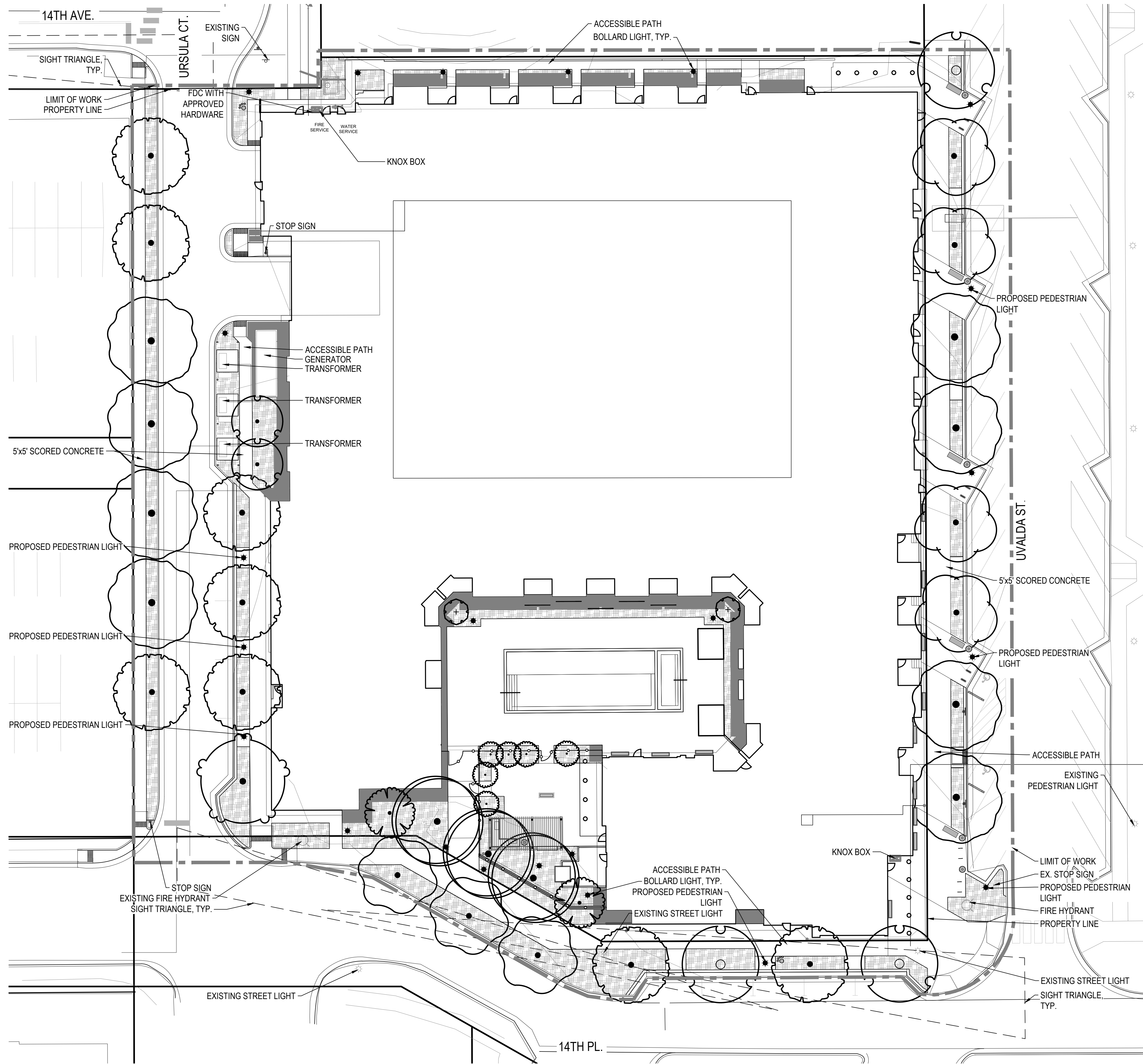
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SHEET TITLE:  
HYDROZONE  
MAP

L-103

SHEET 9 OF 28



PLANT SCHEDULE

DECIDUOUS CANOPY TREES

	AC GR
	CE OC
	GI AU
	GY DI
	TI RE
	TI CO
	UL TR

EVERGREEN TREES

	PI BA
--	-------

ORNAMENTAL TREES

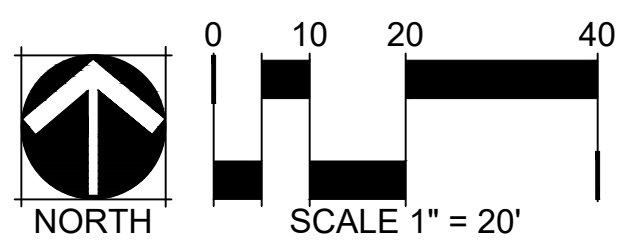
	AC GA
	AC PP
	AM AU

HYDROZONE LEGEND

	PROPERTY BOUNDARY
	LOW WATER USE: SHRUB BED
	NON-IRRIGATED LANDSCAPE

HYDROZONE TABLE

TAP: TBD			
WATER USE TYPE	AREA (SF)	PERCENT (%)	
HIGH WATER USE	0 SF	0.00%	
LOW WATER USE	8,351 SF	76.11%	
NON-IRRIGATED LANDSCAPE	2,621 SF	23.89%	
TOTAL:	10,972 SF	100.00%	
CANOPY TREES	QUANTITY	AREA VALUE (SF)	TOTAL AREA
EVERGREEN/ORNAMENTAL TREES	30	706	21,180 SF
TOTAL:	12	177	2,124 SF
TOTAL IRRIGATED AREA TAP (TBD)	34,813 SF		



CHECKED BY: BR  
DRAWN BY: GH, WW

HYDROZONE MAP



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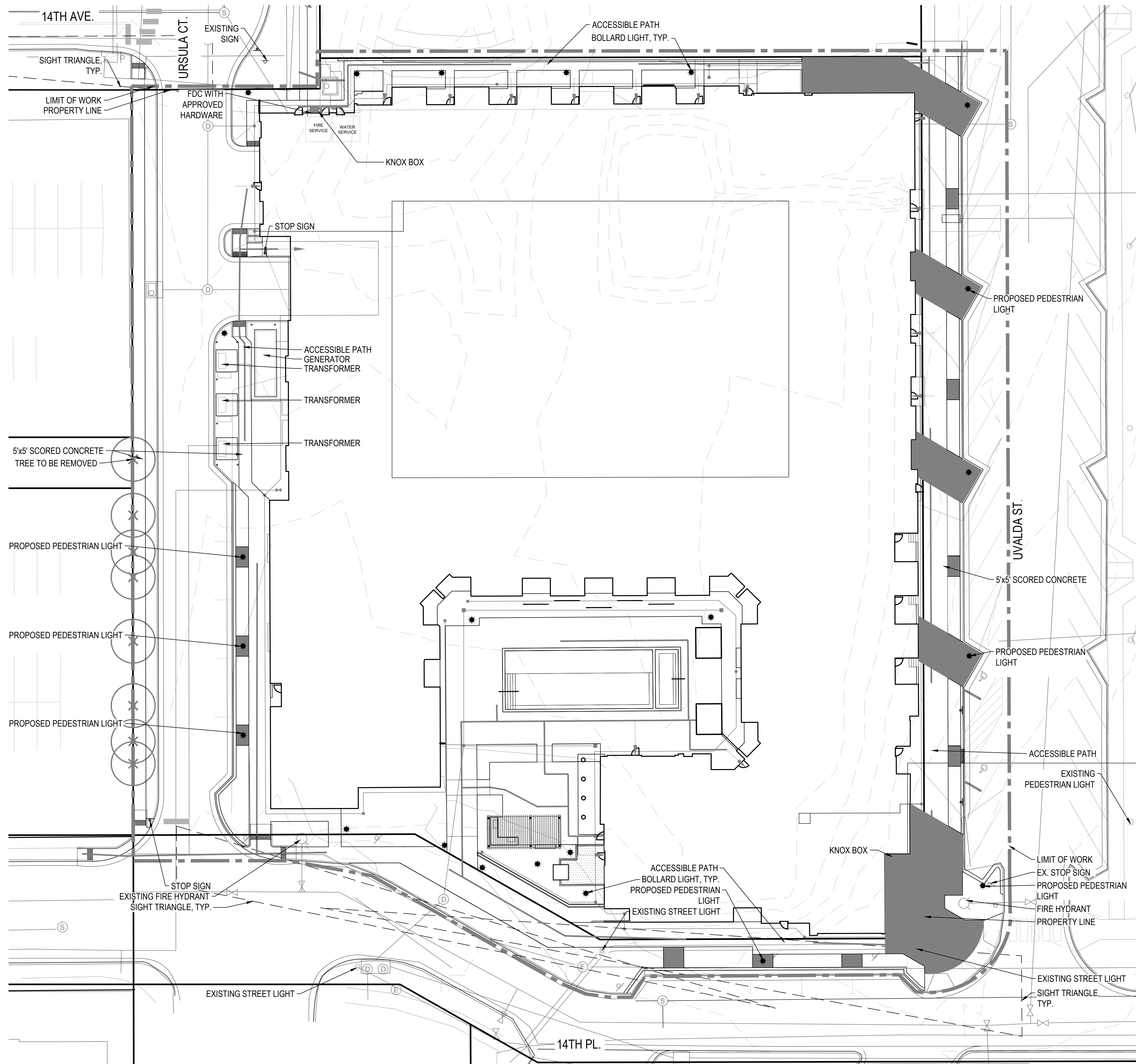
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SHEET TITLE:  
TREE MITIGATION  
MAP

L-104

SHEET 10 OF 28

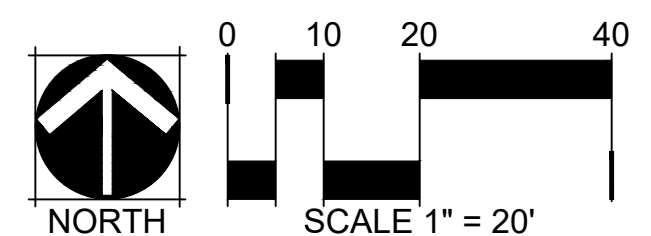


LEGEND

- EXISTING TREE TO BE REMOVED
- PROPERTY LINE
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 1' CONTOUR
- ENHANCED CONCRETE - TERRACOTTA COLORED

TREE MITIGATION NOTES

IF ANY TREES REQUIRE PROTECTION, CITY OF AURORA PARK AND OPEN SPACE DEPARTMENT NOTES AND DETAILS SHALL BE APPLIED.





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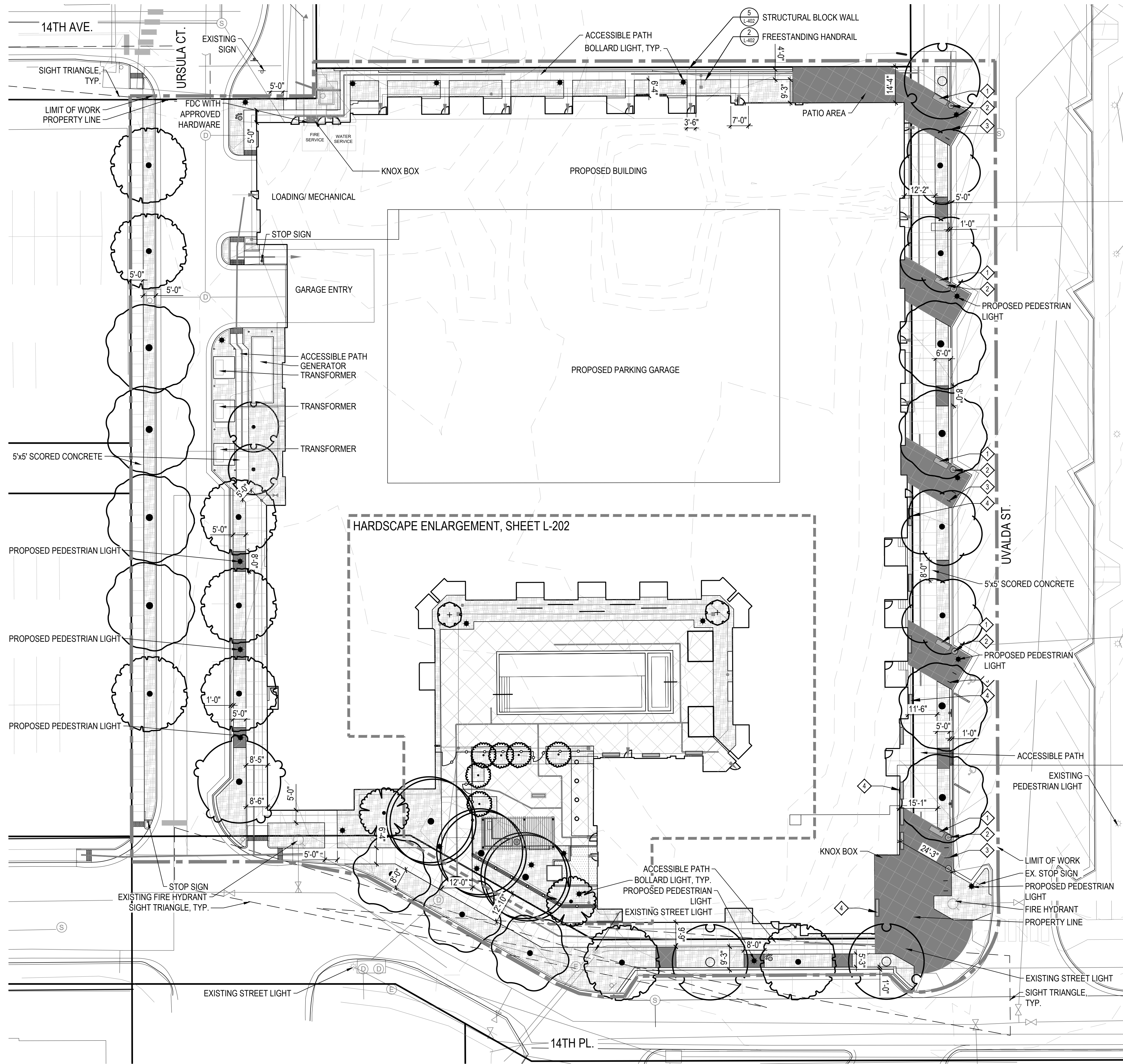
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SHEET TITLE:  
HARDSCAPE  
PLAN

L-201

SHEET 11 OF 28

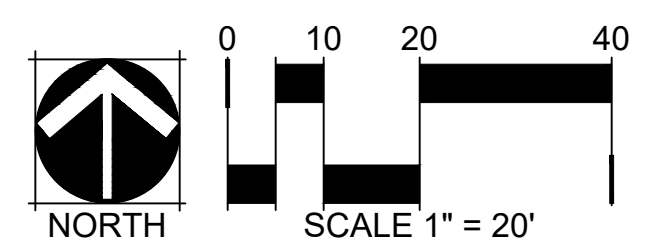


LEGEND

- PROPERTY LINE
- METAL FENCE
- LANDSCAPE BED
- ENHANCED CONCRETE - TERRACOTTA COLORED
- BENCH
- LITTER RECEPTACLE
- BIKE RACK
- PLANTER
- STREET LIGHT
- BOLLARD LIGHT

PLANT SCHEDULE

DECIDUOUS CANOPY TREES	CODE	COMMON NAME
	AC GR	GREEN MOUNTAIN SUGAR MAPLE
	CE OC	COMMON HACKBERRY
	GI AU	AUTUMN GOLD GINKGO
	GY DI	KENTUCKY COFFEETREE
	TI RE	REDMOND AMERICAN LINDEN
	TI CO	LITTLELEAF LINDEN
	UL TR	TRIUMPH ELM
EVERGREEN TREES	CODE	COMMON NAME
	PI BA	BAKER COLORADO SPRUCE
ORNAMENTAL TREES	CODE	COMMON NAME
	AC GA	HOT WINGS TATARIAN MAPLE
	AC PP	PATTERN PERFECT TATARIAN MAPLE
	AM AU	AUTUMN BRILLIANCE SERVICEBERRY





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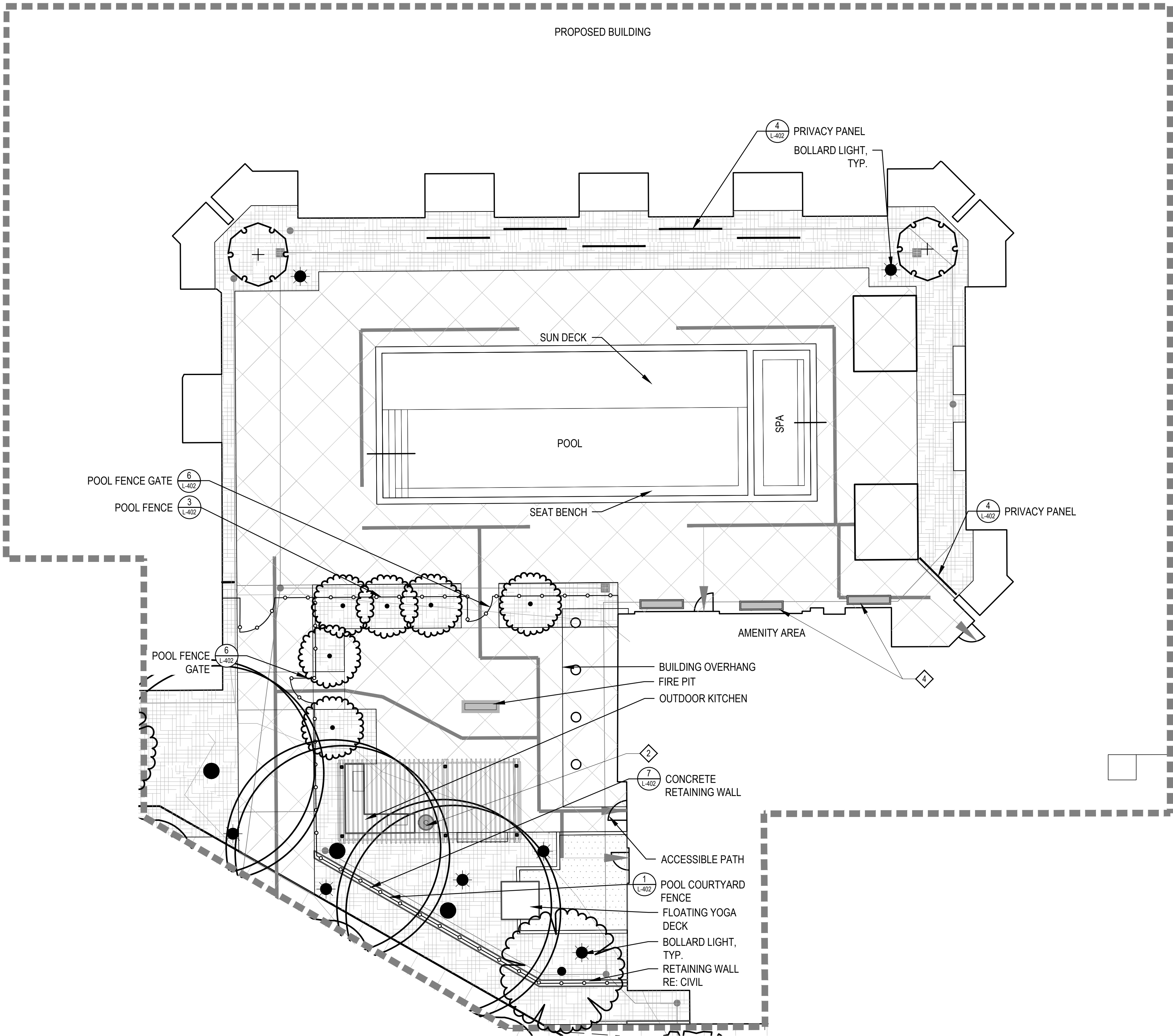
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02/10/2023 TECH 02  
04/17/2023 TECH 03

