

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	117,714 SF (2.70 ACRES)
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	MAX: 65'
PROPOSED BUILDING HEIGHT	57' - 10 7/8"
2021 IBC CONSTRUCTION TYPE	TYPE VA
SPRINKLERED	FULLY SPRINKLERED, NFPA 13
OCCUPANCY	R-2, B
GROSS SQUARE FOOTAGE	83,269 SF
BUILDING FOOTPRINT	21,834 SF (18.6%)
HARD SURFACE AREA	38,292 SF (32.5%)
LANDSCAPE AREA	41,307 SF (35.1%)
WALKS AND PATIOS	16,281 SF (13.8%)
PRESENT ZONING CLASSIFICATION	MU-OA-MS
ALLOWABLE SIGNAGE PER MU-OA-MS	1 SIGN PER STREET FRONTAGE
PROPOSED TOTAL AREA OF SIGNS	106 SF
PROPOSED NUMBER OF SIGNS	3
PROPOSED MONUMENT SIGNS	2
PROPOSED WALL SIGNS	1
PROPOSED MONUMENT SIGNS TOTAL AREA**	57 SF
PROPOSED WALL SIGNS TOTAL AREA*	49 SF
PARKING SPACES REQUIRED	79
PARKING SPACES PROVIDED	76
ACCESSIBLE PARKING SPACES REQUIRED	9
ACCESSIBLE PARKING SPACES PROVIDED	9
VAN ACCESSIBLE PARKING SPACES REQUIRED	2
VAN ACCESSIBLE PARKING SPACES PROVIDED	2
BICYCLE PARKING SPACES REQUIRED	8
BICYCLE PARKING SPACES PROVIDED	31
LOADING SPACES REQUIRED	N/A
LOADING SPACES PROVIDED	N/A
TOTAL STORAGE SPACES	N/A
ACCESSIBLE STORAGE SPACES/UNITS PROVIDED	N/A / N/A

PARKING CALCULATION

RESIDENTIAL AFFORDABLE (.85/UNIT)	REQ: 64	-
GUEST PARKING (1/5 UNITS)	REQ: 15	-
TOTAL	REQ: 79	PROV: 76

ZONING SUMMARY

ZONING CLASSIFICATION	OA-MS (MU-OA-MS)		
SITE AREA (AC)	2.70 AC		
COMPREHENSIVE PLAN	ORIGINAL AURORA		
CHARACTER AREA	SUBAREA A, MAIN STREET		
PROPOSED USE	MULTIFAMILY RESIDENTIAL		
SETBACKS & LANDSCAPE REQ.	UDO 2.4.4.E, TABLE 2.4-5		
FRONT (WEST - JAMAICA STR.)	REQ: 0' - 12' MIN.	PROV: 8'-0"	
SIDE/INTERIOR (SOUTH)	REQ: 10' / 5' MIN.	PROV: 15'-0"	
REAR (EAST - JOLIET STR.)	REQ: 5' MIN.	PROV: 5'-0"	
SIDE/INTERIOR (NORTH)	REQ: 10' / 5' MIN.	PROV: 57'-0"	

LIST OF ADJUSTMENTS

1. 25' SPECIAL LANDSCAPE BUFFER PER UDO 146.4.7.5.H.2.B.1
2. REQUIRED PLANTINGS PER UDO 146.4.7.5.H.1.B
3. WATER QUALITY AREA WITHIN BUFFER PER UDO 146.4.7.5.H.1.C
4. PARKING REDUCTION PER UDO 146.4.6.3.C

*ALLOWABLE WALL SIGNAGE CALCULATION:
116' 5-1/2" JOLIET STR. FRONTAGE
XLF X 0.5 = ALLOWED = 58.22 SF
TOTAL PROVIDED = 49 SF
SEE "SECONDARY ENTRY WALL SIGNAGE"

**ALLOWABLE MONUMENT SIGNAGE CALCULATION:
114'- 8" JAMAICA STREET FRONTAGE
XLF X 0.5 = ALLOWED = 57.33 SF
TOTAL PROVIDED = 7 SF
SEE "MAIN ENTRY WALL SIGNAGE"

**ALLOWABLE MONUMENT SIGNAGE CALCULATION:
114' - 8" IRONTON STREET FRONTAGE
XLF X 0.5 = ALLOWED = 57.33 SF
TOTAL PROVIDED = 50 SF
SEE "IRONTON ENTRANCE MONUMENT SIGNAGE"

AMENDMENTS

STANLEY 98 MULTI-FAMILY

SITE PLAN

A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

SIGNATURE BLOCK

(OFFICIAL PROJECT NAME) SITE PLAN *

LEGAL DESCRIPTION: SEE TO RIGHT

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
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ AD. _____.

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

STATE OF COLORADO)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ AD, _____ BY

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ SIGNATURE: _____ DATE: _____

PLANNING DIRECTOR: _____ SIGNATURE: _____ DATE: _____

PLANNING COMMISSION: _____ SIGNATURE: _____ DATE: _____
(CHAIRPERSON)

DATABASE APPROVAL DATE _____

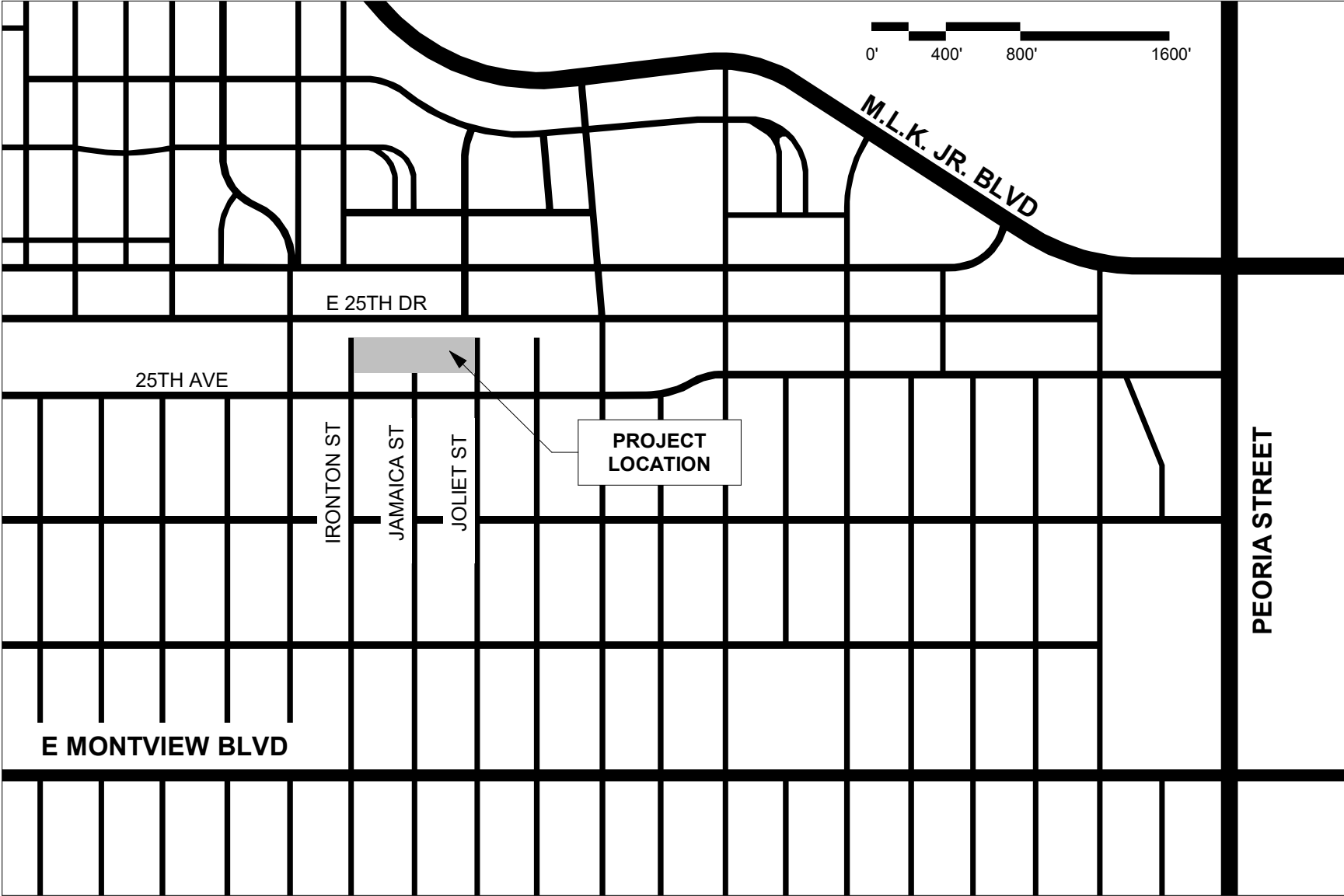
RECORDER'S CERTIFICATE

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: _____

VICINITY MAP



SHEET INDEX

SHEET 1	COVER SHEET	SHEET 14	LANDSCAPE DETAILS
SHEET 2	SITE PLAN NOTES	SHEET 15	LANDSCAPE DETAILS
SHEET 3	SITE PLAN	SHEET 16	BUILDING ELEVATIONS
SHEET 4	GRADING SCHEMATIC	SHEET 17	BUILDING ELEVATIONS
SHEET 5	UTILITY SCHEMATIC	SHEET 18	SITE ENCLOSURES
SHEET 6	LANDSCAPE NOTES	SHEET 19	MATERIALS BOARD
SHEET 7	PLANTING SCHEDULE	SHEET 20	SITE DIAGRAMS
SHEET 8	PLANTING SCHEDULE	SHEET 21	SIGNAGE
SHEET 9	LANDSCAPE PLAN	SHEET 22	PHOTOMETRIC PLAN WEST
SHEET 10	PLANTING PLAN	SHEET 23	PHOTOMETRIC PLAN EAST
SHEET 11	HYDROZONE PLAN	SHEET 24	PHOTOMETRIC CUTSHEETS
SHEET 12	LANDSCAPE DETAILS	SHEET 25	PHOTOMETRIC CUTSHEETS
SHEET 13	LANDSCAPE DETAILS		