SHEET TITLE:  
HARDSCAPE  
ENLARGEMENT

L-202

SHEET 12 OF 28

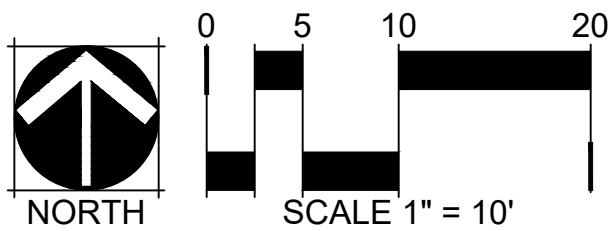


LEGEND

- PROPERTY LINE
- METAL FENCE
- LANDSCAPE BED
- ARTIFICIAL TURF

PLANT SCHEDULE

DECIDUOUS CANOPY TREES	CODE	COMMON NAME
	AC GR	GREEN MOUNTAIN SUGAR MAPLE
	CE OC	COMMON HACKBERRY
	GI AU	AUTUMN GOLD GINKGO
	GY DI	KENTUCKY COFFEETREE
	TI RE	REDMOND AMERICAN LINDEN
	TI CO	LITTLELEAF LINDEN
	UL TR	TRIUMPH ELM
EVERGREEN TREES	CODE	COMMON NAME
	PI BA	BAKER COLORADO SPRUCE
ORNAMENTAL TREES	CODE	COMMON NAME
	AC GA	HOT WINGS TATARIAN MAPLE
	AC PP	PATTERN PERFECT TATARIAN MAPLE
	AM AU	AUTUMN BRILLIANCE SERVICEBERRY





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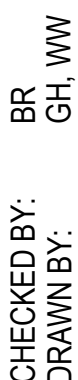
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
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12/22/2022	TECH 01
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04/17/2023	TECH 03

SHEET TITLE:  
LANDSCAPE  
PLAN

L-301

SHEET 13 OF 28



	PROPERTY LINE
	METAL FENCE
	LANDSCAPE BED
	ENHANCED CONCRETE - TERRACOTTA COLORED
	1 BENCH
	2 LITTER RECEPTACLE
	3 BIKE RACK
	4 PLANTER
	STREET LIGHT
	BOLLARD LIGHT

<u>DECIDUOUS CANOPY TREES</u>	<u>COMMON NAME</u>
AC GR	GREEN MOUNTAIN SUGAR MAPLE
CE OC	COMMON HACKBERRY
GI AU	AUTUMN GOLD GINKGO
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UL TR	TRIUMPH ELM
<u>EVERGREEN TREES</u>	<u>COMMON NAME</u>
PI BA	BAKER COLORADO SPRUCE
<u>ORNAMENTAL TREES</u>	<u>COMMON NAME</u>
AC GA	HOT WINGS TATARIAN MAPLE
AC PP	PATTERN PERFECT TATARIAN MAPLE
AM AU	AUTUMN BRILLIANCE SERVICEBERRY
<u>DECIDUOUS SHRUBS</u>	<u>COMMON NAME</u>
AM CA	LEADPLANT
CA GL	GLOBE RUSSIAN PEASHRUB
CA DA	DARK KNIGHT SPIREA
DA CA	CAROL MACKIE DAPHNE
EU FO	PURPLE-LEAF WINTERCREEPER
LI LO	LODENSE PRIVET
LO EM	EMERALD MOUND HONEYSUCKLE
PE LI	LITTLE SPIRE RUSSIAN SAGE
PH SN	SNOWBELLE MOCK ORANGE
PO MC	MCKAY'S WHITE BUSH CINQUEFOIL
PR BE	PAWNEE BUTTES SAND CHERRY
RH AU	AUTUMN AMBER SUMAC
RO NW	NEARLY WILD FLORIBUNDA ROSE
SP AL	WHITE JAPANESE SPIREA
SP LI	LITTLE PRINCESS JAPANESE SPIREA
VI MO	MOHICAN VIBURNUM
<u>EVERGREEN SHRUBS</u>	<u>COMMON NAME</u>
AR PA	PANCHITO MANZANITA
JU GM	GREEN MOUND JAPANESE GARDEN JUNIPER
PI GL	DWARF GLOBE BLUE SPRUCE
PI WH	WHITE BUD MUGO PINE
<u>ORNAMENTAL GRASSES</u>	<u>COMMON NAME</u>
BO BL	BLONDE AMBITION BLUE GRAMA
CA AV	AVALANCHE FEATHER REED GRASS
MI MO	MORNING LIGHT MAIDEN GRASS
PE HA	HAMELN FOUNTAIN GRASS
PE BU	LITTLE BUNNY FOUNTAIN GRASS
PH AR	RIBBON GRASS
SC SC	THE BLUES LITTLE BLUESTEM
SP HE	PRAIRIE DROPSEED
<u>PERENNIALS</u>	<u>COMMON NAME</u>
AG DO	DOUBLE BUBBLEMINT HYSSOP
AG BL	BLUE FORTUNE ANISE HYSSOP
AM HU	BLUESTAR
AU SX	BASKET OF GOLD
CO MO	MOONBEAM COREOPSIS
ECH ALB	WHITE CONEFLOWER
HE SP	SPLENDENS CORAL BELLS
HO SI	ELEGANS PLANTAIN LILY
HO HB	HONEYBELLS HOSTA
LI LE	BLUE FLAX
NE WA	WALKER'S LOW CATMINT
PE ME	RED ROCKS PENSTEMON
RA CO	YELLOW PRAIRIE CONEFLOWER

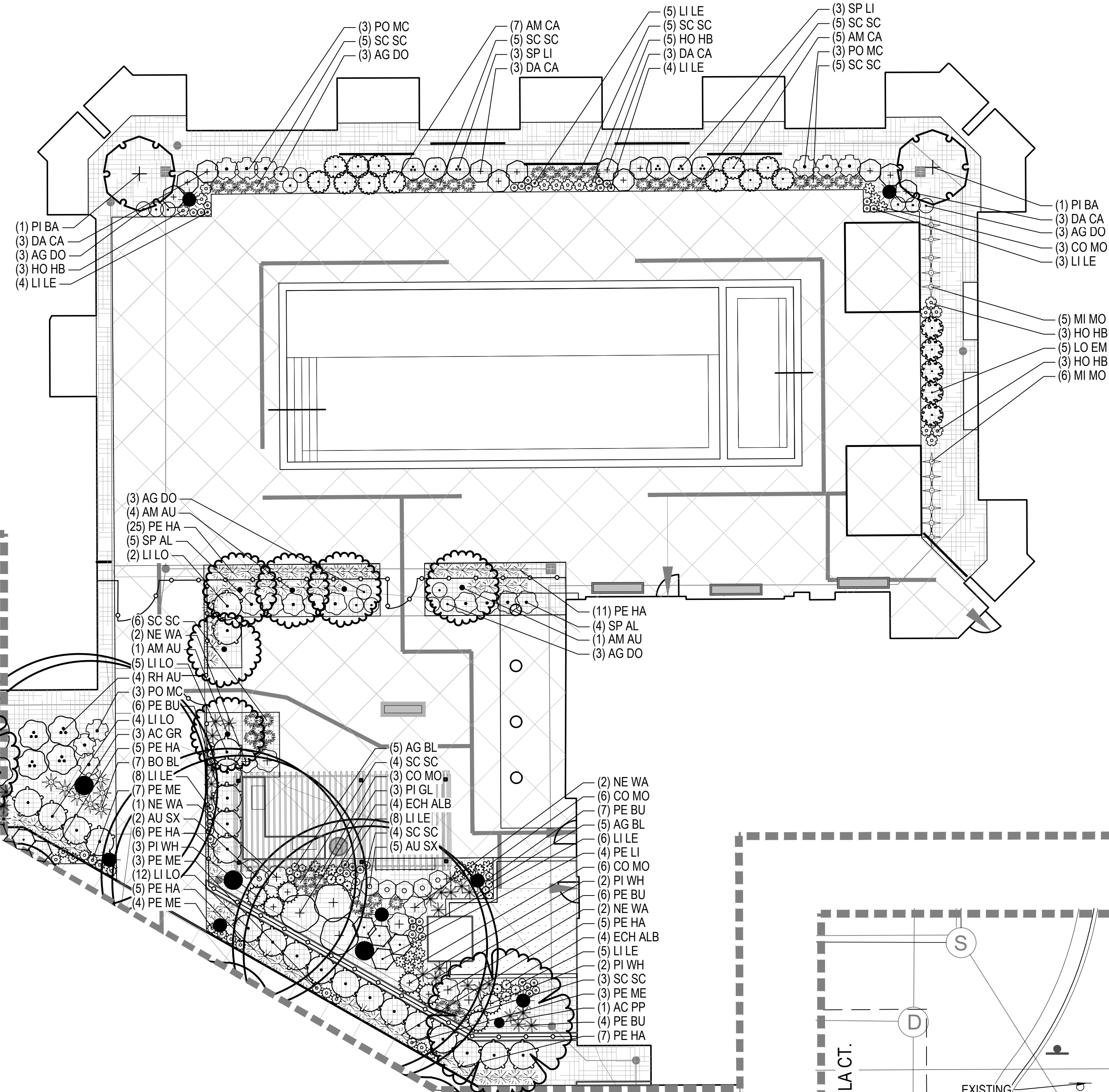
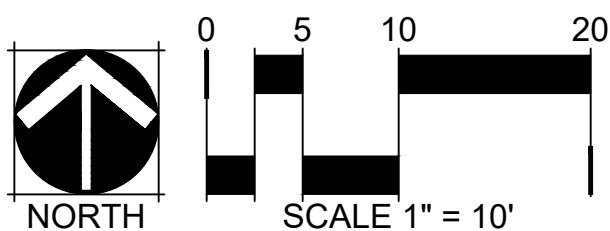


LEGEND

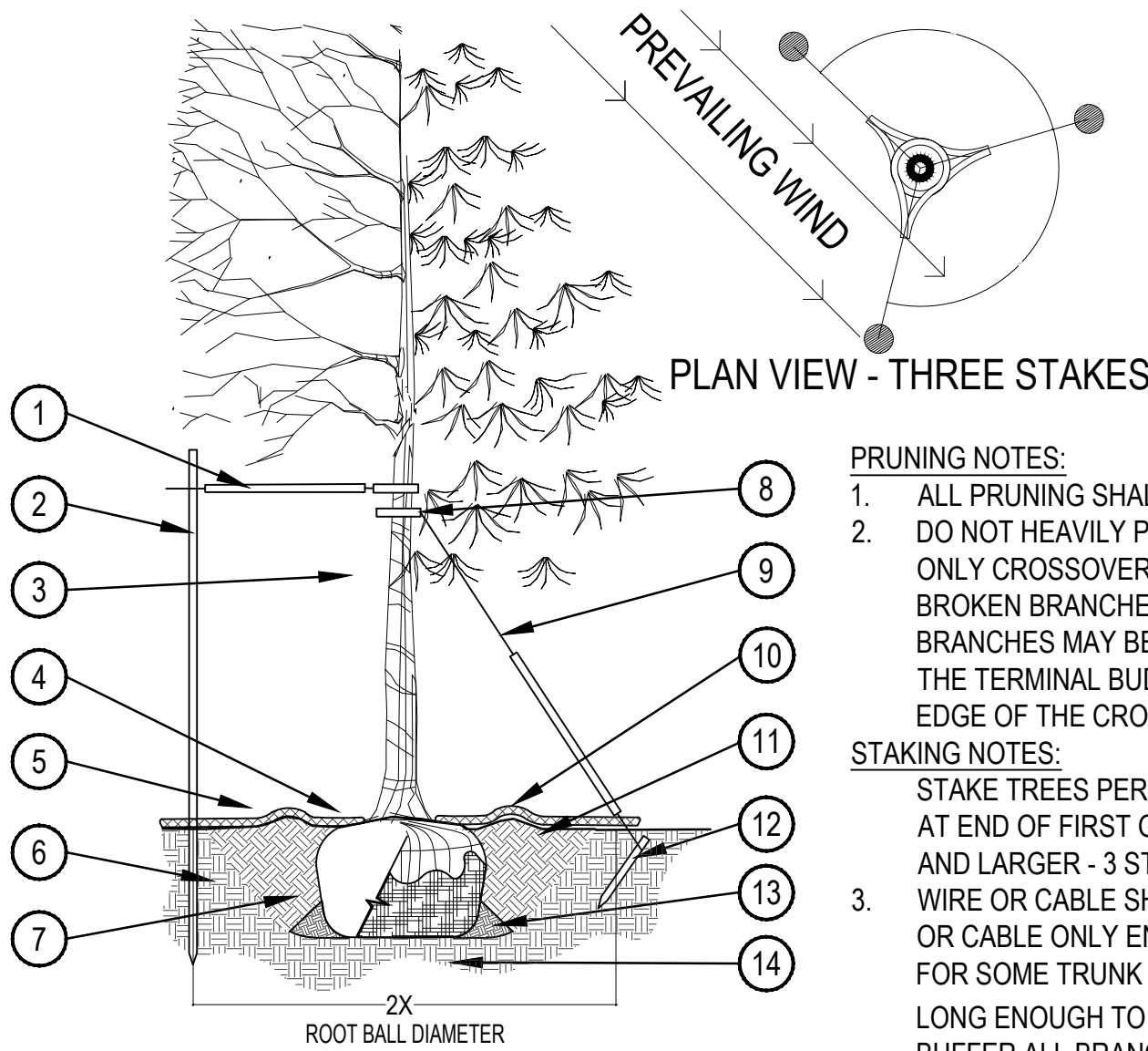
	PROPERTY LINE
	METAL FENCE
	LANDSCAPE BED
	ARTIFICIAL TURF

PLANT SCHEDULE

DECIDUOUS CANOPY TREES	COMMON NAME
AC GR	GREEN MOUNTAIN SUGAR MAPLE
CE OC	COMMON HACKBERRY
GI AU	AUTUMN GOLD GINKGO
GY DI	KENTUCKY COFFEETREE
TI RE	REDMOND AMERICAN LINDEN
TI CO	LITTLELEAF LINDEN
UL TR	TRIUMPH ELM
EVERGREEN TREES	COMMON NAME
PI BA	BAKER COLORADO SPRUCE
ORNAMENTAL TREES	COMMON NAME
AC GA	HOT WINGS TATARIAN MAPLE
AC PP	PATTERN PERFECT TATARIAN MAPLE
AM AU	AUTUMN BRILLIANCE SERVICEBERRY
DECIDUOUS SHRUBS	COMMON NAME
AM CA	LEADPLANT
CA GL	GLOBE RUSSIAN PEASHRUB
CA DA	DARK KNIGHT SPIREA
DA CA	CAROL MACKIE DAPHNE
EU FO	PURPLE-LEAF WINTERCREEPER
LI LO	LODENSE PRIVET
LO EM	EMERALD MOUND HONEYSUCKLE
PE LI	LITTLE SPIRE RUSSIAN SAGE
PH SN	SNOWBELLE MOCK ORANGE
PO MC	MCKAY'S WHITE BUSH CINQUEFOIL
PR BE	PAWNEE BUTTES SAND CHERRY
RH AU	AUTUMN AMBER SUMAC
RO NW	NEARLY WILD FLORIBUNDA ROSE
SP AL	WHITE JAPANESE SPIREA
SP LI	LITTLE PRINCESS JAPANESE SPIREA
VI MO	MOHICAN VIBURNUM
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HO HB	HONEYBELLS HOSTA
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PE ME	RED ROCKS PENSTEMON
RA CO	YELLOW PRAIRIE CONEFLOWER





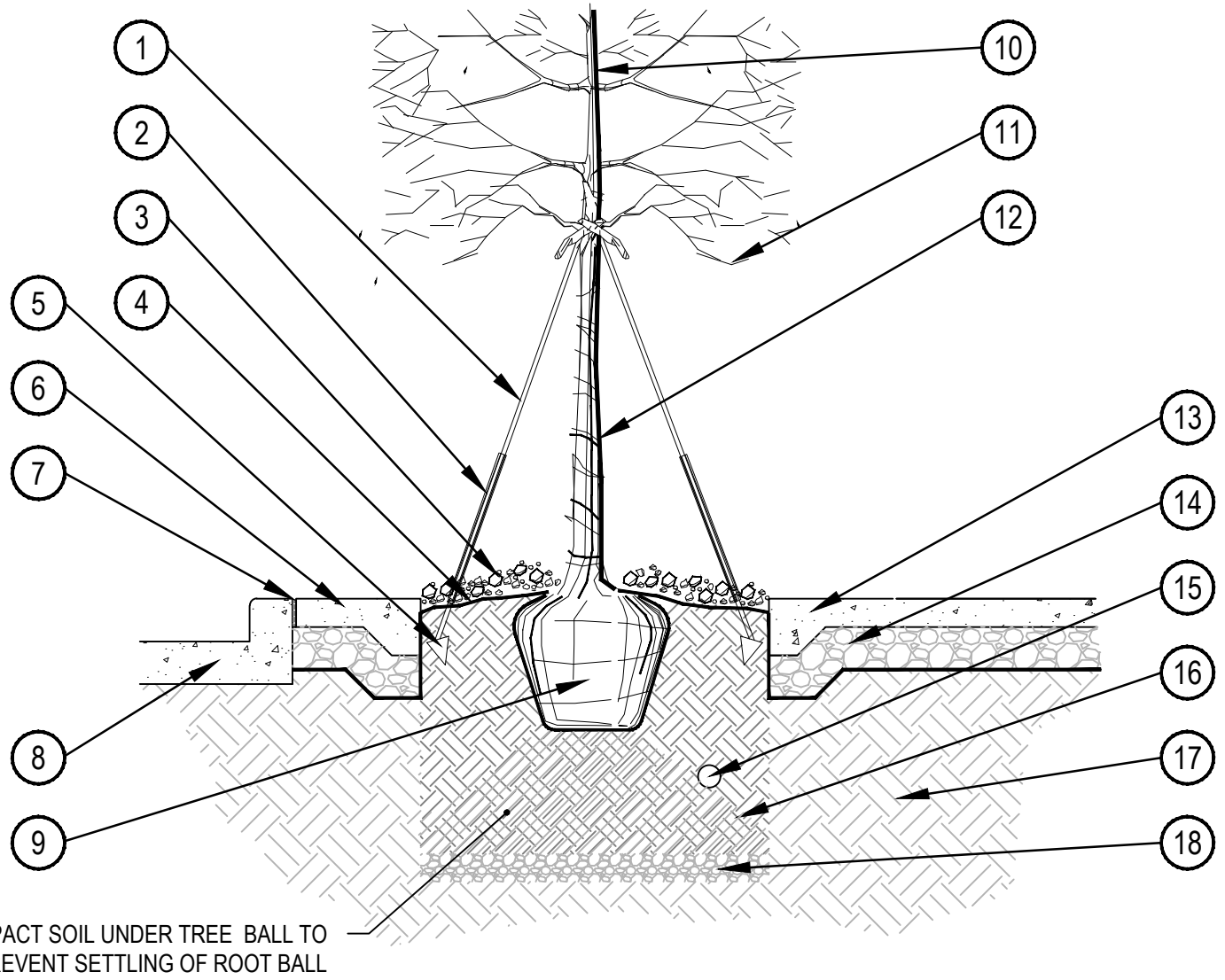


- PRUNING NOTES:**
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON. 2 - 1/2" 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.

1. PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 FT. UNTREATED WOOD POST (MIN. 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)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
5. 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. 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. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 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 FT. 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"

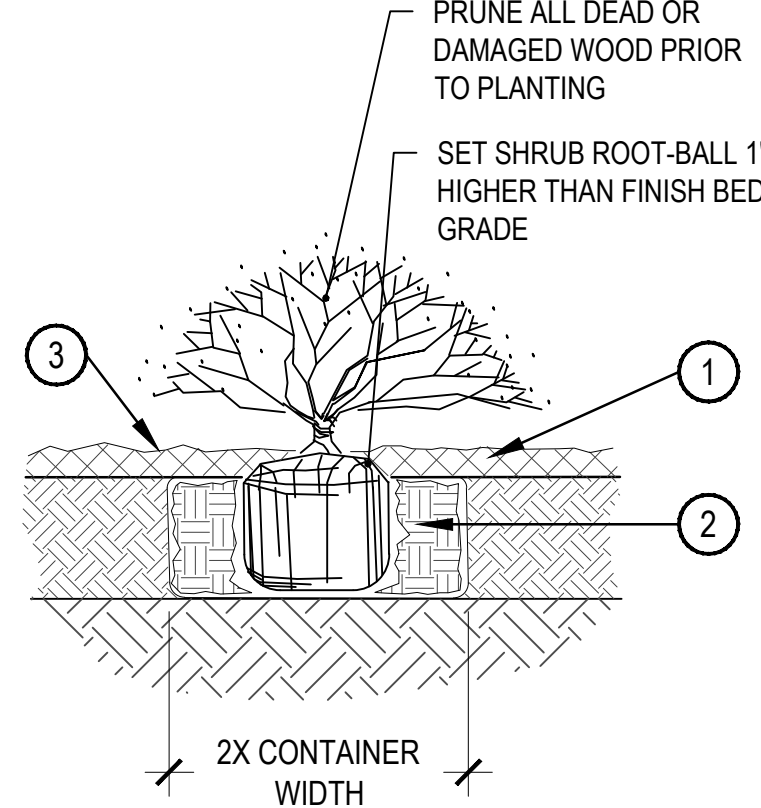


## 3 STREETSCAPE PLANTING BED

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

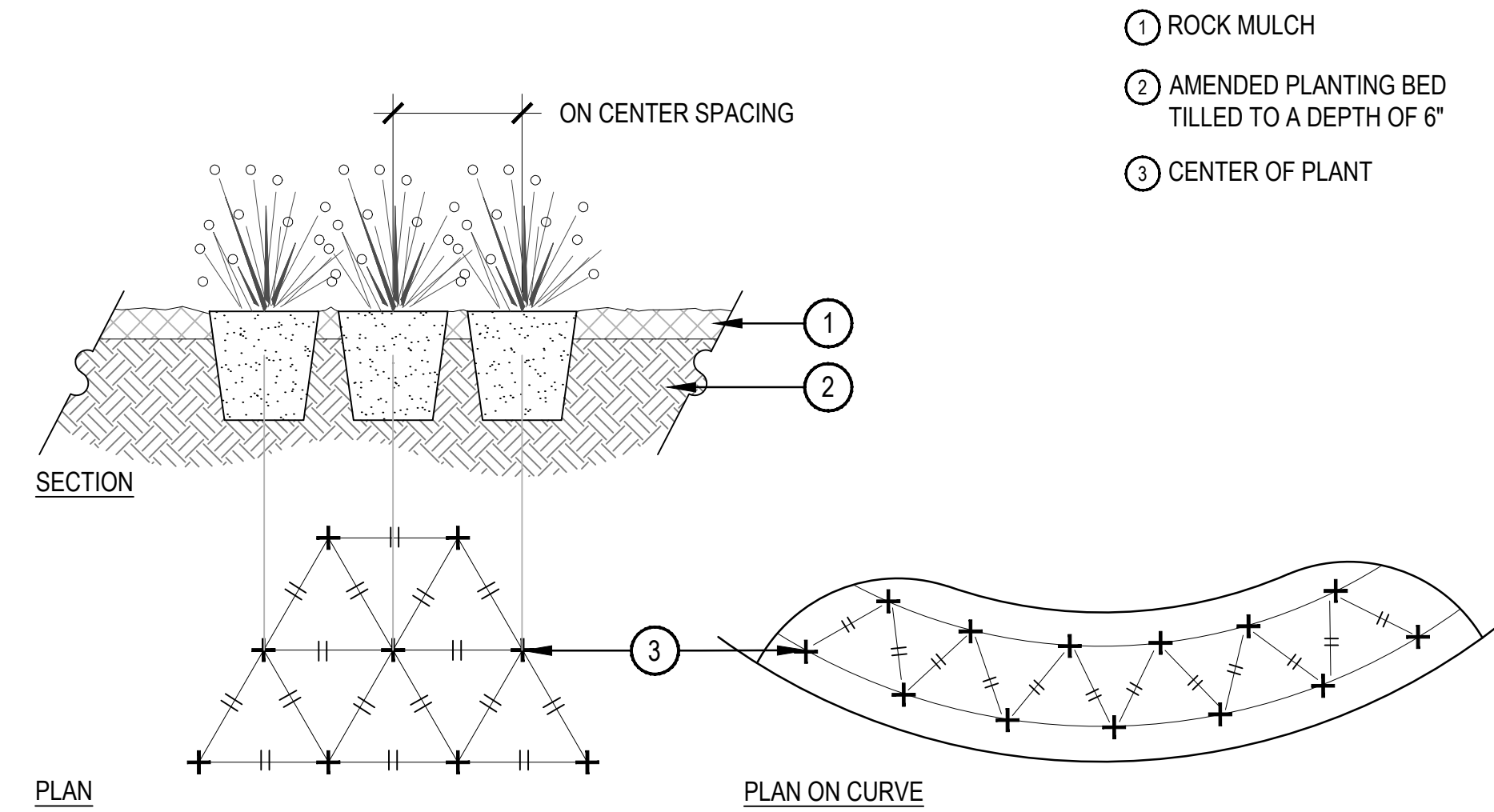
## 2 SHRUB PLANTING

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



1. SPECIFIED MULCH
  2. AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
  3. FINISH GRADE (TOP OF MULCH)
- 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 HIGH AS THE CONTAINER

1. TREEFROG PRO 40 TREE ANCHORING KIT (INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS)
  2. 24" X 3/4" PVC MARKERS OVER STRAPS (TYP)
  3. CROWNED MULCHED SURFACE
  4. LANDSCAPE FABRIC
  5. TREEFROG TREE ANCHOR #40
  6. PAVING BAND
  7. SEALED JOINT
  8. CURB
  9. REMOVE SOIL FROM TOP OF ROOT BALL TO ELEVATION OF TOP OF ROOT FLARE. PLANT TREE SO THAT TOP OF ROOT FLARE IS 2-3" HIGHER THAN ADJACENT GRADE (OR AT ELEVATION OF ADJACENT PAVEMENT). DO NOT PLACE SOIL ABOVE TOP OF ROOT FLARE.
  10. DO NOT CUT LEADER. PRUNE IMMEDIATELY PRIOR TO PLANTING.
  11. ALL STREET TREES TO BE LIMBED UP A MIN. OF 8' FROM SIDEWALK.
  12. 4" TREE WRAP
  13. THROUGH WAY. FINISH VARIES - SEE PLANS
  14. BASE COURSE (AS RECOMMENDED BY GEOTECH)
  15. IRRIGATION SLEEVE
  16. AMENDED SOIL 36" DEPTH
  17. COMPACTED SUBGRADE (AS RECOMMENDED BY GEOTECH)
  18. 6" GRAVEL BASE
- REMOVE TWINE FROM TREE TRUNK. REMOVE ALL OF WIRE BASKET AND BURLAP AFTER TREE IS IN THE PIT.
- BROKEN OR CRUMBLING ROOT BALLS WILL BE REJECTED.

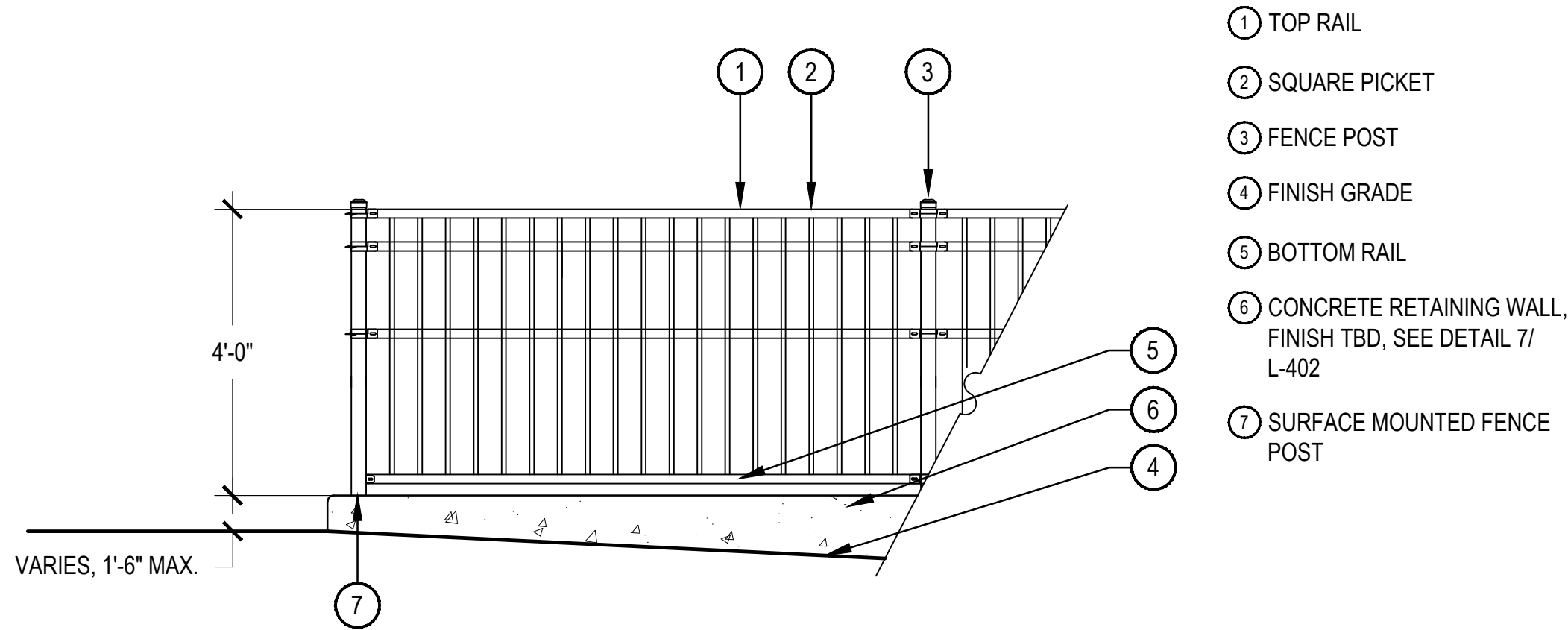


- NOTES:**
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

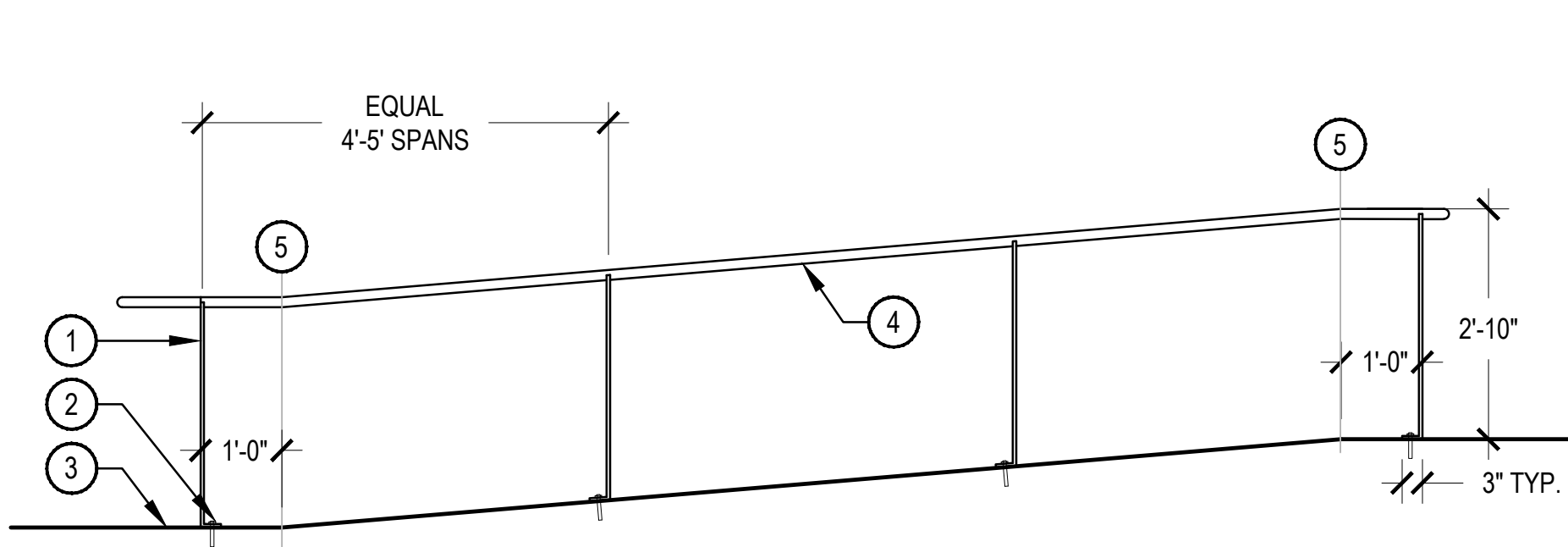
## 4 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"





- NOTES:
- NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
  - CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.



RAILING ON RAMP

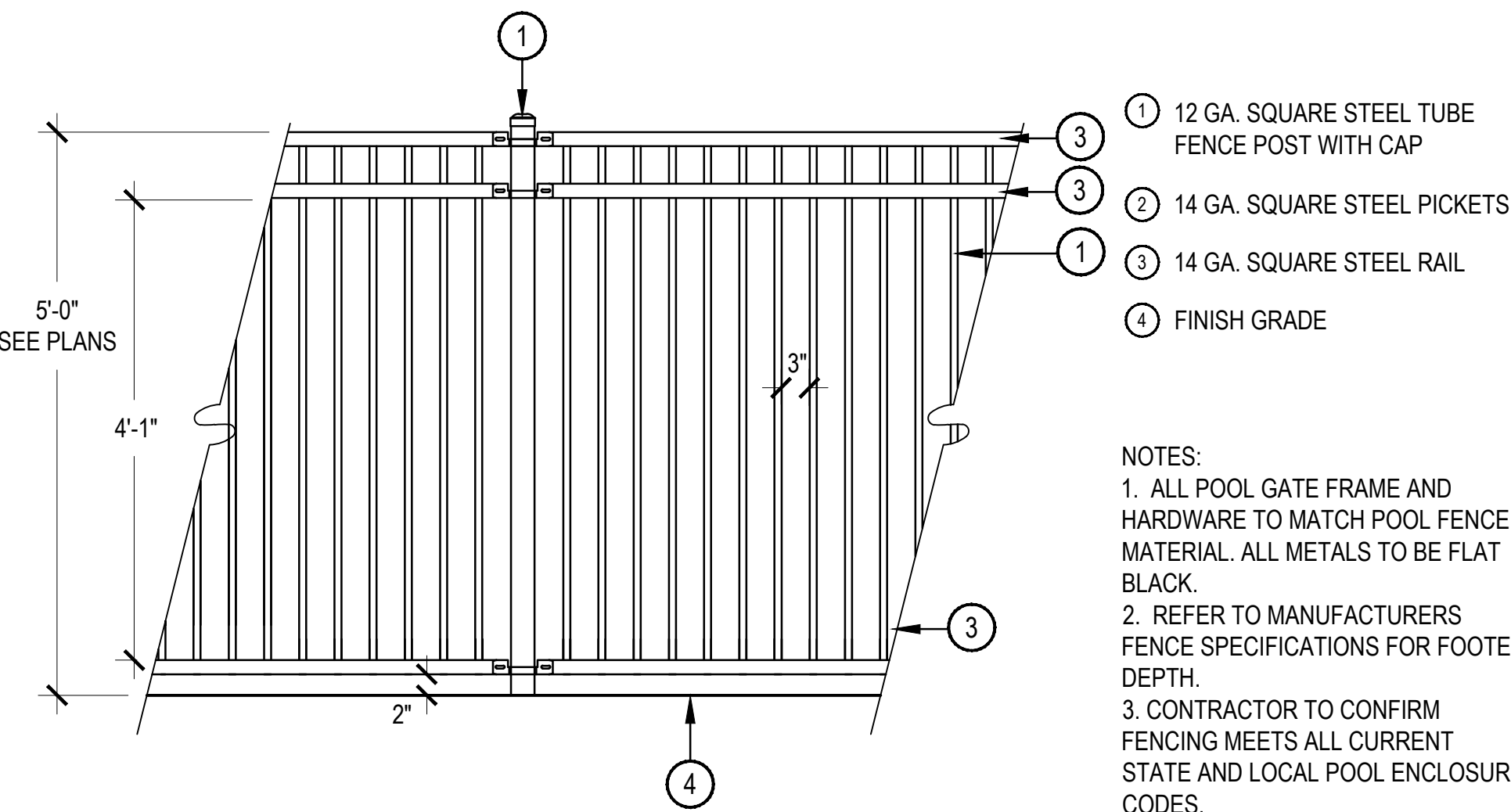
- NOTES:
- HANDRAIL MAY BE A COMBINATION OF FREESTANDING AND ATTACHED WHERE APPROPRIATE.
  - CONTRACTOR SHALL ENSURE THAT HANDRAIL MEETS ALL APPLICABLE CURRENT ADA AND CITY CODES.
  - CONTRACTOR SHALL VERIFY ALL MEASUREMENTS ON THE HANDRAIL FOLLOWING CONSTRUCTION OF STAIRS/RAMP AND PRIOR TO FABRICATION.
  - WELD HANDRAIL AND POST, WELD JOINTS SHALL BE SEAMLESS, BAR SHALL BE FLUSH WITH HANDRAIL, GRIND SMOOTH.
  - CONTRACTOR SHALL ENSURE THAT RAILS ARE SECURELY FASTENED.

1 POOL COURTYARD FENCE

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

2 FREESTANDING HANDRAIL

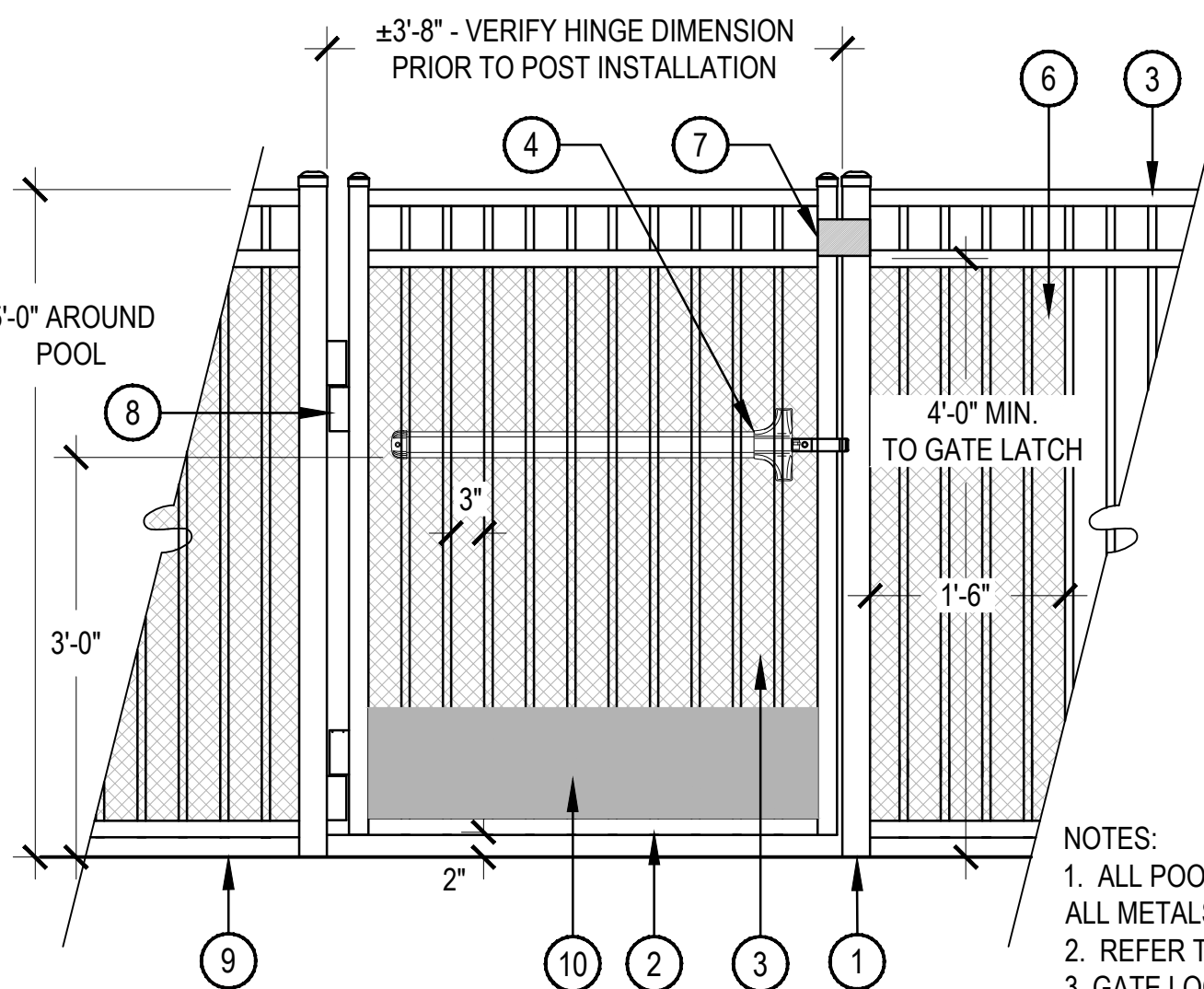
SCALE: 1/2" = 1'-0"



- NOTES:
- ALL POOL GATE FRAME AND HARDWARE TO MATCH POOL FENCE MATERIAL. ALL METALS TO BE FLAT BLACK.
  - REFER TO MANUFACTURERS FENCE SPECIFICATIONS FOR FOOTER DEPTH.
  - CONTRACTOR TO CONFIRM FENCING MEETS ALL CURRENT STATE AND LOCAL POOL ENCLOSURE CODES.

3 POOL FENCE

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



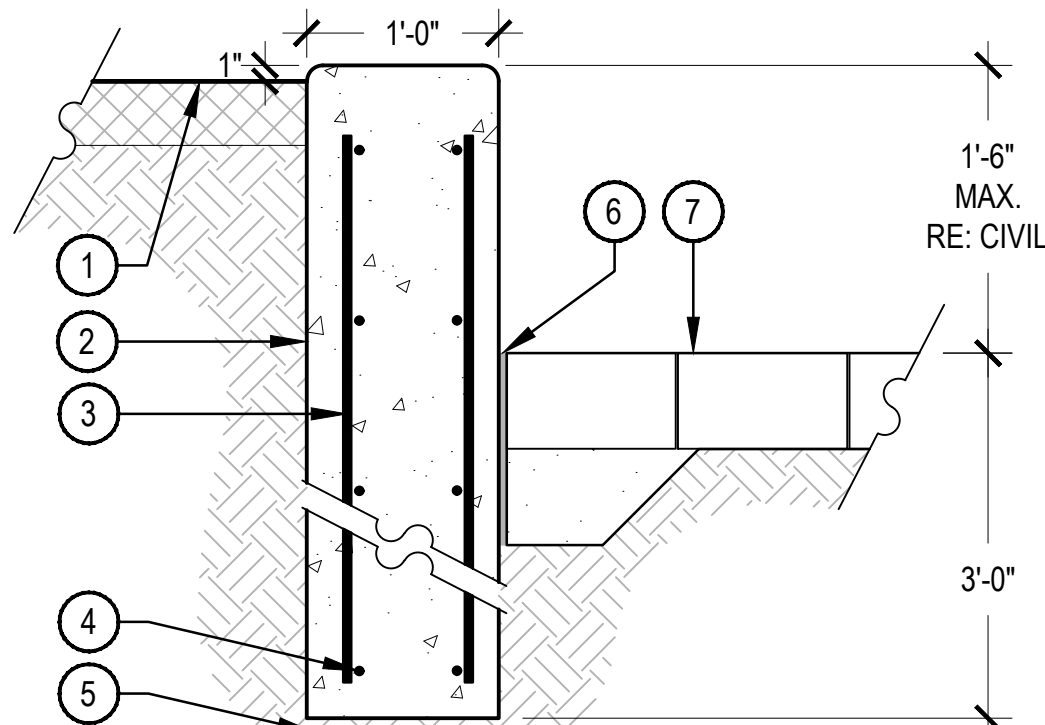
- NOTES:
- ALL POOL GATE FRAME AND HARDWARE TO MATCH POOL FENCE MATERIAL. ALL METALS TO BE FLAT BLACK.
  - REFER TO MANUFACTURERS FENCE SPECIFICATIONS FOR FOOTER DEPTH.
  - GATE LOCK TO BE APPROVED BY OWNER.
  - CONTRACTOR TO CONFIRM GATE TO BE SELF-CLOSING AND SELF-LOCKING, TO MEET ALL CURRENT STATE AND LOCAL POOL ENCLOSURE CODES.

6 5' HT. POOL FENCE GATE

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

4 PRIVACY PANEL

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



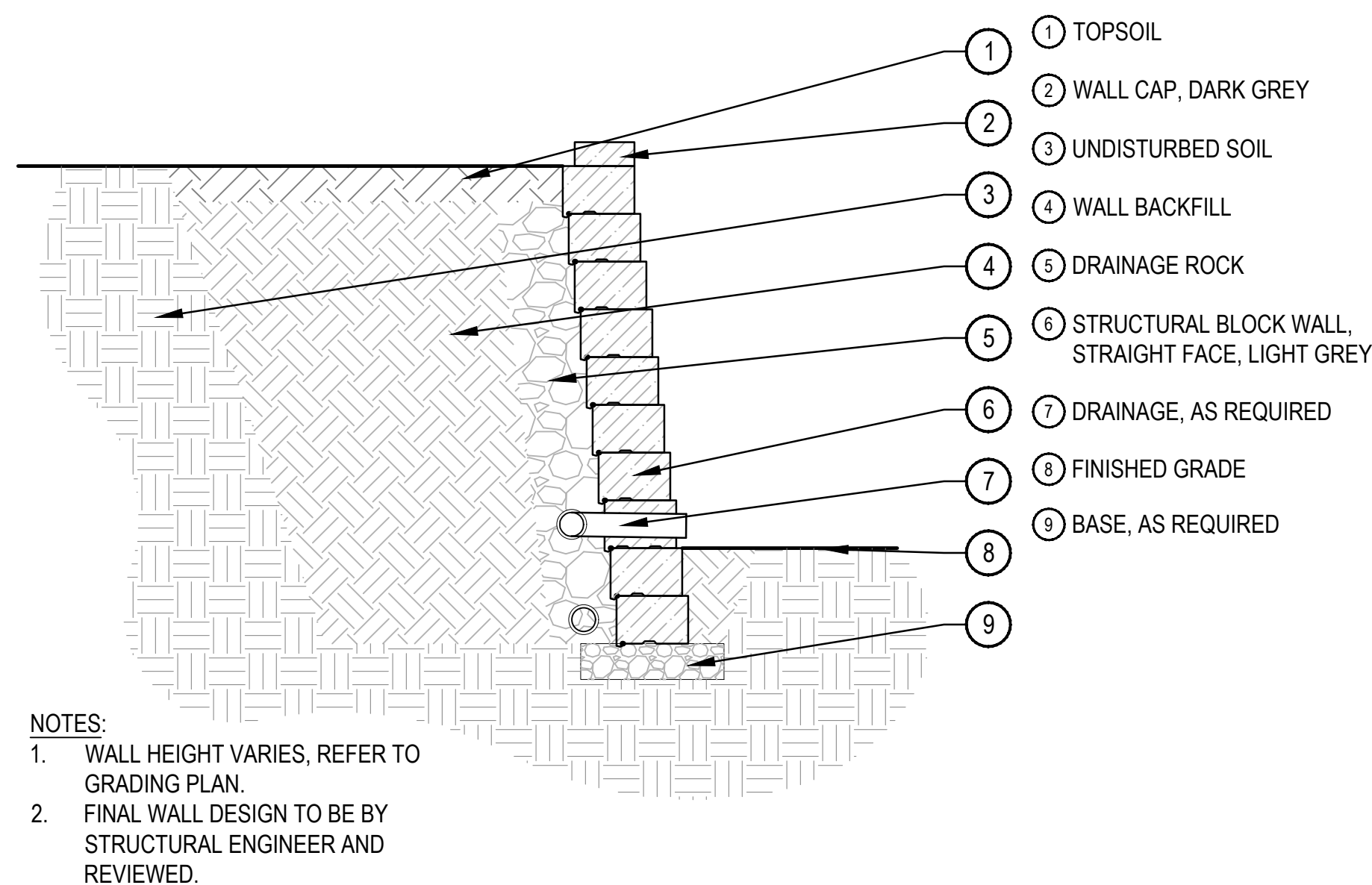
- NOTES:
- NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
  - ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI CONCRETE WITH 6% AIR ENTRAINMENT FOR ALL EXPOSED CONCRETE PER ACI 28 DAYS.
  - MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2'-1/2".
  - VERTICAL CONTROL JOINTS SHALL BE 10' ON CENTER WITH EXPANSION JOINTS 50' ON CENTER, UNLESS OTHERWISE NOTED.
  - VERTICAL FACES OF WALL SHALL BE PLUMB, WITH NO INCONSISTENCIES GREATER THAN 1/4" IN 10'-0" MEASURED IN ANY DIRECTION ALONG THE FACE OF THE WALL.
  - SEATWALL SHALL BE INSTALLED SO HORIZONTAL CURVES ARE SMOOTH AND FREE-FLOWING AS SHOWN ON PLANS.

7 CONCRETE RETAINING WALL

SCALE: 1" = 1'-0"

5 STRUCTURAL BLOCK WALL

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



- NOTES:
- WALL HEIGHT VARIES, REFER TO GRADING PLAN.
  - FINAL WALL DESIGN TO BE BY STRUCTURAL ENGINEER AND REVIEWED.



Code Summary:

Building Height Code Analysis:

The proposed building will be an eight story building of construction type I-A, I-B, and III-A. The building will be divided into three separate buildings. The buildings will be separated with 3-hour fire walls as allowed by the 2015 IBC Section 706 and a 3-hour horizontal separation in accordance with the 2015 IBC Section 510.

**Building 1** - Garage  
S-2, with B, M & S-1 accessory occupancies, Type 1-B sprinkled

- a. Proposed Height = 8 stories + Basement
  - 85'-2" highest occupied level (Level 08) above lowest fire department access, (Level 0).
  - Mean height = 81'-7" above grade plane
  - Max height = 97'-3 3/4" to top of elevator over-run from grade plane.
- b. Allowable Height = 12 stories with sprinkler increase, S-2 worst case
- c. The Parking Building is classified as a high rise as the top occupied eighth floor is in excess of 75 feet above the lowest level of fire department vehicle access.
- d. Per Section 403.6.1, fire service access elevators are required if the facility exceeds 120ft. The highest occupied floor is less than 120 feet thus there are no fire service access elevators provided.
- e. To comply with 706.2 (Structural stability) the Parking Building will be separated from the other buildings with two 3-hour fire walls, one will be supported by the Parking Building, the other 3-hour wall will be supported from the adjacent buildings. The fire walls will be constructed in accordance with the 2015 IBC Section 706 with terminations in accordance with Sections 706.5 and 706.6.

**Building 2** - Podium Mix-use Retail and Residential  
A-2, B, R-2 & S-1 occupancies, Type 1-A sprinkled

- a. Proposed Height = 3 stories
- b. Allowable Height = Unlimited, A-2

**Building 3** – Residential  
R-2 & B accessory occupancies, Type III-A

- a. Proposed Height = 5 stories
  - 74'-6" highest occupied level (Level 07) above lowest fire department access, (Level 0).
  - 84'-7 5/8" above grade plane to roof.
- b. Allowable Height = 85ft, 5 stories with sprinkler increase
- c. The mean height of the mixed-use apartment building does not exceed the maximum allowable height of 85ft from grade plane. Grade plane was established as an average of finish grade of the sloping site. Maximum mean height was established as an average height of low-sloped roofing.

The entire facility to be provided with an NFPA-13 sprinkler system. Concealed combustible spaces (floor truss spaces) shall be provide with sprinklers or entirely filled with noncombustible insulation. See other NFPA-13 exceptions for concealed combustible spaces.

Accessible Residential Dwelling Unit Requirements

Accessibility Calculations: Units  
Milhaus 14th & Ursula Apartments

Last updated 10/17/22 by JR

Number of units	297
-----------------	-----

Colorado HB 03-1221

Required points	126
Provided points	1200

Provided units	#
Type A	6
Type A multi-story	—
Type B	291
Type B multi-story	—
Type B visitable	—

Reference

Point values	
Type A	6
Type A multi-story	5
Type B	4
Type B multi-story	3
Type B visitable	1

Point requirements (units)	
0-6	0
7-14	6
15-28	12
29-42	18
43-57	24
58-71	30
71-85	36
86-99	42
100-114	48
115-128	54
129-142	60
143-157	66
158-171	72
171-185	78
186-199	84
>199	+6 per 14 units <sup>1</sup>

2015 IBC

Required Type A	6
Required Type B	all remaining

Provided units	#
Type A	6
Type A multi-story	—
Type B	291
Type B multi-story	—
Type B visitable	—

Reference

Refer to section 1107; for R-2 apartments, 1107.6.2.2 requires 2% of the units to be Type A, dispersed among the various unit types. Remaining units must be Type B. Type A applies >20 units; Type B applies >4 units.