LEGAL DESCRIPTION

A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO. 1, SITUATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

PROJECT CONTACTS

ARCHITECT

VAN METER WILLIAMS POLLACK, LLP
1738 WYNKOOP STREET, STE 203
DENVER, CO 80202
PHONE: 303-298-1480
CONTACT: BRETT JACQUES

DEVELOPER

THE HOUSING AUTHORITY OF THE CITY OF AURORA
2280 S XANADU WAY
AURORA, CO 80014
PHONE: 720-251-2094
CONTACT: MARTIN PETROV

CIVIL ENGINEER

CRAFT CIVIL DESIGN
23 LINCOLN STREET, STE 200
DENVER, CO 80203
PHONE: 650-888-4550
CONTACT: CONNOR CULLIGAN

LANDSCAPE ARCHITECT

BRITINA DESIGN GROUP
1760 GAYLORD STREET, STE 3M
DENVER, CO 80206
PHONE: 303-423-5680
CONTACT: ROBERT COURI

ELECTRICAL ENGINEER

BOWMAN CONSULTING GROUP
1490 W 121ST AVENUE, SUITE 204
DENVER, CO 80234
PHONE: 303-678-1108
CONTACT: ALEX PONTASCH

SHEET 1
COVER SHEET

DATE: SEPTEMBER 30, 2024
DA SUBMITTAL #2 : DECEMBER 3, 2024
DA SUBMITTAL #3 : JANUARY 28, 2025

VAN METER
WILLIAMS
POLLACK ^{LLP}

ARCHITECTURE | URBAN DESIGN | SAN FRANCISCO | DENVER | MINNEAPOLIS
1738 Wynkoop Street, Suite 203, Denver, CO 80202 T 303.298.1840

SITE PLAN NOTES

1.

THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2.

RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS WITHIN 30 DAYS OF THE PLAT RECORDING DATE ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
3.

"ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH THE 2021 IBC CHAPTER II, AND THE 2017 ICC A117.1 ANSI.
4.

THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5.

THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6.

ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/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 LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
7.

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 THE CITY ENGINEER.
8.

THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL . THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
9.

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.

10.

ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
11.

ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE OR SCREENED BY METHODS PER SECTION 4.8.11.A. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
12.

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.
13.

FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
14.

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 AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED 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.
15.

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.
16.

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.
17.

ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
18.

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, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
19.

FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. 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.
20.

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.

21.

THE 2021 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS 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 AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.

HOUSE BILL 03-1221 NOTES & IMPLEMENTATION PLAN

IMPLEMENTATION PLAN

2021 - INTERNATIONAL BUILDING CODE	COLORADO STATE HOUSE BILL 03-1221
ACCESSIBLE DWELLING UNITS PER 2021 IBC 1108.6.2.2.1, AT LEAST 2% BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE A UNIT. REQUIRED: 2% OF 75 = 2 UNITS PROVIDED: 8 UNITS	ACCESSIBLE DWELLING UNITS PER 9-5-105 (2a) RESIDENTIAL PROJECTS WITH BETWEEN 72-95 UNITS SHALL REQUIRE 36 ACCESSIBILITY POINTS PER 9-5-105 (1) A TYPE A DWELLING UNIT IS VALUED AT 6 ACCESSIBILITY POINTS AND A TYPE B DWELLING UNIT IS VALUED AT 4 ACCESSIBILITY POINTS REQUIRED: 36 ACCESSIBILITY POINTS PROVIDED: (8) TYPE A DWELLING UNITS X 6 = 48 POINTS (67) TYPE B DWELLING UNITS X 4 = 268 POINTS 316 TOTAL POINTS

HOUSE BILL 03-1221 NOTES

THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI-FAMILY PROJECTS, TO INCLUDE TOWN HOUSES, PER HOUSE BILL 03-1221, SECTION 9-5-106. THE BUILDING OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVER 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 MA GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.

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 A117.1-2017. OWNER OF PROPERTY FOR THE ABOVE PERMIT: _____

US HUD REGULATIONS

VOLUNTARY COMPLIANCE AGREEMENT BETWEEN
UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF FAIR HOUSING AND EQUAL OPPORTUNITY AND
THE COLORADO DEPARTMENT OF LOCAL AFFAIRS, DIVISION OF HOUSING

SECTION 504 OF THE REHABILITATION ACT OF 1973 TITLE II OF THE AMERICANS WITH DISABILITIES ACT OF 1990	
ACCESSIBLE DWELLING UNITS	
PER SECTION 12 OF THE VOLUNTARY COMPLIANCE AGREEMENT BETWEEN HUD'S OFFICE OF FAIR HOUSING AND EQUAL OPPORTUNITY AND THE COLORADO DEPARTMENT OF LOCAL AFFAIRS, DIVISION OF HOUSING, AT LEAST 10% OF HOUSING UNITS ARE TO BE UNITS WITH MOBILITY FEATURES.	
REQUIRED: 10% OF 75 = 8 UNITS	
PROVIDED: 8 UNITS	

VAN METER
WILLIAMS
POLLACK LLP

ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
1738 Wykeoop Street, Suite 203, Denver, CO 80202 T 303.296.1940

STANLEY 98 MULTI-FAMILY

A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO.1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DEVELOPMENT
APPLICATION

DATE: 09 / 30 / 2024

REVISIONS	DATE	DESCRIPTION
	12 / 03 / 2024	DA SUBMITTAL #2
	01 / 28 / 2025	DA SUBMITTAL #3

SHEET 2
SITE PLAN
NOTES

STANLEY 98 MULTI-FAMILY

A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO. 1
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

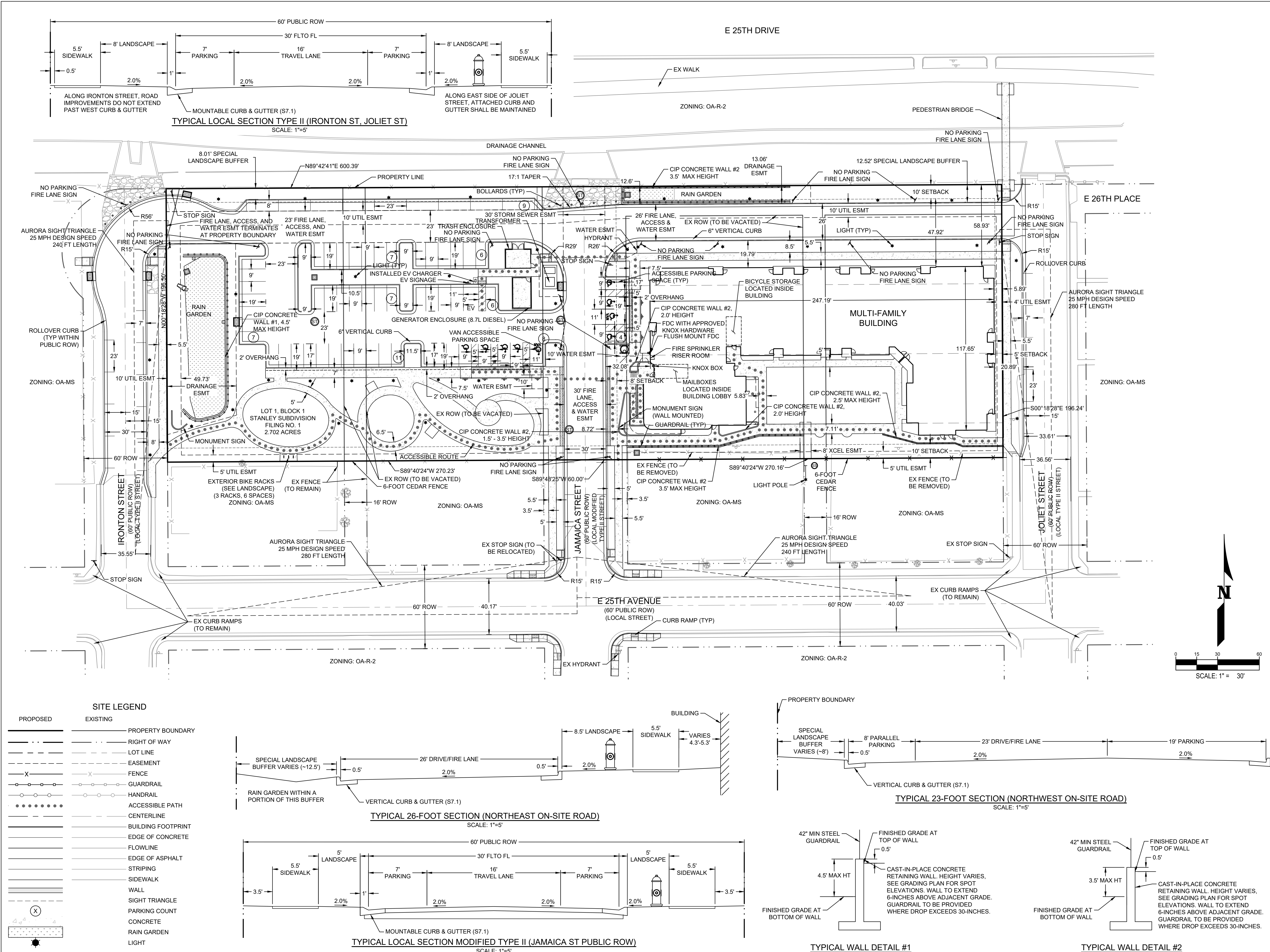
DEVELOPMENT
APPLICATION

DATE: 09 / 30 / 2024

REVISIONS

DATE	DESCRIPTION
12/03/2024	DA SUBMITTAL #2
01/28/2025	DA SUBMITTAL #3

SHEET 3
SITE PLAN



STANLEY 98 MULTI-FAMILY

A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO. 1
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