Entry Illustration from corner of 14th & Uvalda



Retail Illustration from Northeast corner of Uvalda

helix.

Architecture + Design  
MO License No. 000720  
1629 Walnut  
Kansas City, Missouri 64108  
P: 816-300-0300  
helixkc.com

14TH & URSULA APARTMENTS

SITE PLAN  
AURORA, COLORADO

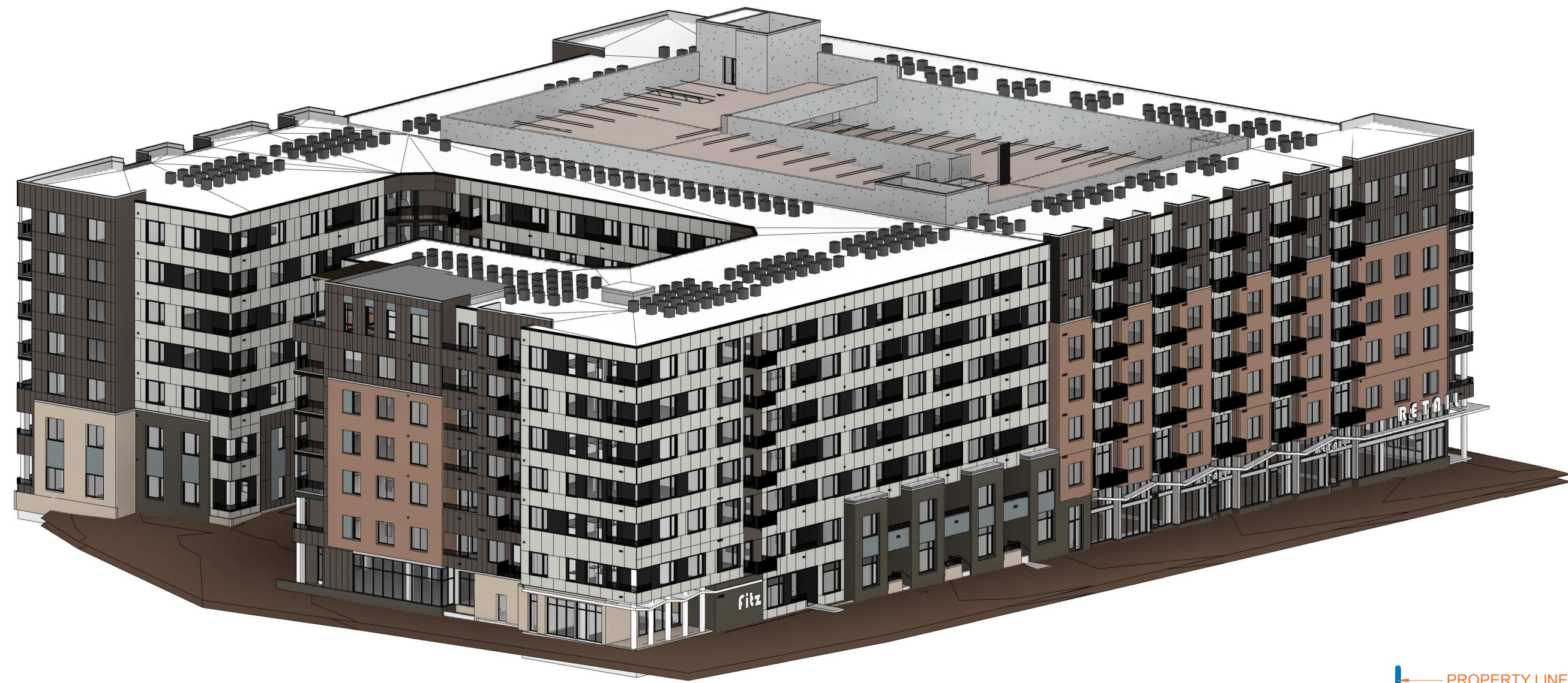
APPLICANT  
14TH AND URSULA, LLC  
  
460 VIRGINIA AVE  
INDIANAPOLIS, INDIANA  
317.226.9500

NOT FOR  
CONSTRUCTION

DATE:  
06/14/2022 SP-01  
09/02/2022 SP-02  
10/21/2022 SP-03  
12/22/2022 TECH 01  
02/10/2023 TECH 02  
04/17/2023 TECH 03

SHEET TITLE:  
Illustrations & Data  
Tables





3D View from Southeast 03

B1		Modular Field Brick, Running Bond - Color 1 (Light) Summit Brick Co. Thistle Down (751LL)
B2		Modular Field Brick, Running Bond - Color 2 (Dark) Summit Brick Co. Black Pearl Grain (LB826)
B3		Modular Field Brick, Running Bond - Color 3 (Buff) Summit Brick Co. Evening Sage Grain (LB326)
C1		Cast-in-place Concrete Wall RE: Specifications Smooth natural finish
FC1		Fiber Cement Panel Siding, Light Allura Panel, Smooth Snow
FC2		Fiber Cement Panel Siding, Dark Allura Panel Smooth Bark
FC3		Fiber Cement Panel Siding, Black Allura Panel Smooth Painted, Benjamin Moore (Wrought Iron 2124-10)
MP1		Horizontal Metal Panel Morin, Matrix MX-1.0, 22 gauge Zinc Grey
MP2		Vertical Metal Panel Morin, Matrix MX-1.0, 22 gauge Bristol Black
MP3		Break Metal, Light Grey Morin Zinc Grey
MP4		Break Metal, Black Morin Bristol Black
MP5		Break Metal, Dark Grey Morin Match FC2, from Manufacturers Full Range
PC1		Precast Concrete RE: Specifications
R1		Pre-fabricated Metal Balcony System - Type 1 Endurable Building Products, alumiLAST Black High-performance Coating
R2		Metal Picket Railing - Type 2 Black High-performance Coating
SF1		Storefront Window and Entry System RE: Specifications for product information Clear Anodized

Keyed Notes - Building Elevation

- Residential A/C condensing unit, typical
- Elevator Over-run Beyond
- Precast Garage Wall Beyond
- Metal Cap Flashing
- Metal Coping
- Fiber Cement Trim - Head, Sill and Jamb
- Metal Sill Flashing
- Rowlock Sill
- FDC w/ Approved Hardware
- Knox Box
- Recessed Residential Building Entry
- Building Signage
- Exposed Concrete Columns
- Metal Retail Canopy
- Metal Entry Canopy
- Masonry Wall Beyond
- Fire Riser Room Doorway
- Water Service Doorway
- Fire Command Center Doorway
- Move-in Loading Door
- Parking Garage Access
- Electrical Generator
- Electrical Transformers
- Trash Service Loading Door
- Open-Air Terrace
- Pre-Cast Mechanical Shaft Beyond
- Trellis Shade Structure
- Secondary Entrance/Exit Retail/Service
- Dwelling Unit Entry
- Address Signage
- Pedestrian Entrance/Exit Garage
- Pedestrian Entrance - Retail
- Balcony Soupper
- Mechanical Vent; Typical

Glazing Percentages at Pedestrian Oriented Use Area

	SF	Quantity	1st Floor	Quantity	2nd Floor
Lobby SF	223	1	223	—	—
Retail SF	2,092	1	2,092	—	—
Garage Egress Door	67	1	67	—	—
Residential w/ Transom - 7'-0" wide	56	6	336	—	—
Residential w/ Transom - 6'-6" wide	51	2	103	2	103
Residential w/ Transom - 5'-6" wide	44	—	—	—	—
Residential w/ Transom - 5'-0" wide	40	2	80	1	40
Residential - 7'-0" wide	42	—	—	9	378
Residential - 5'-0" wide	30	—	—	1	30
Residential Single - 3'-0" wide	18	—	—	1	18
Residential Slider w/ Transom - 6'-0" wide	48	—	—	5	239
Residential Slider - 6'-0" wide	36	—	—	7	252
Residential Door	28	—	—	3	84
Residential Door w/ Transom	35	4	139	8	278
subtotal			3040		1422
Overall SF			5101		4141
% Glazing Provided			60%		34%
% Glazing Required			60%		40%

\*above quantities reflect the Eastern Elevation, facing Uvalda Street  
of the Pedestrian Oriented Use Area identified in the Fitzsimons Village Master Plan

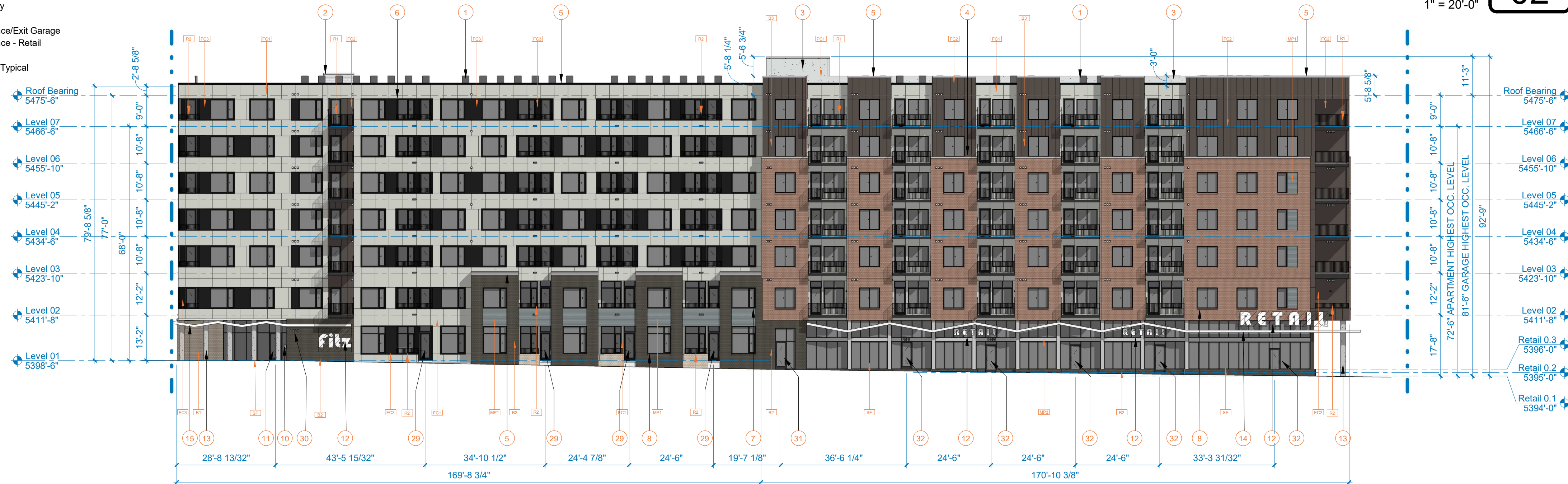
Exterior Opaque Wall Materials Summary

	Durable Materials									
Material	Brick Masonry			Fiber Cement Panel			Accent			
Color	gray	black	red	white	gray	black	metal panel			
Tag	B1	B2	B3	FC1	FC2	FC2	MP1	MP2	MP3	Total
Courtyard East	42	63	861	2,923	4,536	673	172	1,823	—	11,093
Courtyard North	165	—	—	3,937	4,198	3,440	416	—	—	12,156
Courtyard South	—	245	—	2,563	1,181	1,155	—	—	—	5,144
Courtyard West	1,736	—	—	2,534	2,083	2,025	239	901	—	9,518
East	5,679	3,405	4,966	8,222	3,624	5,710	378	—	633	31,984
North	2,820	4,178	1,523	7,564	5,253	8,888	322	—	—	30,548
South	4,805	642	1,583	4,293	5,466	2,482	292	—	56	19,563
West	10,891	2,884	—	7,611	9,043	4,242	661	—	—	35,332
Project Totals	26,138	11,417	8,933	39,647	35,384	28,615	2,480	2,724	689	155,338
				96.65%			1.60%	1.75%	0.44%	100.00%

\*above calculations exclude railings, doorways, glass and glazing

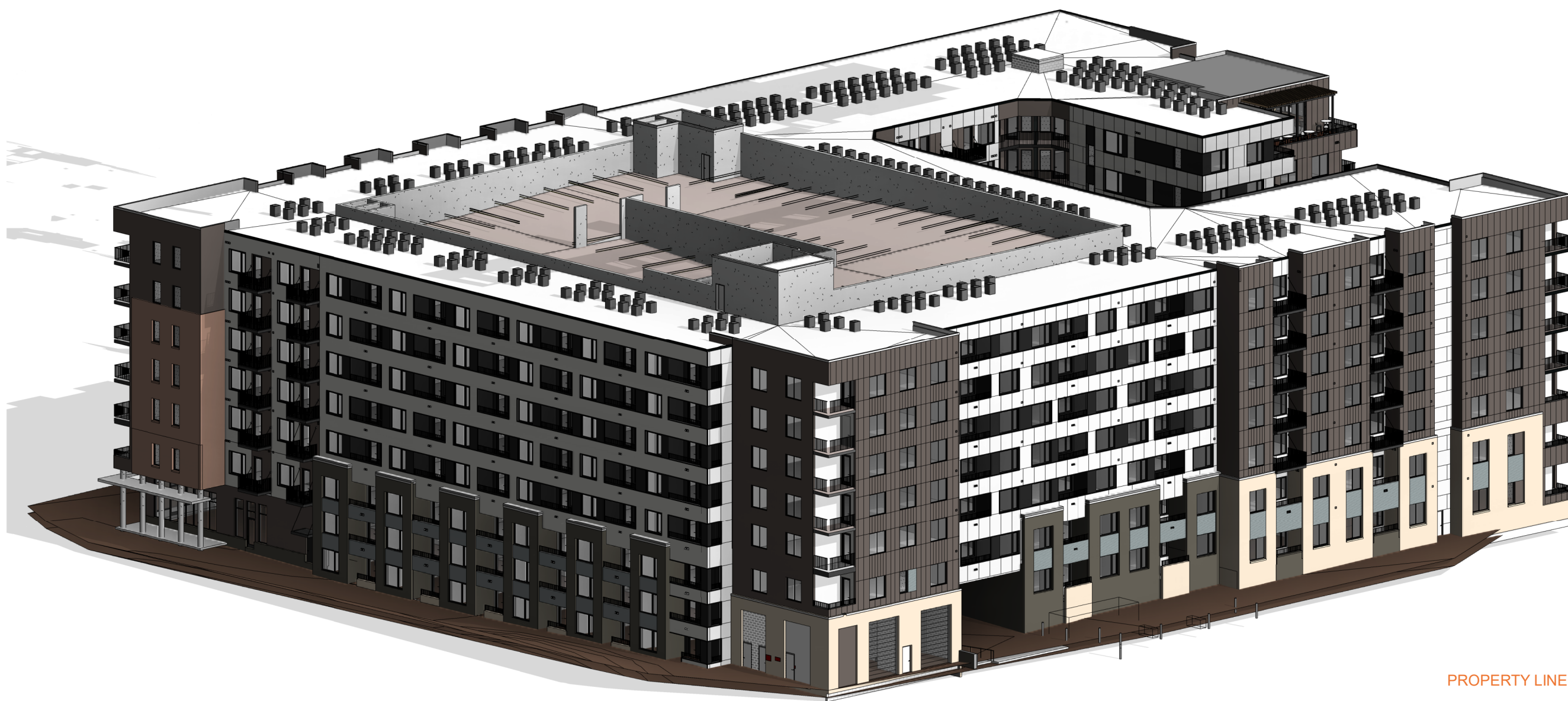


Building Elevations - Colored - South 02  
1" = 20'-0"



Building Elevations - Colored - East 01  
1" = 20'-0"



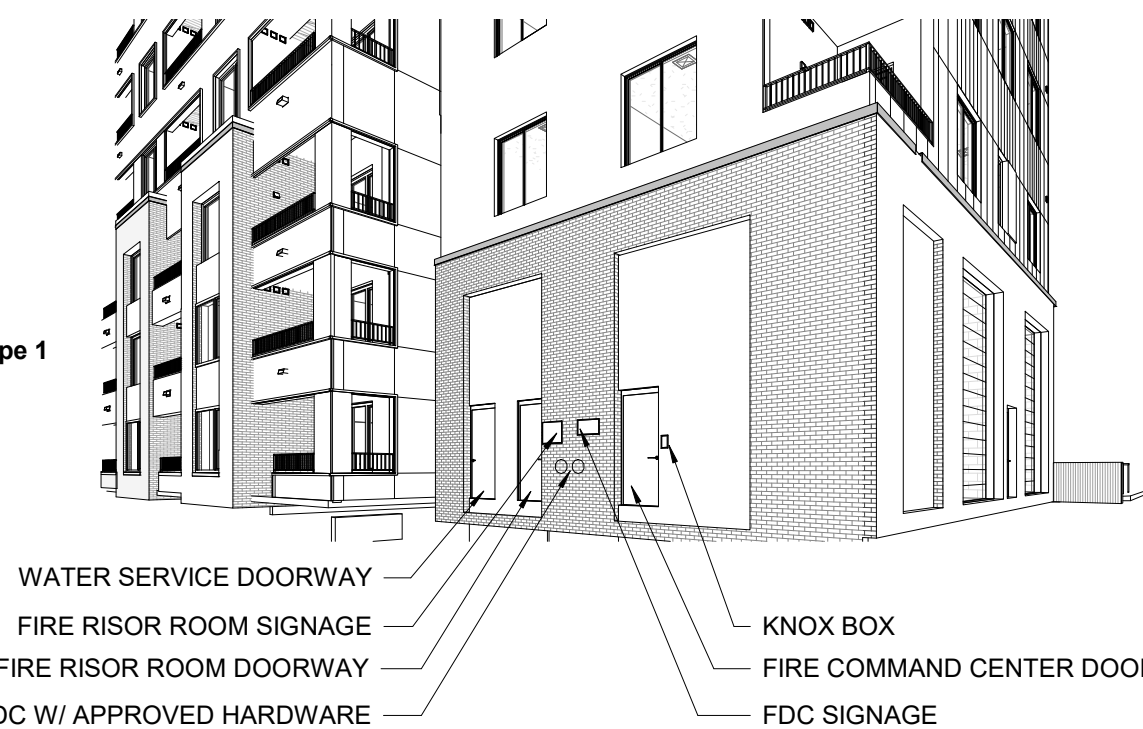


3dimensional View - from Northwest Site Plan 03

- B1** Modular Field Brick, Running Bond - Color 1 (Light)  
Summit Brick Co.  
Thistle Down (751LL)
- B2** Modular Field Brick, Running Bond - Color 2 (Dark)  
Summit Brick Co.  
Black Pearl Grain (LB826)
- B3** Modular Field Brick, Running Bond - Color 3 (Buff)  
Summit Brick Co.  
Evening Sage Grain (LB326)
- C1** Cast-in-place Concrete Wall  
RE: Specifications  
Smooth natural finish
- FC1** Fiber Cement Panel Siding, Light  
Allura Panel, Smooth  
Snow
- FC2** Fiber Cement Panel Siding, Dark  
Allura Panel Smooth  
Bark
- FC3** Fiber Cement Panel Siding, Black  
Allura Panel Smooth  
Painted, Benjamin Moore (Wrought Iron 2124-10)
- MP1** Horizontal Metal Panel  
Morin, Matrix MX-1.0, 22 gauge  
Zinc Grey
- MP2** Vertical Metal Panel  
Morin, Matrix MX-1.0, 22 gauge  
Bristol Black
- MP3** Break Metal, Light Grey  
Morin  
Zinc Grey
- MP4** Break Metal, Black  
Morin  
Bristol Black
- MP5** Break Metal, Dark Grey  
Morin  
Match FC2, from Manufacturers Full Range
- PC1** Precast Concrete  
RE: Specifications
- R1** Pre-fabricated Metal Balcony System - Type 1  
Endurable Building Products, alumiLAST  
Black High-performance Coating
- R2** Metal Picket Railing - Type 2  
Black High-performance Coating
- SF1** Storefront Window and Entry System  
RE: Specifications for product information  
Clear Anodized

Keyed Notes - Building Elevation

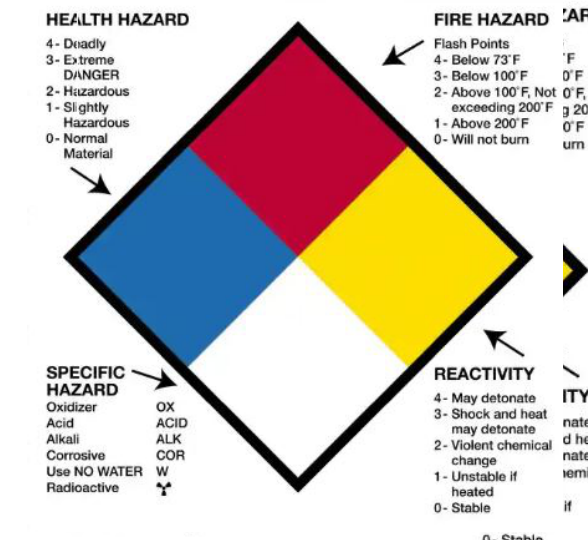
- Residential A/C condensing unit, typical
- Elevator Over-run Beyond
- Precast Garage Wall Beyond
- Metal Cap Flashing
- Metal Coping
- Fiber Cement Trim - Head, Sill and Jamb
- Metal Sill Flashing
- Rowlock Sill
- FDC w/ Approved Hardware
- Knox Box
- Recessed Residential Building Entry
- Building Signage
- Exposed Concrete Columns
- Metal Retail Canopy
- Metal Entry Canopy
- Masonry Wall Beyond
- Fire Riser Room Doorway
- Water Service Doorway
- Fire Command Center Doorway
- Move-in Loading Door
- Parking Garage Access
- Electrical Generator
- Electrical Transformers
- Trash Service Loading Door
- Open-Air Terrace
- Pre-Cast Mechanical Shaft Beyond
- Trellis Shade Structure
- Secondary Entrance/Exit Retail/Service
- Dwelling Unit Entry
- Address Signage
- Pedestrian Entrance/Exit Garage
- Pedestrian Entrance - Retail
- Balcony Scupper
- Mechanical Vent, Typical



3D View - Fire Risor Doorway at Northwest Corner 5



Fire Sprinkler Placards - [FR, FDC]



Pool Chemical Hazard Placards, NFPA 704 - [CH]



Accessible Parking - [AP, VAN]



Electric Vehicle Parking - [EV]

Building and Garage Signage 04  
1/2" = 1'-0"



Building Elevations - Colored - North 02  
1" = 20'-0"



Building Elevations - Colored - West 01  
1" = 20'-0"



B1

Modular Field Brick, Running Bond - Color 1 (Light)  
Summit Brick Co.  
Thistle Down (751LL)

B2

Modular Field Brick, Running Bond - Color 2 (Dark)  
Summit Brick Co.  
Black Pearl Grain (LB826)

B3

Modular Field Brick, Running Bond - Color 3 (Buff)  
Summit Brick Co.  
Evening Sage Grain (LB326)

C1

Cast-in-place Concrete Wall  
RE: Specifications  
Smooth natural finish

FC1

Fiber Cement Panel Siding, Light  
Allura Panel, Smooth  
Snow

FC2

Fiber Cement Panel Siding, Dark  
Allura Panel Smooth  
Bark

FC3

Fiber Cement Panel Siding, Black  
Allura Panel Smooth  
Painted, Benjamin Moore (Wrought Iron 2124-10)

MP1

Horizontal Metal Panel  
Morin, Matrix MX-1.0, 22 guage  
Zinc Grey

MP2

Vertical Metal Panel  
Morin, Matrix MX-1.0, 22 guage  
Bristol Black

MP3

Break Metal, Light Grey  
Morin  
Zinc Grey

MP4

Break Metal, Black  
Morin  
Bristol Black

MP5

Break Metal, Dark Grey  
Morin  
Match FC2, from Manufacturers Full Range

PC1

Precast Concrete  
RE: Specifications

R1

Pre-fabricated Metal Balcony System - Type 1  
Endurable Building Products, alumiLAST  
Black High-performance Coating

R2

Metal Picket Railing - Type 2  
Black High-performance Coating

SF1

Storefront Window and Entry System  
RE: Specifications for product information  
Clear Annodized

Keyed Notes - Building Elevation

- 1

Residential A/C condensing unit, typical
- 2

Elevator Over-run Beyond
- 3

Precast Garage Wall Beyond
- 4

Metal Cap Flashing
- 5

Metal Coping
- 6

Fiber Cement Trim - Head, Sill and Jamb
- 7

Metal Sill Flasing
- 8

Rowlock Sill
- 9

FDC w/ Approved Hardware
- 10

Knox Box
- 11

Recessed Residential Building Entry
- 12

Building Signage
- 13

Exposed Concrete Columns
- 14

Metal Retail Canopy
- 15

Metal Entry Canopy
- 16

Masonry Wall Beyond
- 17

Fire Riser Room Doorway
- 18

Water Service Doorway
- 19

Fire Command Center Doorway
- 20

Move-in Loading Door
- 21

Parking Garage Access
- 22

Electrical Generator
- 23

Electrical Transformers
- 24

Trash Service Loading Door
- 25

Open-Air Terrace
- 26

Pre-Cast Mechanical Shaft Beyond
- 27

Trellis Shade Structure
- 28

Secondary Entrance/Exit Retail/Service
- 29

Dwelling Unit Entry
- 30

Address Signage
- 31

Pedestrian Entrance/Exit Garage
- 32

Pedestrian Entrance - Retail
- 33

Balcony Scupper
- 34

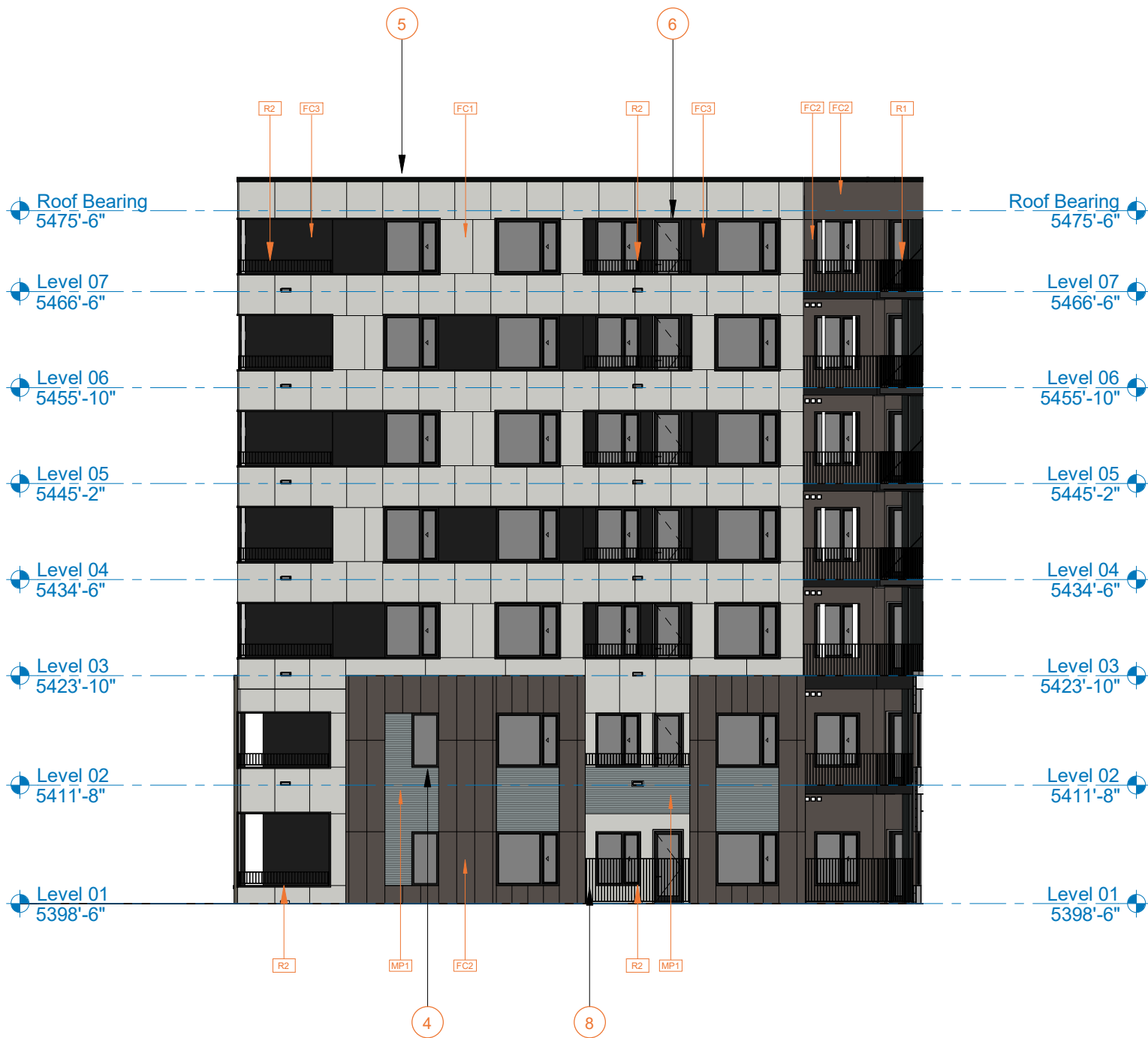
Mechanical Vent; Typical



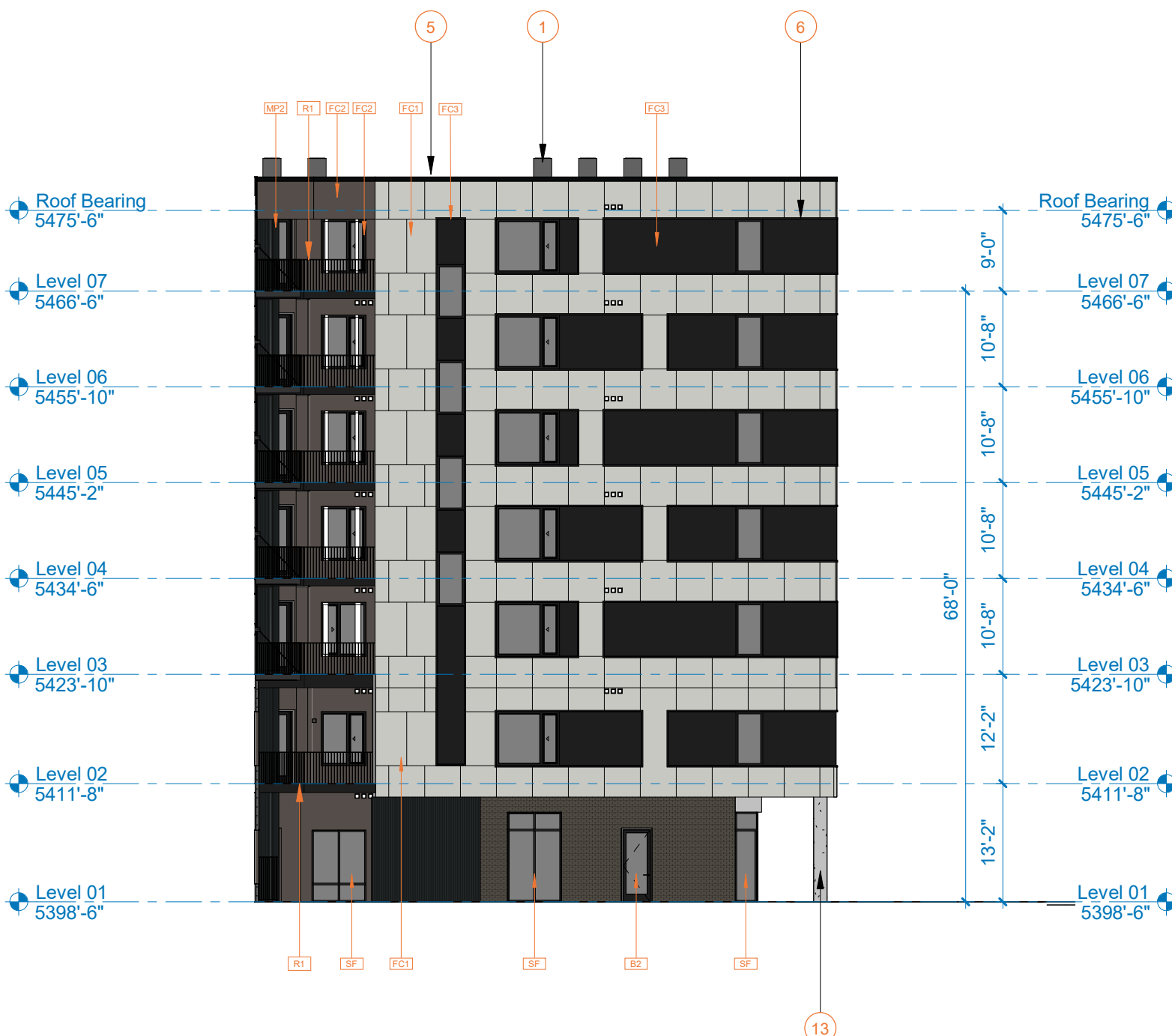
Building Elevations - Courtyard North 04  
1/16" = 1'-0"



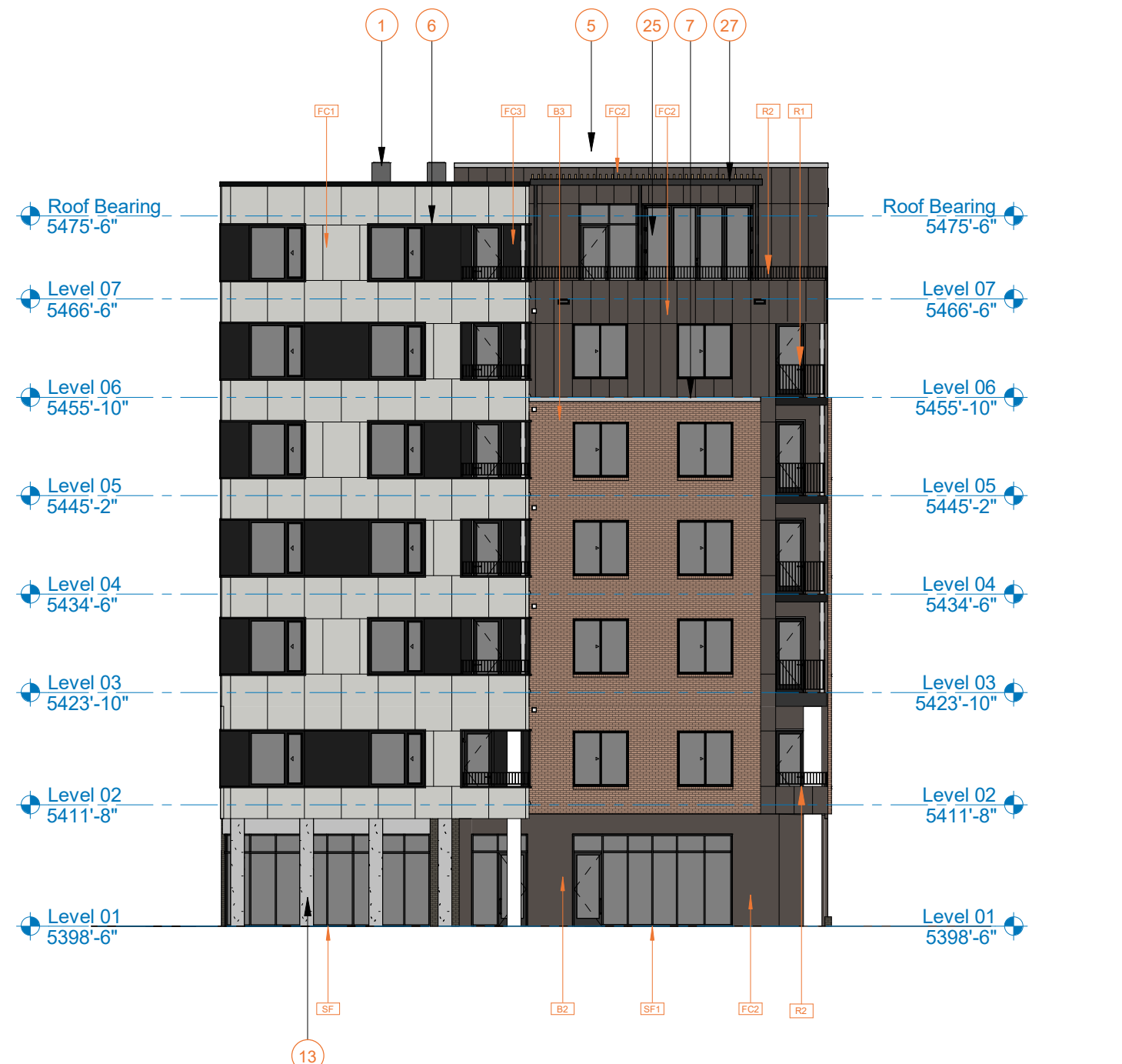
Building Elevations - Courtyard East 03  
1/16" = 1'-0"