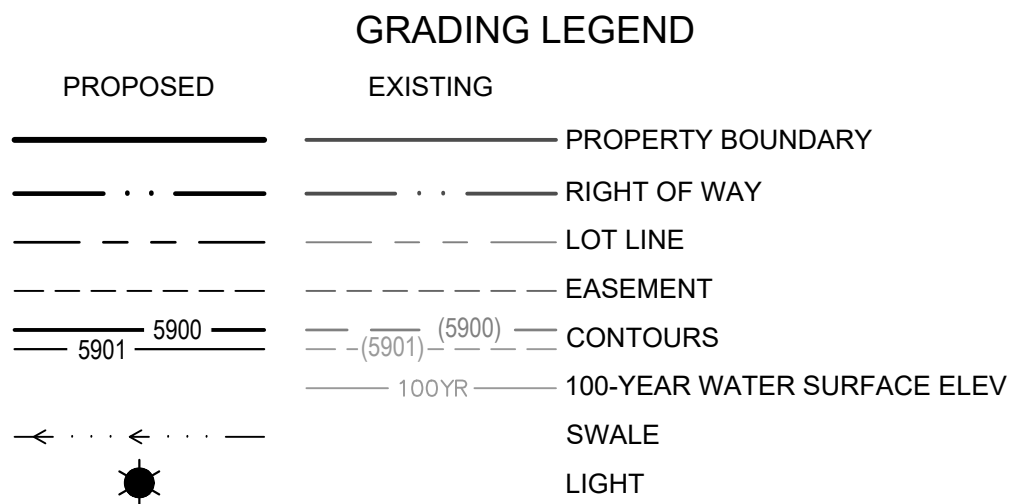
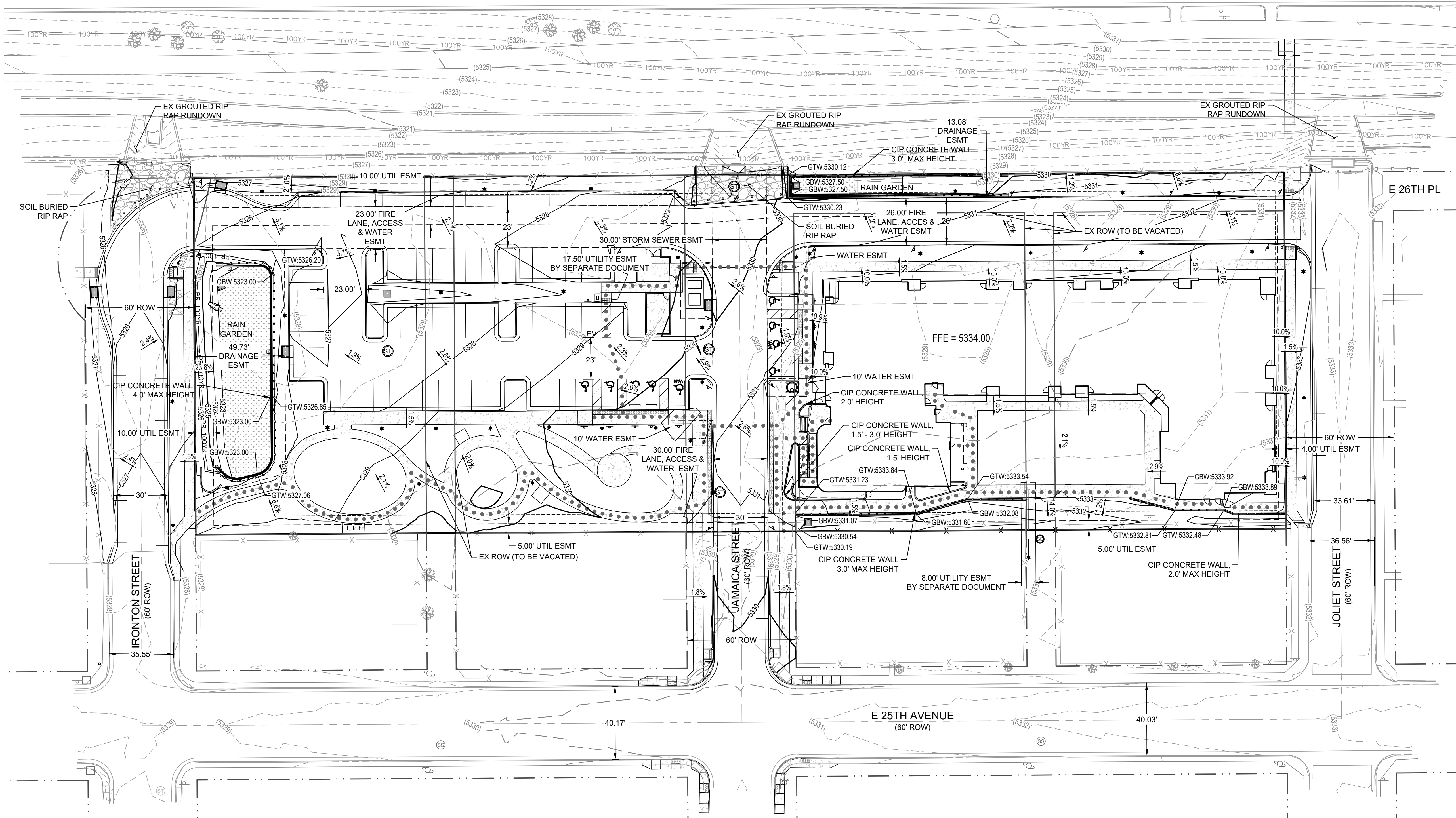
DEVELOPMENT
APPLICATION

DATE: 09 / 30 / 2024

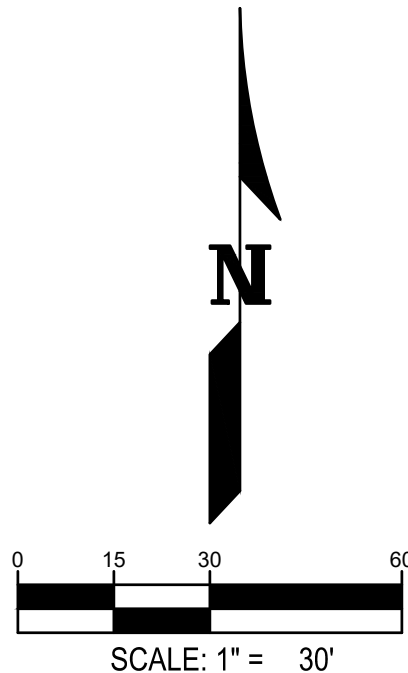
REVISIONS

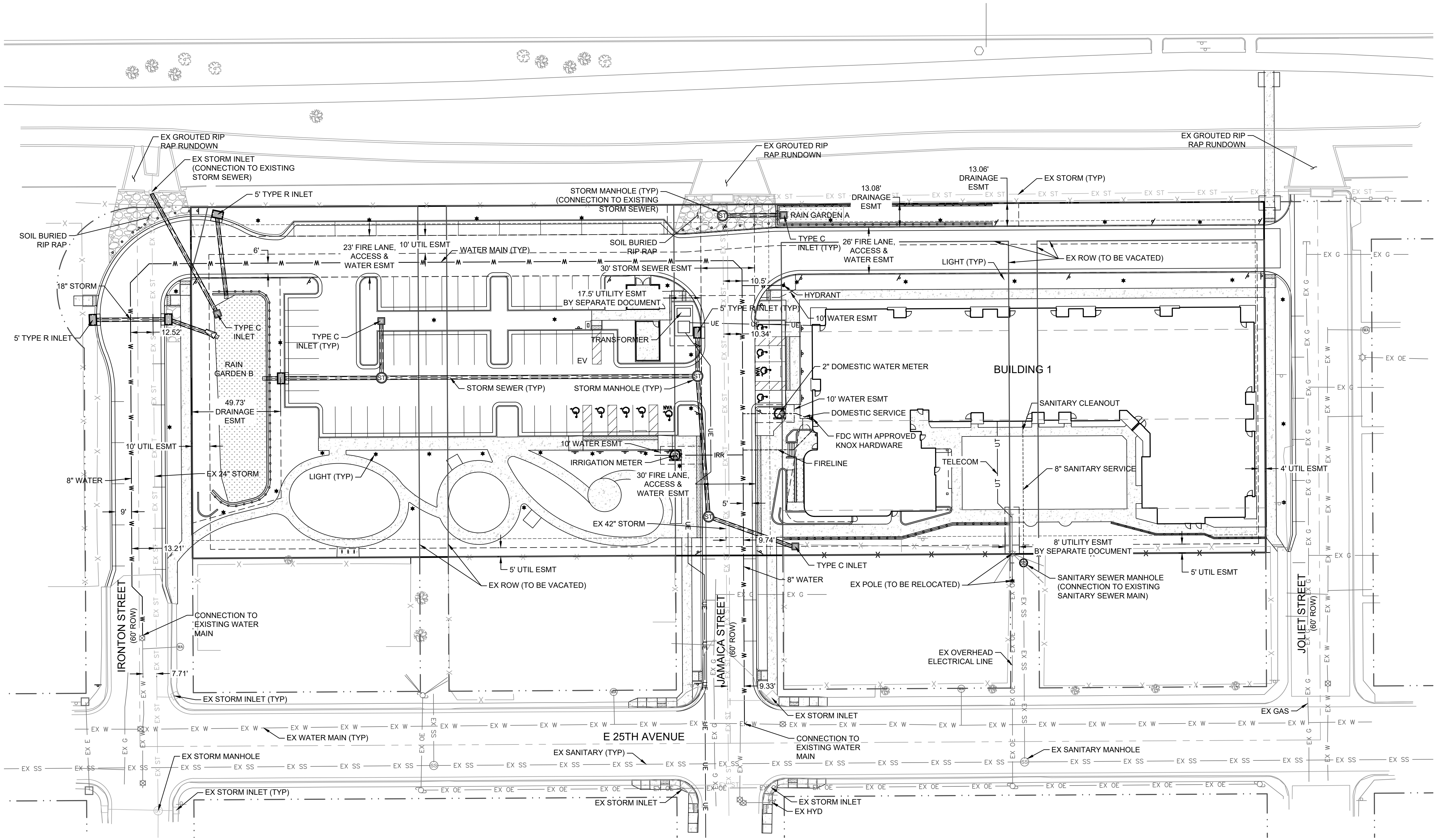
DATE	DESCRIPTION
12 / 03 / 2024	DA SUBMITTAL #2
01 / 28 / 2025	DA SUBMITTAL #3