Building Elevations - Courtyard West 05  
1/16" = 1'-0"



Building Elevations - Courtyard South 02  
1/16" = 1'-0"



Building Elevations - Courtyard Aqua Lounge East 01  
1/16" = 1'-0"

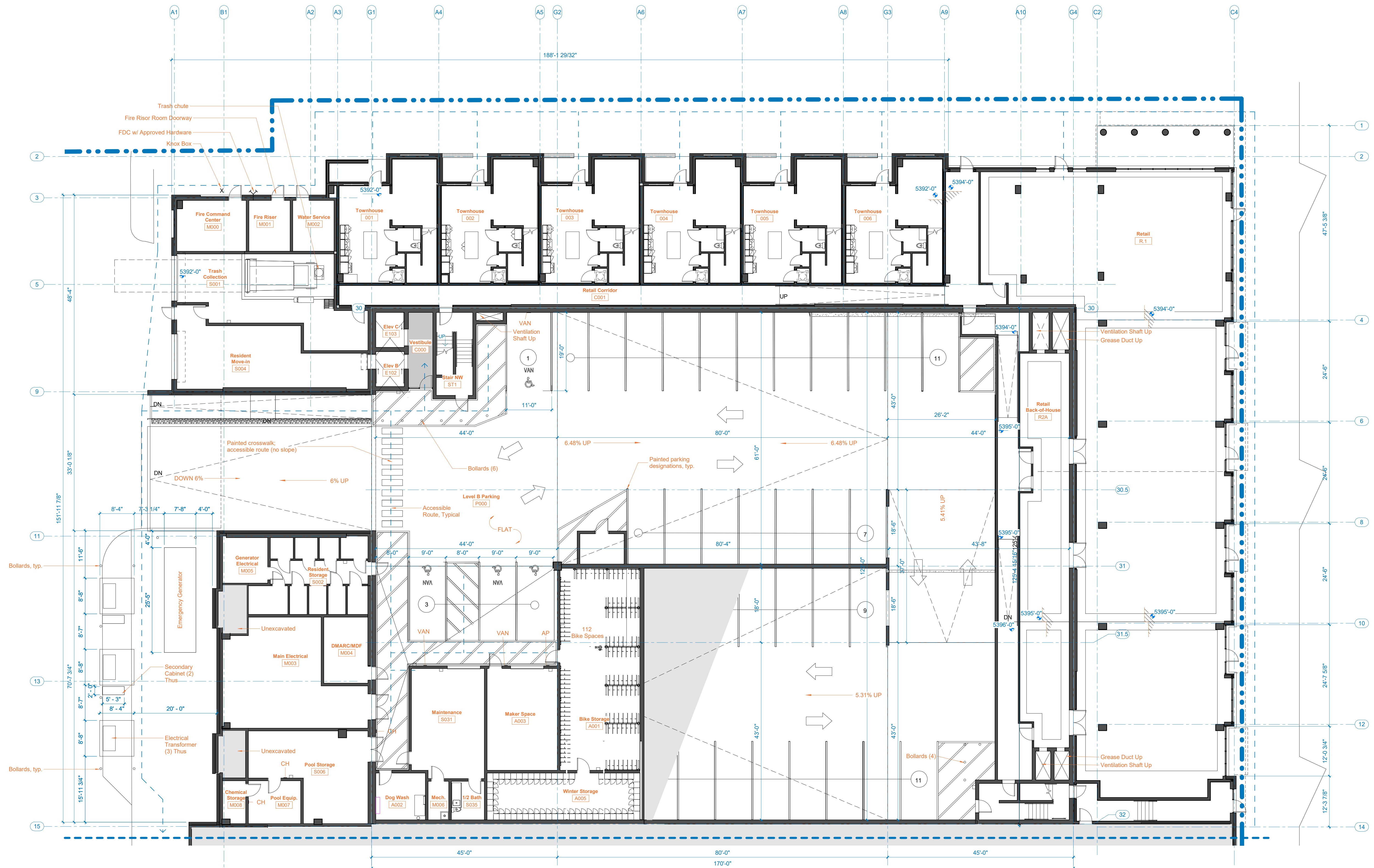


## AURORA, COLORADO

NOT FOR  
CONSTRUCTION

DATE:	
6/14/2022	SP-01
9/02/2022	SP-02
0/21/2022	SP-03
2/22/2022	TECH 01
2/10/2023	TECH 02
04/17/2023	TECH 03

SHEET TITLE:  
Floor Plan - Garage  
Level B



Garage Floor Plan - Level B, Level 0 & Retail Levels 01



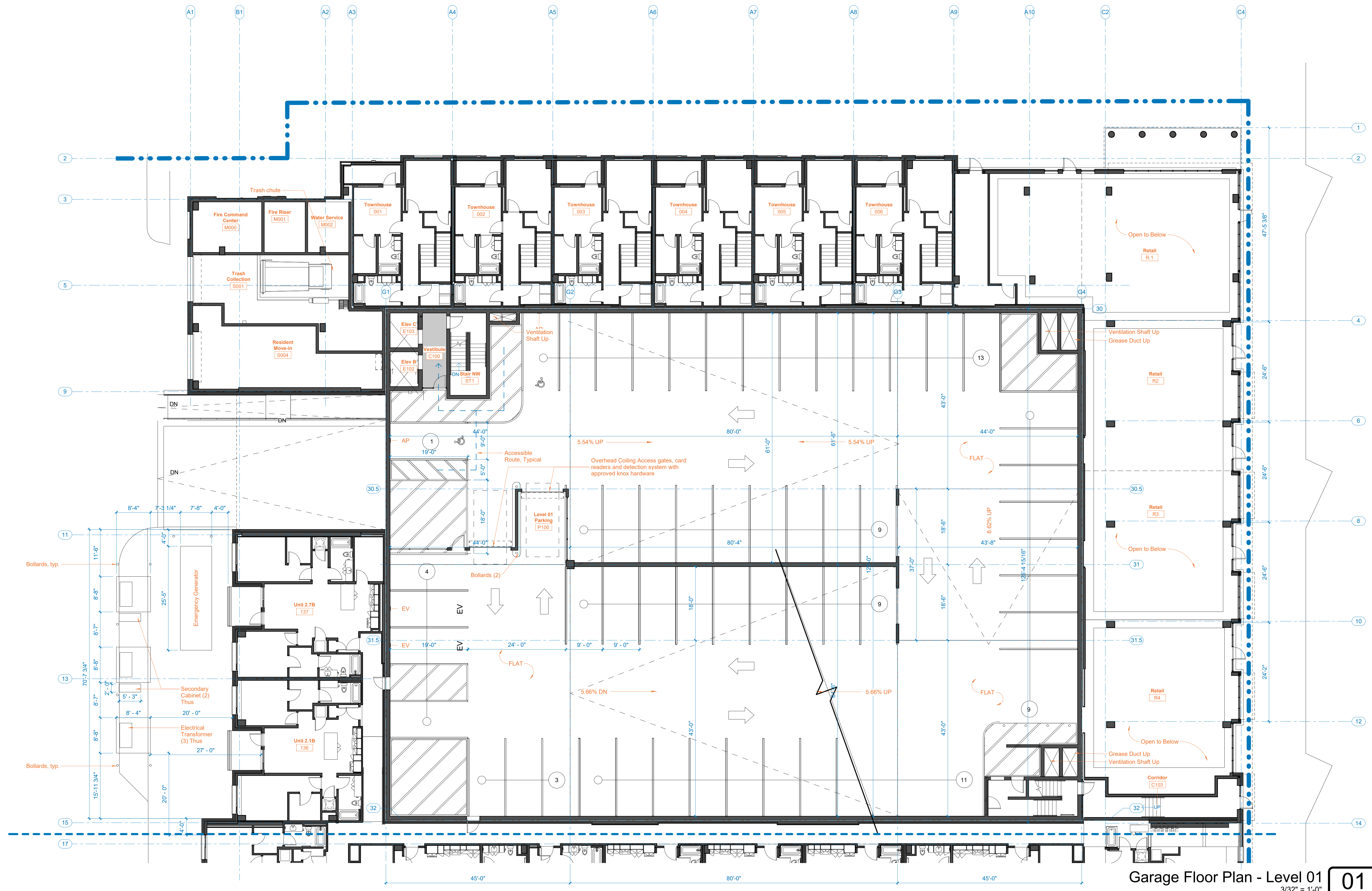
14TH & URSULA APARTMENTS  
SITE PLAN  
AURORA, COLORADO

APPLICANT  
14TH AND URSULA, LLC  
460 VIRGINIA AVE  
INDIANAPOLIS, INDIANA  
317.226.9500

NOT FOR  
CONSTRUCTION

DATE:  
06/14/2022 SP-01  
09/02/2022 SP-02  
10/21/2022 SP-03  
12/22/2022 TECH 01  
02/10/2023 TECH 02  
04/17/2023 TECH 03

SHEET TITLE:  
Floor Plan - Garage  
Level 1



Garage Floor Plan - Level 01  
3/32" = 1'-0" 01



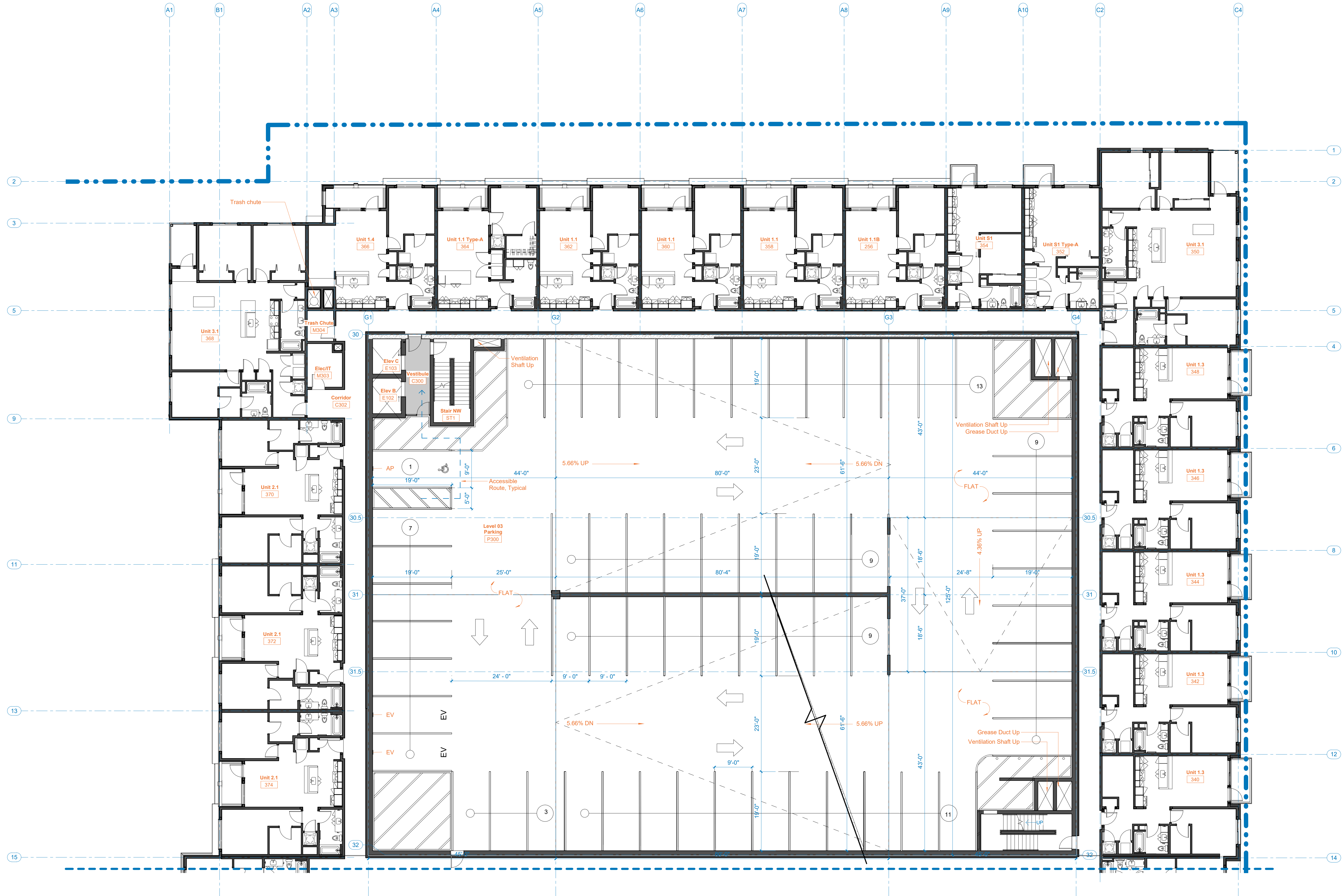
14TH & URSULA APARTMENTS  
SITE PLAN  
AURORA, COLORADO

APPLICANT  
14TH AND URSULA, LLC  
460 VIRGINIA AVE  
INDIANAPOLIS, INDIANA  
317.226.9500

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09/02/2022 SP-02  
10/21/2022 SP-03  
12/22/2022 TECH 01  
02/10/2023 TECH 02  
04/17/2023 TECH 03

SHEET TITLE:  
Floor Plan - Garage  
Typ. Level 2-3 & 5-7



Garage Floor Plan - Typical Levels 02-03 & 05-07  
3/32" = 1'-0"



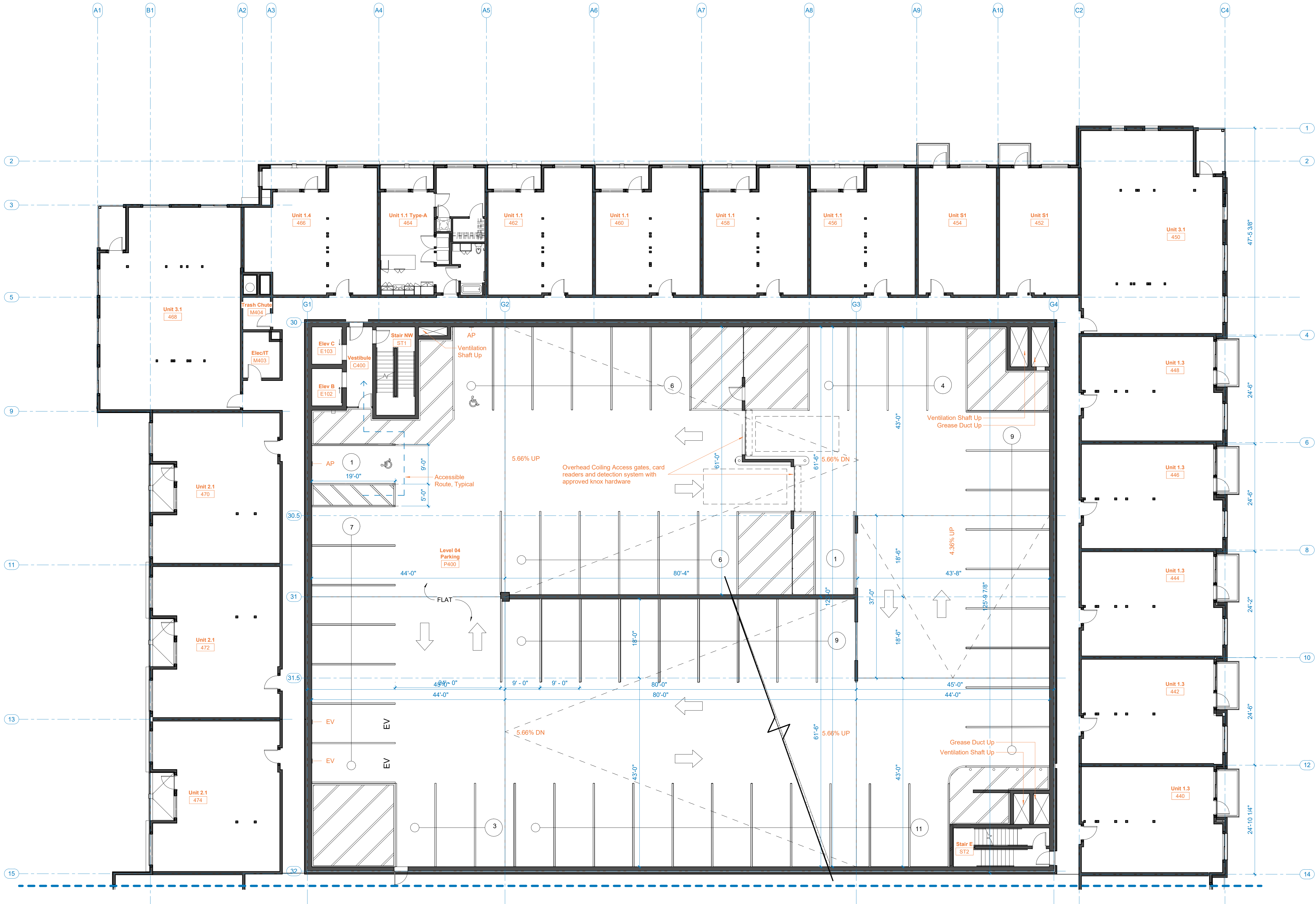
14TH & URSULA APARTMENTS  
SITE PLAN  
AURORA, COLORADO

APPLICANT  
14TH AND URSULA, LLC  
460 VIRGINIA AVE  
INDIANAPOLIS, INDIANA  
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DATE:  
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10/21/2022 SP-03  
12/22/2022 TECH 01  
02/10/2023 TECH 02  
04/17/2023 TECH 03