SHEET 4
GRADING
SCHEMATIC



- GRADING NOTES:
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
 - THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
 - THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
 - THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
 - THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
 - THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.





A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

DATE: 09 / 30 / 2024

REVISIONS	
DATE	DESCRIPTION
12/03/2024	DA SUBMITTAL #2
01/28/2025	DA SUBMITTAL #3

LANDSCAPE NOTES

1.

Apply to all planting areas at the following rates per 1,000 square feet, incorporating thoroughly with top 6 inches of soil layer:

a.

As recommended in the soils analysis, three cubic yards organic amendment minimum.

b.

Five pounds preplant fertilizer and granular Diammonium Phosphate (18-46-0) at 150#/acre is recommended.

c.

Any chemical additives per soils analysis recommendations.

2.

All in-ground planting beds shall receive a minimum of 3" depth of rock mulch or approved equal. Supplied by Pioneer Sand Company or approved equal.

3.

Vegetable beds to be top-dressed with wood mulch.

4.

Tree plantings and planting beds will be treated with Diehard transplant (Trees) and Diehard bed prep (Planting beds). Micorrhiza Innoculants and at the rate recommended by the manufacturer.

5.

See details for planting requirements and additional landscape materials.

6.

In all areas featuring xeric plants, remove soil to a 6" depth. Replace with a ratio of 1:1 topsoil and squeegee (available locally, do not substitute).

7.

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.

8.

All utility easements and emergency accesses shall remain unobstructed and fully accessible along their entire length for maintenance and emergency equipment and vehicles.

9.

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 Aurora planning department. All landscaping will be installed as delineated on the plan, prior to issuance of certificates of occupancy.

10.

All landscaping shown on this plan shall be planted and maintained in a neat and adequate manner. Required maintenance activities shall include, but not be limited to, mowing of lawns, trimming of hedges, adequate irrigation, replacement of dead, diseased or unsightly removal of plant material, weeds from planted areas, and appropriate pruning of plant materials.

11.

Walks to be broom finished standard concrete.

12.

Specialty pavers across Jamaica Street, at building entrance and exit to courtyard from community area to be Basalite Plank pavers in 12" length in a variety of grey/slate colors.

13.

Specialty paving in courtyard to be custom color sandscape concrete by Colorado Hardscapes or approved equal.

14.

Play areas to be PIP rubber.

15.

Community garden area and shaded seating in amenity space to be crusher fines.

16.

All landscape edging to be $\frac{1}{8}$ " x 4" black steel. See details.

Hydrant

Note:

Ensure all hydrants are within landscaped areas and 5' clear on all sides from any obstructions.
- Adjustment Requests:
- I. The 25' width special landscape buffer per UDO 146.4.7.5.H.2.B.1 cannot be met because of site constraints.
- II. The number of shrubs in the special landscape buffer per UDO 146.4.7.5.H.1.B cannot be met while maintaining the requested planting plan in the buffer for the reduction of maintenance within the native grass treatment plan.
- III. An adjustment is requested to UDO 146.4.7.5.H.1.C, as a water quality area is within the buffer. The site is constrained in availability of water treatment areas and grading direction for drainage.
- Landscape Area

41,307 sf

Hardscape Area

38,292 sf
- | | Length
LF | Width
Required
LF | Width
Provided
LF | Trees
Required
1/30LF | Trees
Provided | Shrubs
Required
10/30LF | Shrubs
Provided | |
|------------------------------|--|-------------------------|-------------------------|-----------------------------|-------------------|-------------------------------|--------------------|--|
| Non-Street Buffers | | | | | | | | |
| 25' Special Landscape Buffer | 418 | 25 | 8 - 12.5 | 14 | 14 | 142 | 0 | |
| | *See adjustment requests, 25' buffer reduced to 8-12.5' buffer with 'native' style planting per PROS | | | | | | | |
- | Streetscape Plantings | | | | | | | |
|-----------------------|----------------|-------------------|-------------------|----------------|--------------------|--------------------|--------------------------------|
| Street, Side | Linear
Feet | Required
Trees | Provided
Trees | Square
Feet | Required
Shrubs | Provided
Shrubs | |
| Ironton, East | 148 | 4 | 4 | 1165 | 29 | 30 | *18 perennials =
Six shrubs |
| Jamaica, West | 75 | 2 | 2 | 372 | 9 | 9 | |
| Jamaica, East | 74 | 2 | 2 | 371 | 9 | 9 | |
| Joliet, West | 145 | 4 | 4 | 1165 | 29 | 29 | *18 perennials =
Six shrubs |
- britina
- landscape architecture urban design planning
1760 N. Gaylord Street Suite 3M, Denver CO 80206
p: 303.456.2887 w: www.britina.com
- STANLEY 98 MULTI-FAMILY
- A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO.1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.
- DEVELOPMENT APPLICATION
- DATE: 09 / 30 / 2024
- | REVISIONS | | DATE | DESCRIPTION | | | | | | |
|-----------|--|----------------|-----------------|--|--|--|--|--|--|
| | | 12 / 03 / 2024 | DA SUBMITTAL #2 | | | | | | |
| | | 01 / 28 / 2025 | DA SUBMITTAL #3 | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
- SHEET 6
LANDSCAPE
NOTES
- STANLEY 98 MULTI-FAMILY - DA-2393-01

STANLEY 98 MULTI-FAMILY




























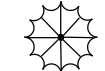

A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO.1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.