SHEET TITLE:  
Floor Plan - Garage  
Level 4





14TH & URSULA APARTMENTS

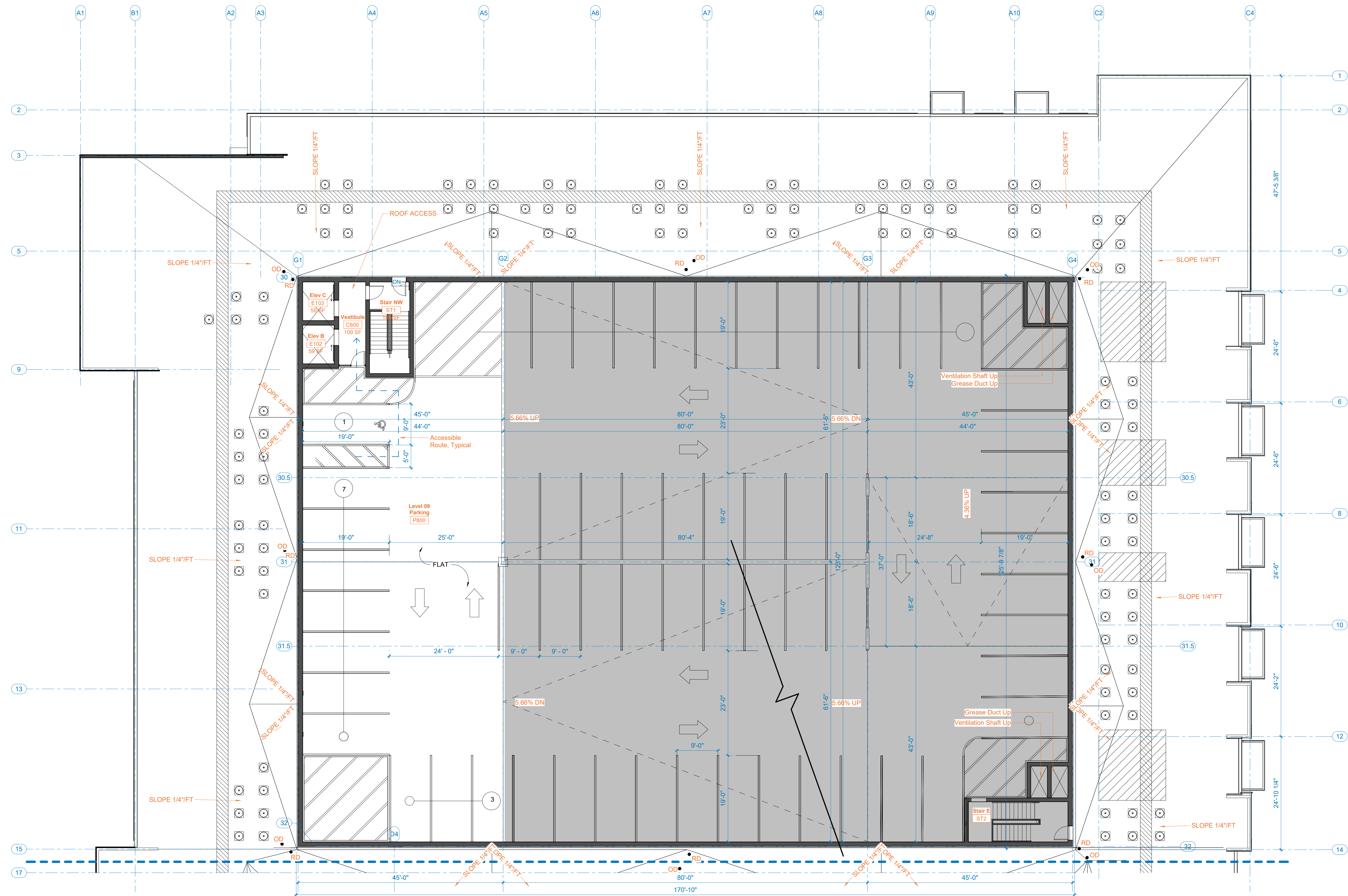
SITE PLAN  
AURORA, COLORADO

APPLICANT  
14TH AND URSULA, LLC  
460 VIRGINIA AVE  
INDIANAPOLIS, INDIANA  
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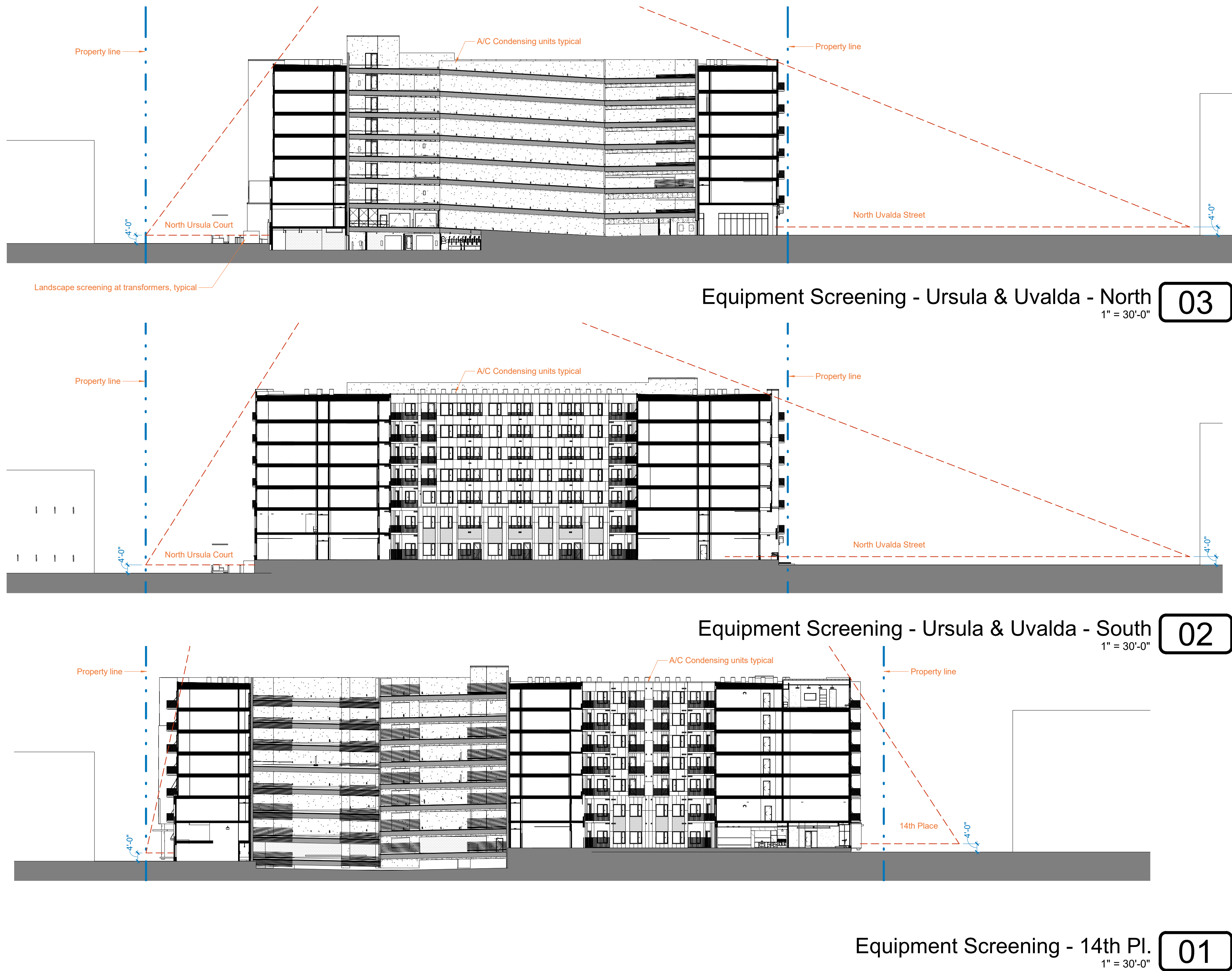
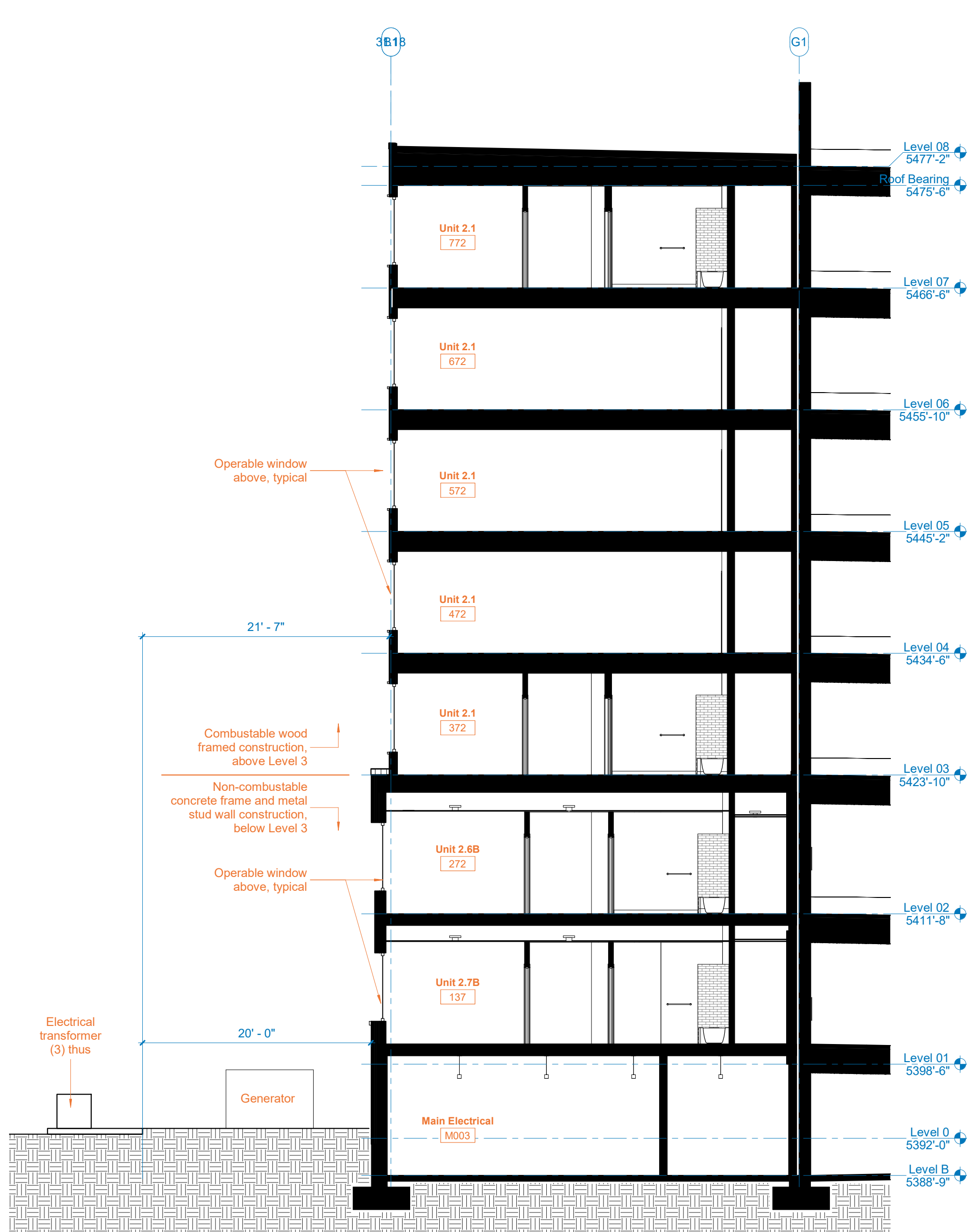
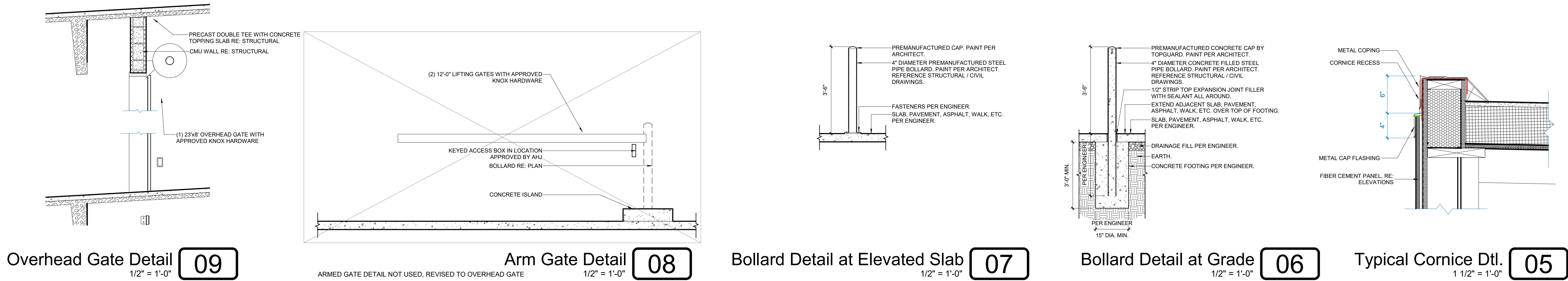
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09/02/2022 SP-02  
10/21/2022 SP-03  
12/22/2022 TECH 01  
02/10/2023 TECH 02  
04/17/2023 TECH 03

SHEET TITLE:  
Floor Plan - Garage  
Level 8



Garage Floor Plan - Level 08  
3/32" = 1'-0" 01







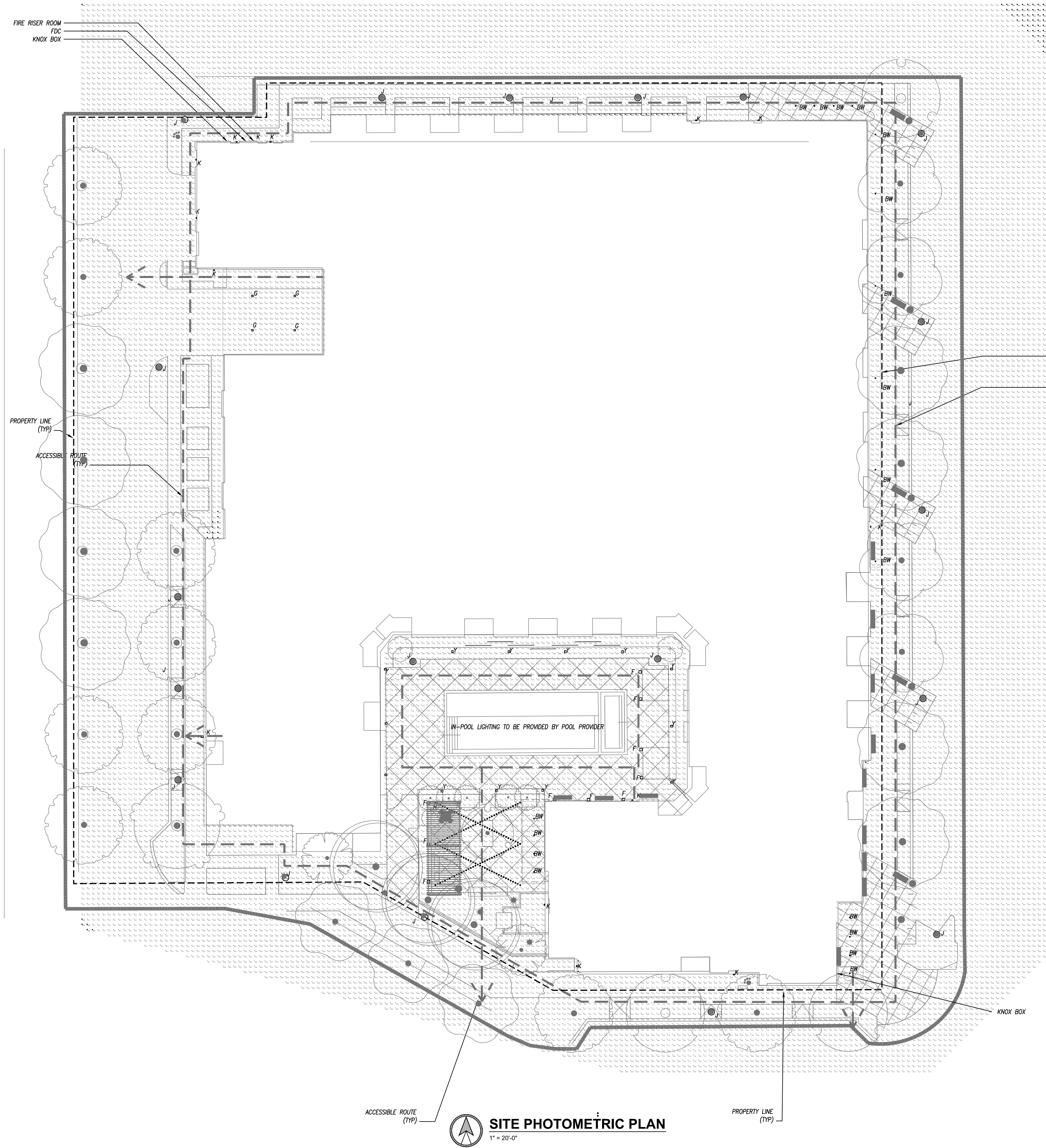
14TH & URSULA APARTMENTS  
SITE PLAN  
AURORA, COLORADO

APPLICANT  
14TH AND URSULA, LLC  
460 VIRGINIA AVE  
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10/21/2022 SP-03  
12/22/2022 TECH 01  
02/10/2023 TECH 02  
04/17/2023 TECH 03

SHEET TITLE:  
Photometric Plan



GENERAL NOTE

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

PROPERTY LINE  
(TYP)  
ACCESSIBLE ROUTE  
(TYP)

KNOX BOX

ACCESSIBLE ROUTE  
(TYP)

PROPERTY LINE  
(TYP)



SITE PHOTOMETRIC PLAN  
1" = 20'-0"



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Information contained herein is subject to change without notice. REV 01/12/22.70694.LA

<b>KUZCO</b> 19054 28TH AVENUE SURREY - BC V3Z 6M3 CANADA <hr/> WWW.KUZCOLIGHTING.COM	<b>COMMENT</b> <div></div>
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<b>KUZCO</b> 19054 28TH AVENUE SURREY - BC V3Z 6M3 CANADA <hr/> WWW.KUZCOLIGHTING.COM	<b>COMMENT</b> <div></div>
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TYPE I & TYPE IV