DEVELOPMENT APPLICATION

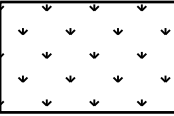
DATE: 09 / 30 / 2024

REVISONS							
		DESCRIPTION					
DATE		DA SUBMITTAL #2	DA SUBMITTAL #3				
12 / 03 / 2024							
01 / 28 / 2025							

SHEET 7
PLANTING
SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>WATER USE</u>	<u>MATURE HEIGHT</u>	
DECIDUOUS TREES								
	AJ	8	Acer saccharum 'John Pair' / John Pair Sugar Maple	2.5" Cal.	B&B	Medium	15 - 25ft. ht.	
	CS	10	Catalpa speciosa / Northern Catalpa	2.5" Cal.	B&B	Low - High	40 - 65ft. ht.	
	GD	10	Gymnocladus dioicus 'Espresso' / Kentucky Coffeetree	2.5" Cal.	B&B	Low - Medium	40 - 65ft. ht.	
	QE	5	Quercus x 'Crimschmidt' / Crimson Spire™ Oak	2" Cal.	B&B	Medium	25 - 40ft. ht.	
	TR	5	Tilia americana 'Redmond' / Redmond American Linden	2.5" Cal.	B&B	Medium	40 - 65ft. ht.	
		38	SUBTOTAL:					
EVERGREEN TREES								
	AC	1	Abies concolor / White Fir	6` Ht.	B&B	Medium	40 - 65ft. ht.	
	PC	5	Picea abies 'Cupressina' / Cupressina Norway Spruce	6` Ht.	B&B	Medium	15 - ft. ht.	
		6	SUBTOTAL:					
ORNAMENTAL TREES								
	AP	8	Aesculus pavia / Red Buckeye	2" Cal.	B&B	Medium	10 - ft. ht.	
	CC	3	Cercis canadensis / Eastern Redbud	2" Cal.	B&B	Medium	15 - 25ft. ht.	
	CV	11	Crataegus crus-gali var. inermis / Thornless Cockspur Hawthorn	2" Cal.	B&B	Low - Medium	25 - 40ft. ht.	
	MA	2	Malus sylvestris 'Zestar' / Zestar! Apple	2" Cal.	B&B	Medium	10 - 15ft. ht.	
	MY	1	Malus x domestica 'Golden Delicious' / Golden Delicious Apple	2" Cal.	B&B	Medium - High	10 - 15ft. ht.	
	PB	4	Prunus persica 'Bonfire' / Bonfire Flowering Peach	2" Cal.	B&B	Medium	3 - 6ft. ht.	
	PP	2	Prunus x 'Stanley' / Stanley Plum	2" Cal.	B&B	Medium	10 - 15ft. ht.	
	SE	2	Syringa reticulata pekinensis 'DTR 124' / Summer Charm® Peking Lilac	2" Cal.	B&B	Medium	15 - 25ft. ht.	
		33	SUBTOTAL:					
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>SPACING</u>	<u>WATER USE</u>	<u>MATURE HEIGHT</u>
DECIDUOUS SHRUBS								
	AL	23	Amorpha canescens / Leadplant	5 gal.	Cont.	48" o.c.	Very low - Medium	18 - 36in. ht.
	CT	9	Caragana microphylla 'Tidy' / Tidy Littleleaf Peashrub	5 gal.	Cont.	72" o.c.	Very low - Medium	6 - 10ft. ht.
	CI	11	Cercocarpus intricatus / Littleleaf Mountain Mahogany	5 gal.	Cont.	72" o.c.	Very low - Low	3 - 6ft. ht.
	CD	17	Cornus sericea / Red Twig Dogwood	5 gal.	Cont.	72" o.c.	Medium - High	6 - 10ft. ht.
	PF	82	Potentilla fruticosa / Bush Cinquefoil	5 gal.	Cont.	36" o.c.	Medium	18 - 36in. ht.
	PY	46	Prunus pumila besseyi 'P011S' / Pawnee Buttes® Sand Cherry	5 gal.	Cont.	60" o.c.	Low	18 - 36in. ht.
	RC	33	Ribes cereum / Wax Currant	5 gal.	Cont.	36" o.c.	Low - Medium	3 - 6ft. ht.
	RW	18	Rosa woodsii / Mountain Rose	---		48" o.c.	Low - Medium	18 - 36in. ht.
	RD	5	Rubus deliciosus / Boulder Raspberry	5 gal.	Cont.	72" o.c.	Low - Medium	3 - ft. ht.
		244	SUBTOTAL:					
EVERGREEN SHRUBS								
	AU	53	Arctostaphylos uva-ursi / Kinnikinnick	5 gal.	Cont.	48" o.c.	Low	6 - 18in. ht.
	AS	34	Artemisia cana / Silver Sagebrush	5 gal.	Cont.	48" o.c.	Very low - Low	18 - 36in. ht.
	EK	6	Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus	5 gal.	Cont.	60" o.c.	Low - Medium	3 - 6ft. ht.
	JD	28	Juniperus chinensis 'Daub's Frosted' / Daub's Frosted Juniper	5 gal.	Cont.	48" o.c.	Low - Medium	6 - 18in. ht.
	MR	36	Mahonia repens / Creeping Mahonia	5 gal.	Cont.	36" o.c.	Low	18 - 36in. ht.
		157	SUBTOTAL:					

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER USE	MATURE HEIGHT	
GRASSES								
	AGB	16	Andropogon gerardii / Big Bluestem	1 gal.	Cont.	48" o.c.	Low	3 - 6ft. ht.
	BGB	16	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal.	Cont.	36" o.c.	Low	18 - 36in. ht.
	PVS	11	Panicum virgatum / Switch Grass	1 gal.	Cont.	36" o.c.	Low - High	3 - 6ft. ht.
	SSO	14	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	1 gal.	Cont.	36" o.c.	Low - Medium	3 - 6ft. ht.
		57	SUBTOTAL:					
PERENNIALS								
	AMC	15	Achillea millefolium 'Colorado' / Colorado Mix Common Yarrow	1 gal.	Cont.	36" o.c.	Medium	6 - ft. ht.
	AHH	62	Anemone x hybrida 'Honorine Jobert' / Honorine Jobert Japanese Anemone	1 gal.	Cont.	36" o.c.	Medium	18 - 36in. ht.
	ACD	21	Aquilegia chrysantha / Denver Gold Columbine	1 gal.	Cont.	36" o.c.	Medium	6 - ft. ht.
	AXS	25	Aquilegia x 'Swan Violet & White' / Remembrance® Swan Violet & White Columbine	1 gal.	Cont.	36" o.c.	Medium	18 - 36in. ht.
	ASN	8	Artemisia schmidtiana 'Nana' / Silver Mound	1 gal.	Cont.	36" o.c.	Low - Medium	6 - 18in. ht.
	ATT	15	Aster tataricus / Tatarian Aster	1 gal.	Cont.	36" o.c.	Medium	3 - 6ft. ht.
	CIP	23	Callirhoe involucrata / Purple Poppymallow	1 gal.	Cont.	36" o.c.	Very low - Low	6 - 18in. ht.
	EAR	13	Echium amoenum / Red Feathers	1 gal.	Cont.	36" o.c.	Low	6 - 18in. ht.
	FVW	38	Fragaria vesca / Woodland Strawberry	1 gal.	Cont.	36" o.c.	Medium	< 6in. ht.
	GJB	35	Geranium x 'Johnson's Blue' / Johnson's Blue Geranium	1 gal.	Cont.	36" o.c.	Medium	6 - 18in. ht.
	HOL	25	Helleborus orientalis / Lenten Rose	1 gal.	Cont.	36" o.c.	Medium	6 - 18in. ht.
	HSS	27	Heuchera sanguinea 'Snow Angel' / Snow Angel Coral Bells	1 gal.	Cont.	36" o.c.	Medium	6 - 18in. ht.
	MRS	15	Marrubium rotundifolium / Silver Edged Horehound	1 gal.	Cont.	36" o.c.	Very low - Low	6 - 18in. ht.
	NPL	39	Nepeta x 'Psfike' / Little Trudy® Catmint	1 gal.	Cont.	36" o.c.	Low - Medium	6 - 18in. ht.
	OMI	19	Oenothera macrocarpa incana / Silver Blade Evening Primrose	1 gal.	Cont.	36" o.c.	Low - Medium	6 - 18in. ht.
	PLC	22	Penstemon linarioides coloradoensis 'P0145' / Silverton Blue Mat Penstemon	1 gal.	Cont.	36" o.c.	Very low - Medium	6 - 18in. ht.
	RHD	13	Rudbeckia hirta 'Denver Daisy' / Denver Daisy Black-eyed Susan	1 gal.	Cont.	36" o.c.	Medium	6 - 18in. ht.
	SGF	8	Salvia greggii 'Furmans Red' / Furman's Red Autumn Sage	1 gal.	Cont.	36" o.c.	Low - Medium	18 - 36in. ht.
	SRF	21	Solidago rugosa 'Fireworks' / Fireworks Wrinkleleaf Goldenrod	1 gal.	Cont.	36" o.c.	Medium	18 - 36in. ht.
	TPP	24	Thymus praecox 'Pink Chintz' / Pink Chintz Creeping Thyme	1 gal.	Cont.	36" o.c.	Low - Medium	< 6in. ht.
		468	SUBTOTAL:					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER USE	MATURE HEIGHT	
GROUND COVERS								
	GOS	4 flats	Galium odoratum / Sweet Woodruff	flat	Pot	Low - High	< - 1ft. ht.	
	VRC	4 flats	Veronica x 'Reavis' / Crystal River Creeping Speedwell	flat	Pot	Medium	< 6in. ht.	
		8 flats	SUBTOTAL:					



Native Seed and Forb Mixture - Custom:

Bouteloua gracilis Blue Grama

Nassella viridula Green Needlegrass

Schizachyrium scoparium Little Bluestem

Pascopyrum smithii Western Wheatgrass

Lupinus argenteus Silky Lupine

Monarda fistulosa Wild Beebalm

Penstemon pachyphyllus Utah Penstemon

Sphaeralcea coccinea Scarlet Globemallow

* Seedbed shall be guaranteed weed-free before the establishment of a directed grass-forb seed bank.

** Drill seed at a depth of ¼ to ½ inch depending on soil texture, coarse soils deeper, fine textured soils shallower.

10723 sq. ft.

(100 lbs of seed approx.)

STANLEY 98 MULTI-FAMILY

A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO.1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DEVELOPMENT APPLICATION

DATE: 09 / 30 / 2024

REVISIONS							
DATE	DESCRIPTION						
12 / 03 / 2024	DA SUBMITTAL #2						
01 / 28 / 2025	DA SUBMITTAL #3						

SHEET 8

PLANTING SCHEDULE

STANLEY 98 MULTI-FAMILY

A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO.1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DEVELOPMENT
APPLICATION

DATE: 09 / 30 / 2024

REVISIONS

DATE	DESCRIPTION
12 / 03 / 2024	DA SUBMITTAL #2
01 / 28 / 2025	DA SUBMITTAL #3

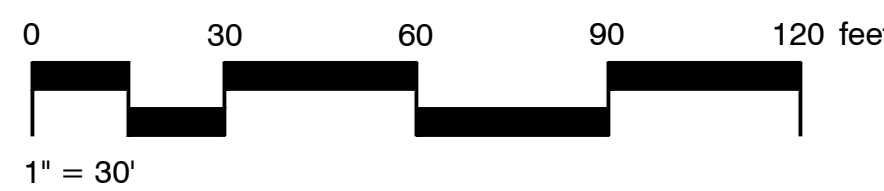
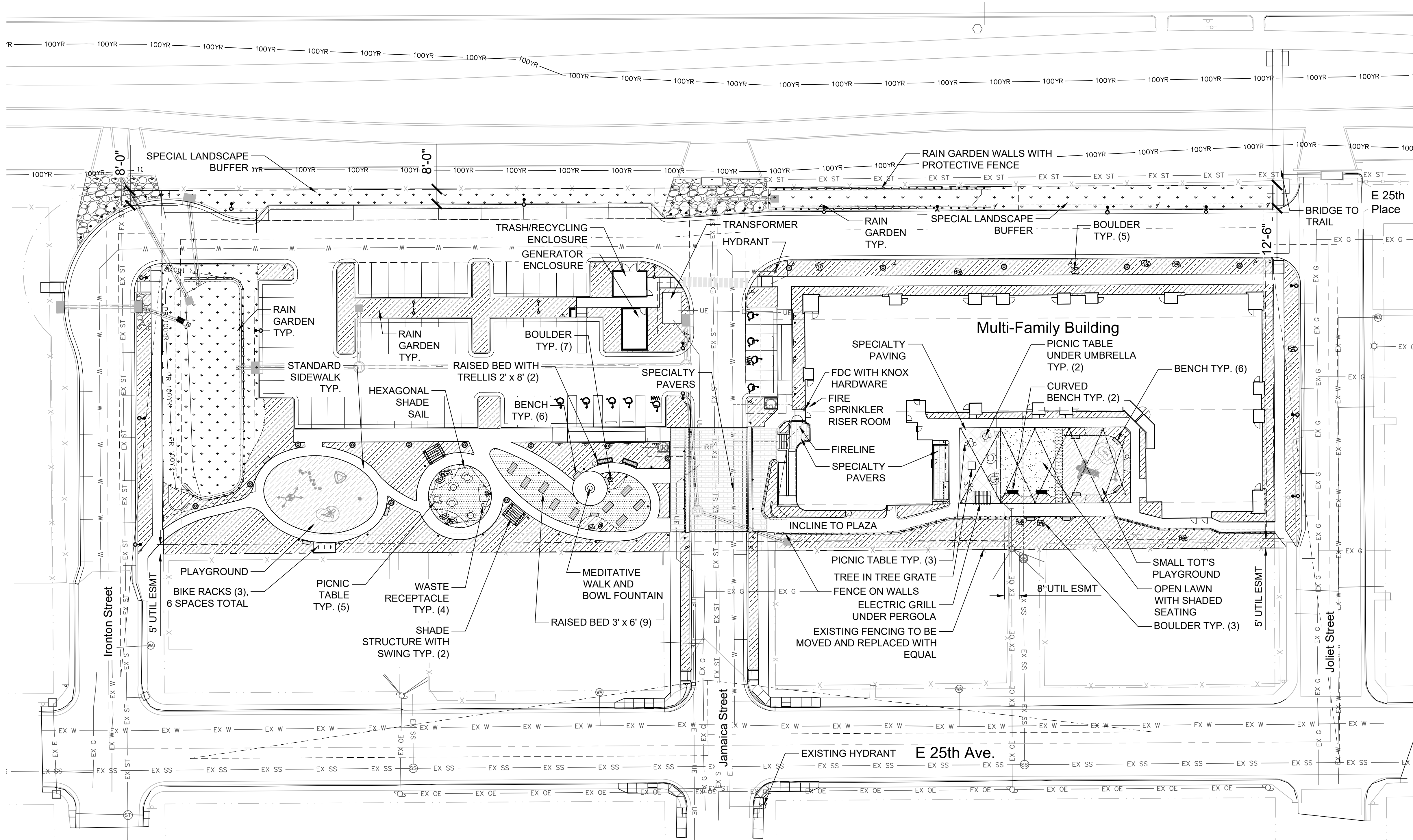
SHEET 9
LANDSCAPE
PLAN

LEGEND

Edging	-----
Boulders - Colorado Moss, 3' x 3' x 3' approx.	⬢ ⬢ ⬢ ⬢ ⬢
Match	-----
Site Triangle	-----
Bike Rack	⬢
Native Grass and Wildflower Seed Mix - See Planting Schedule	⬢
Turf Grass (RTF)	⬢
Mulch - Rock	⬢
Crusher Fines - Stabilized	⬢
Vegetated Groundcover - See Planting Plan	⬢
Vegetable Beds - Compost and Topsoil Mixed, Top Dress with Wood Chips	⬢
Pour in Place Rubber Surfacing	⬢
Specialty Pavers - Basaltite 4" x 12" in Custom 3-tone or Approved Equal	⬢
ADA Warning Pavers - Unilock ADA Paver in Charcoal or Approved Equal	⬢
Specialty Concrete with Joint Pattern	⬢
Flagstone Pavers in Sand Setting Bed	⬢

LIGHTING LEGEND

POLE LIGHTS	⬢
BOLLARDS	•
PEDESTRIAN LIGHTS	⬢
COLUMN MOUNTED SCONCE	⬢
TIPOULFESTOON LIGHTING	⬢
UNDER-CAP STRIP LIGHTING	⬢



STANLEY 98 MULTI-FAMILY

A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO.1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DEVELOPMENT
APPLICATION

DATE: 09 / 30 / 2024

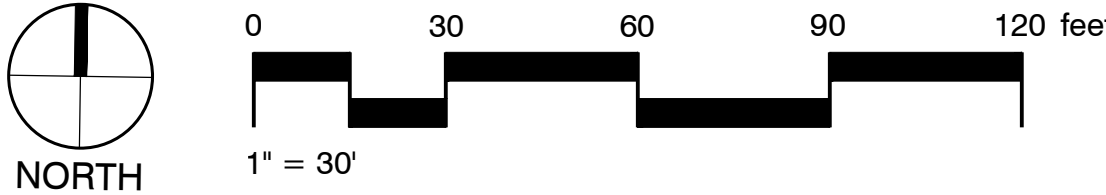
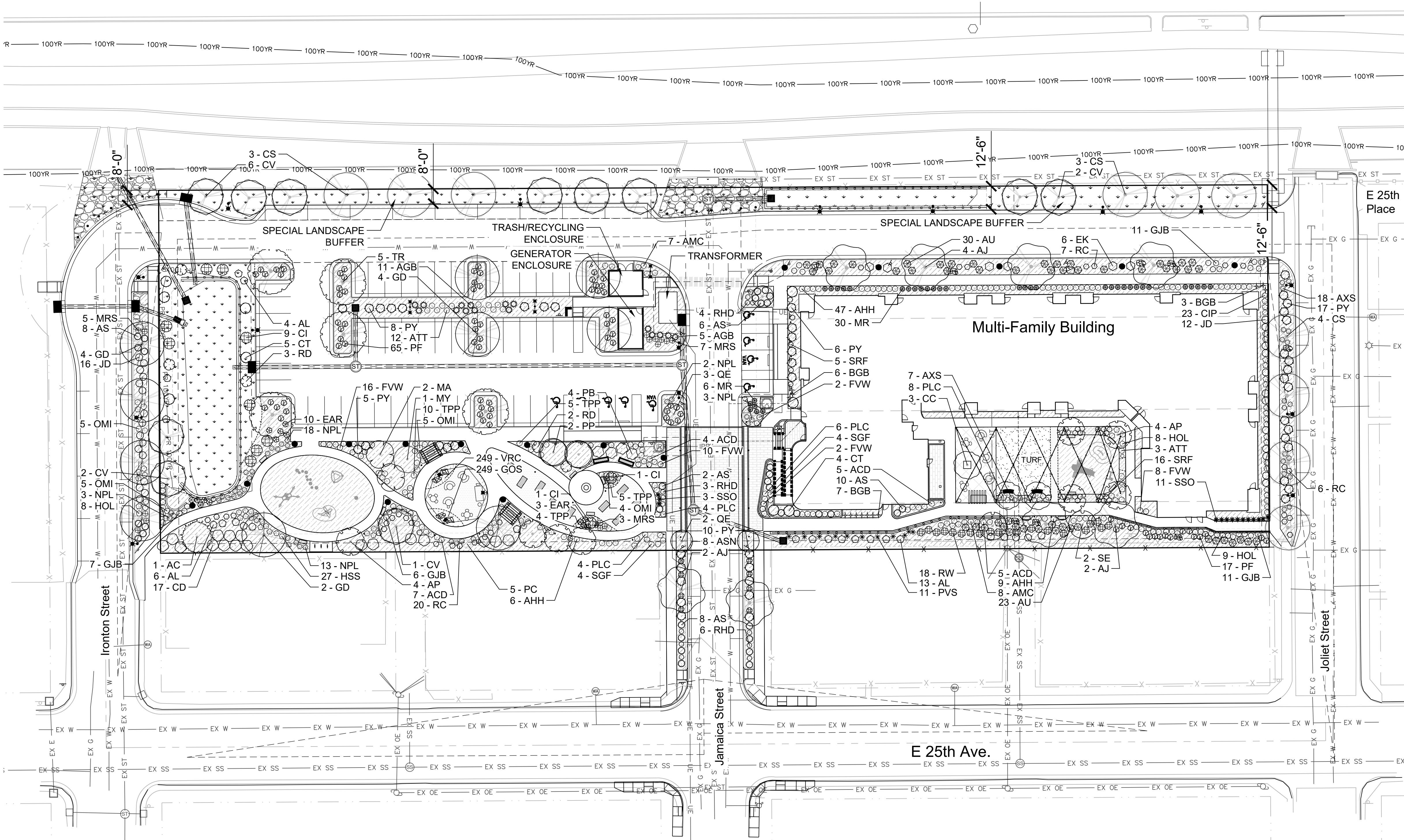
REVISIONS

DATE	DESCRIPTION
12 / 03 / 2024	DA SUBMITTAL #2
01 / 28 / 2025	DA SUBMITTAL #3

SHEET 10
PLANTING
PLAN

LEGEND

Edging	-----
Boulders - Colorado Moss, 3' x 3' x 3' approx.	⬢ ⬢ ⬢ ⬢ ⬢
Match	=====
Site Triangle	- - - - -
Bike Rack	⬢
Native Grass and Wildflower Seed Mix - See Planting Schedule	⬢
Turf Grass (RTF)	⬢
Mulch - Rock	⬢
Crusher Fines - Stabilized	⬢
Vegetated Groundcover - See Planting Plan	⬢
Vegetable Beds - Compost and Topsoil Mixed, Top Dress with Wood Chips	⬢
Pour in Place Rubber Surfacing	⬢
Specialty Pavers - Basaltite 4" x 12" in Custom 3-tone or Approved Equal	⬢
ADA Warning Pavers - Unilock ADA Paver in Charcoal or Approved Equal	⬢
Specialty Concrete with Joint Pattern	⬢
Flagstone Pavers in Sand Setting Bed	⬢



STANLEY 98 MULTI-FAMILY

A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO.1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DEVELOPMENT
APPLICATION

DATE: 09 / 30 / 2024

REVISIONS

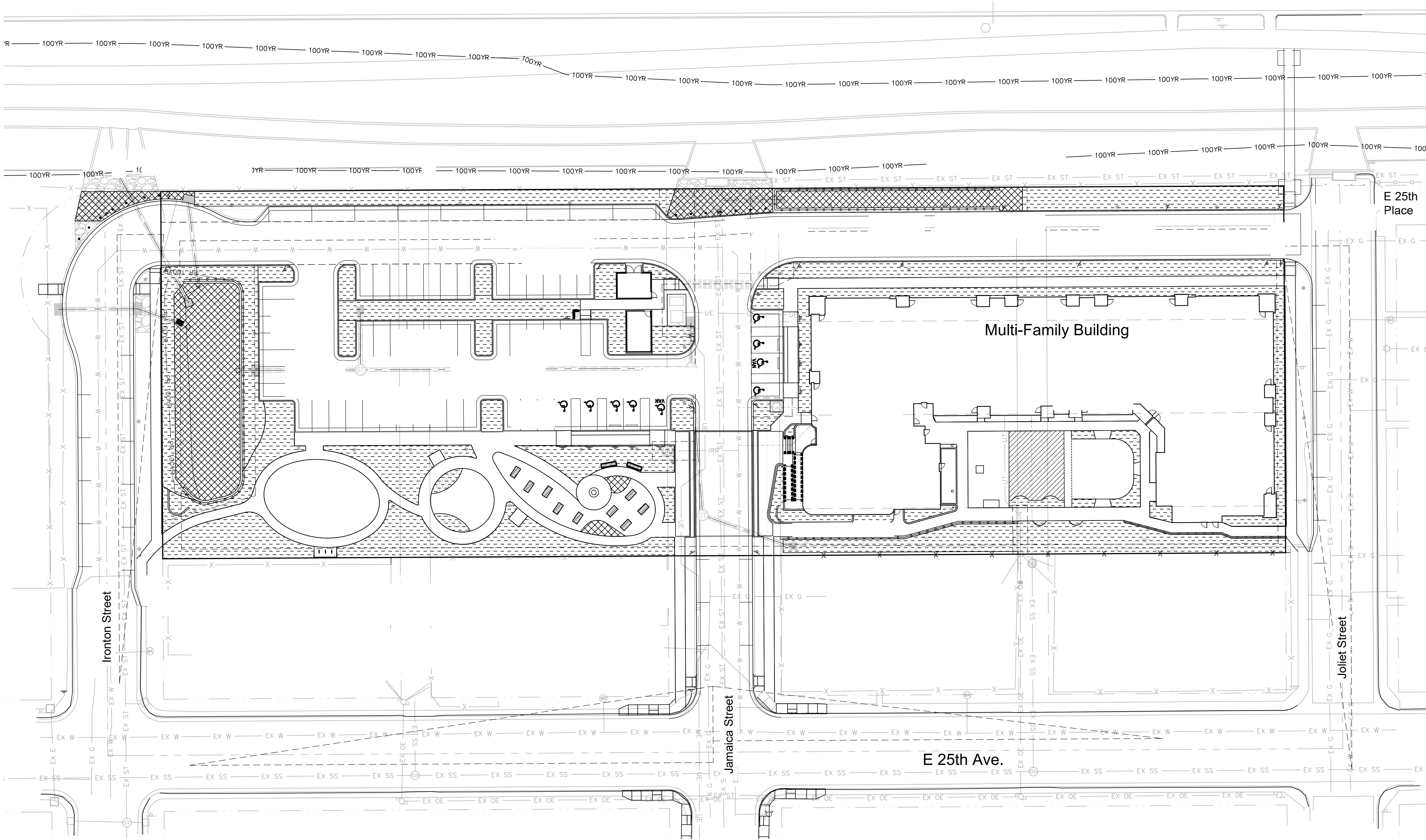
DATE	DESCRIPTION
12 / 03 / 2024	DA SUBMITTAL #2
01 / 28 / 2025	DA SUBMITTAL #3

SHEET 11
HYDROZONE
PLAN

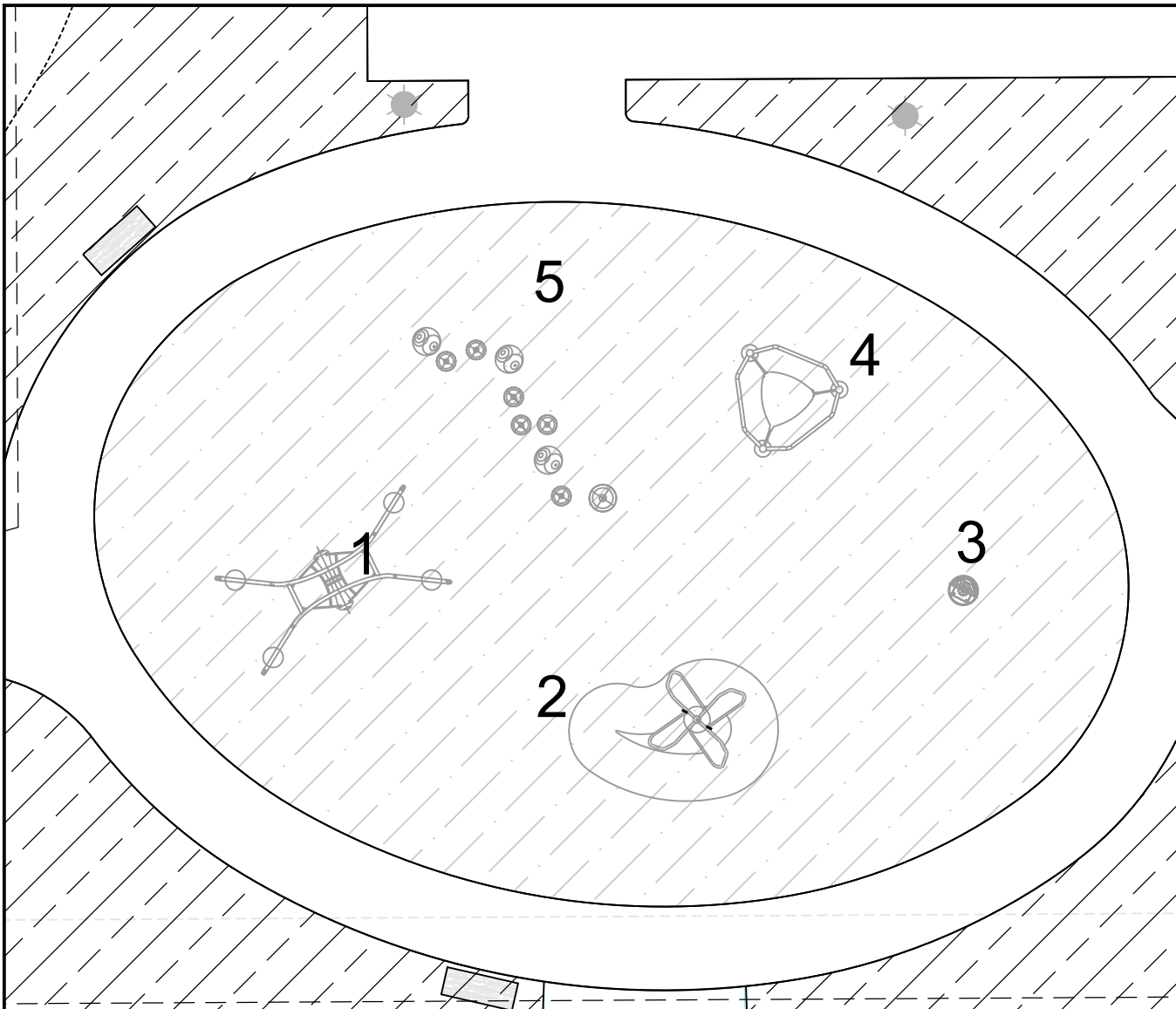
HYDROZONE LEGEND

- Non-Water Conserving
- Water Conserving
- Non-Water Using

*Native Plant areas will need to be watered during establishment and administered supplementary water during periods of drought
-



Water Use Zones				
Use Zone Type	Planting Type	Square Feet	% of Vegetated Landscape	
Non-Conserving	Turf (RTF)	1066	3.07%	
Non-Conserving	Vegetable Beds	162	0.47%	
	Total	1236	Subtotal	3.56%
Conserving	Tree/Shrub/Perennial Beds	26463	Subtotal	76.21%
Non-Water Using	Native Grass (only after establishment period)	6819	19.64%	
	Xeric Plant Species	206	0.59%	
	Total	7025	Subtotal	20.23%
Total Vegetated Landscape		34724		100%

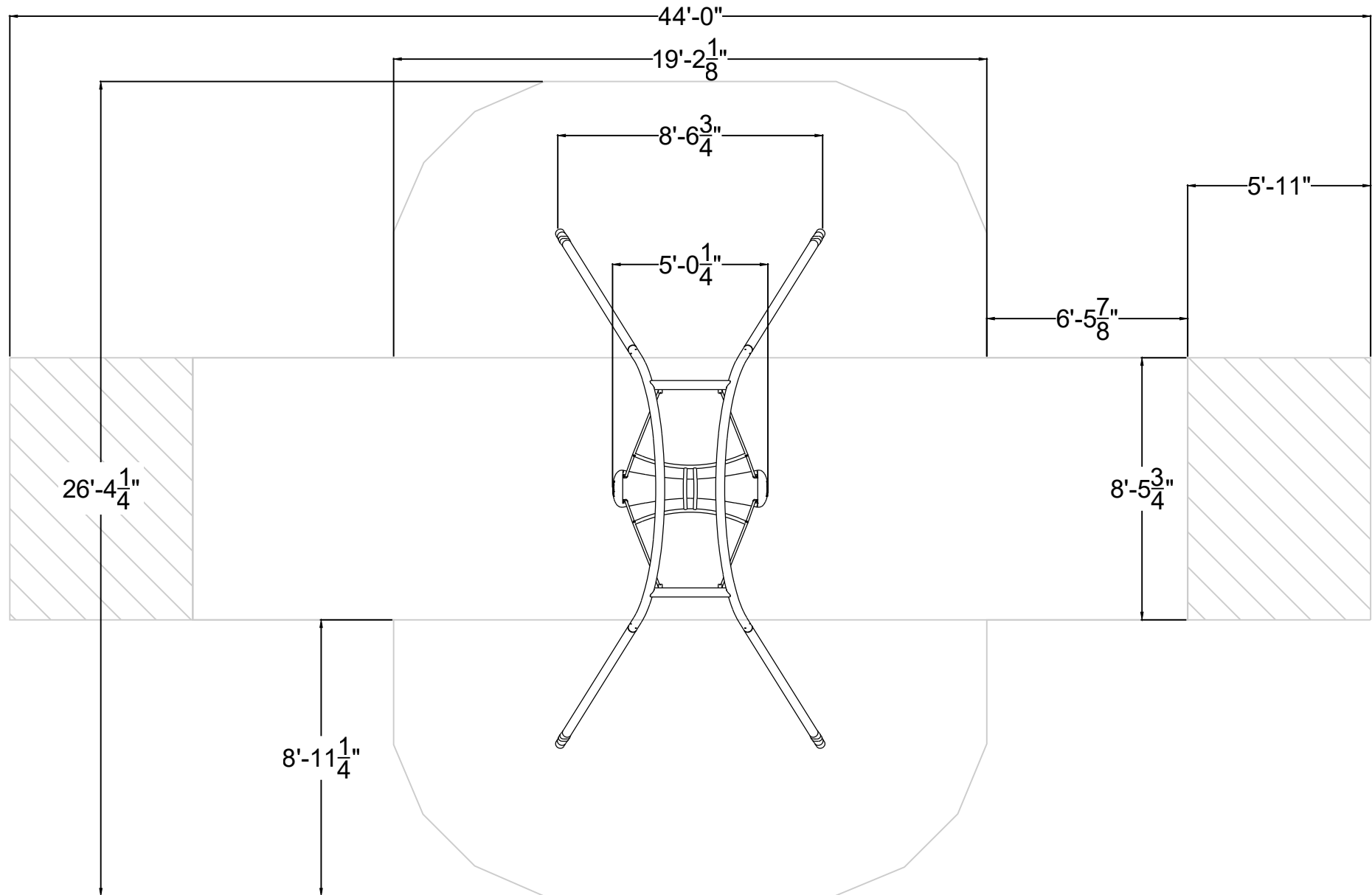


PLAY AREA 1 KEY

1:10

NOTES:

- SEE PLANS FOR EQUIPMENT LOCATION
- BURKE/ATOZ RECREATION CONTACT INFORMATION:
PHONE: (303) 670-3181
WEBSITE: www.BCIBURKE.com
MODEL: AIRVENTURE GLIDER
COLOR: POSTS & ACCESSORY - MINT, ROTOMOLD - BLUE
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

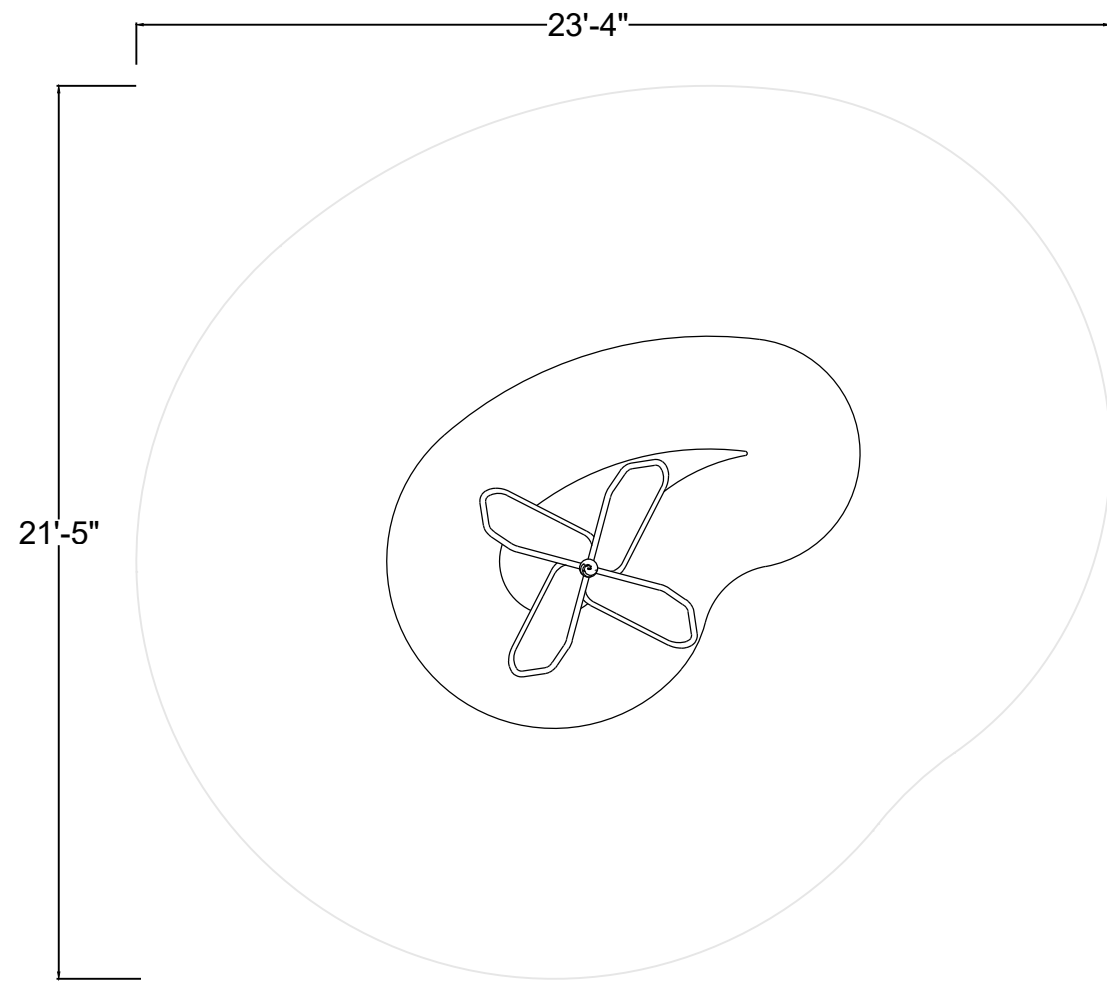


PLAN

1 BURKE - AIRVENTURE GLIDER
SCALE: N.T.S.

NOTES:

- SEE PLANS FOR EQUIPMENT LOCATION
- GAMETIME/ALTITUDE RECREATION CONTACT INFORMATION:
PHONE: (480) 315-9103
WEBSITE: <https://www.gametime.com/>
MODEL: DUNE 11 WITH SHADOWPLAY FLOWER
MODEL #6341
METAL COLOR: PERIWINKLE
BASE COLOR: GREEN
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



DUNE 11 WITH
SHADOWPLAY
6341

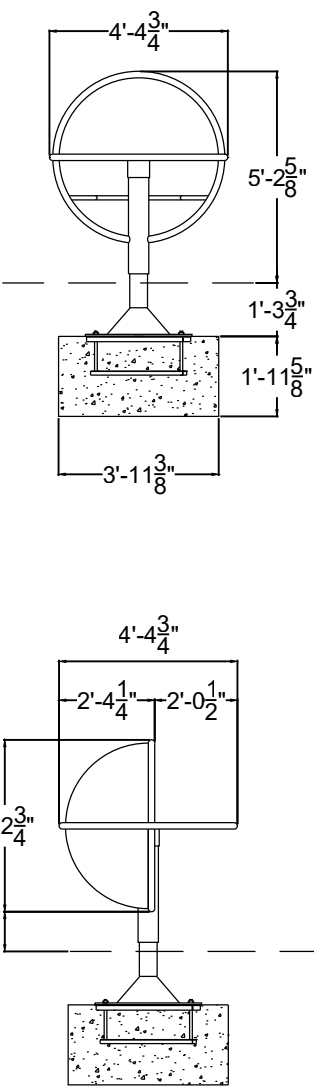
2 GAMETIME - DUNE W/ SHADOWPLAY
SCALE: N.T.S.

NOTES:

- SEE PLANS FOR EQUIPMENT LOCATION
- GORIC CONTACT INFORMATION:
PHONE: (877) 467-4287
WEBSITE: www.goric.com
MODEL: GAZEBO
MODEL #6341
POWDER COATED METAL COLORS: QUARTZ GRAY, LEMON YELLOW
SEAT COLOR: RESEDA GREEN
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



PLAN

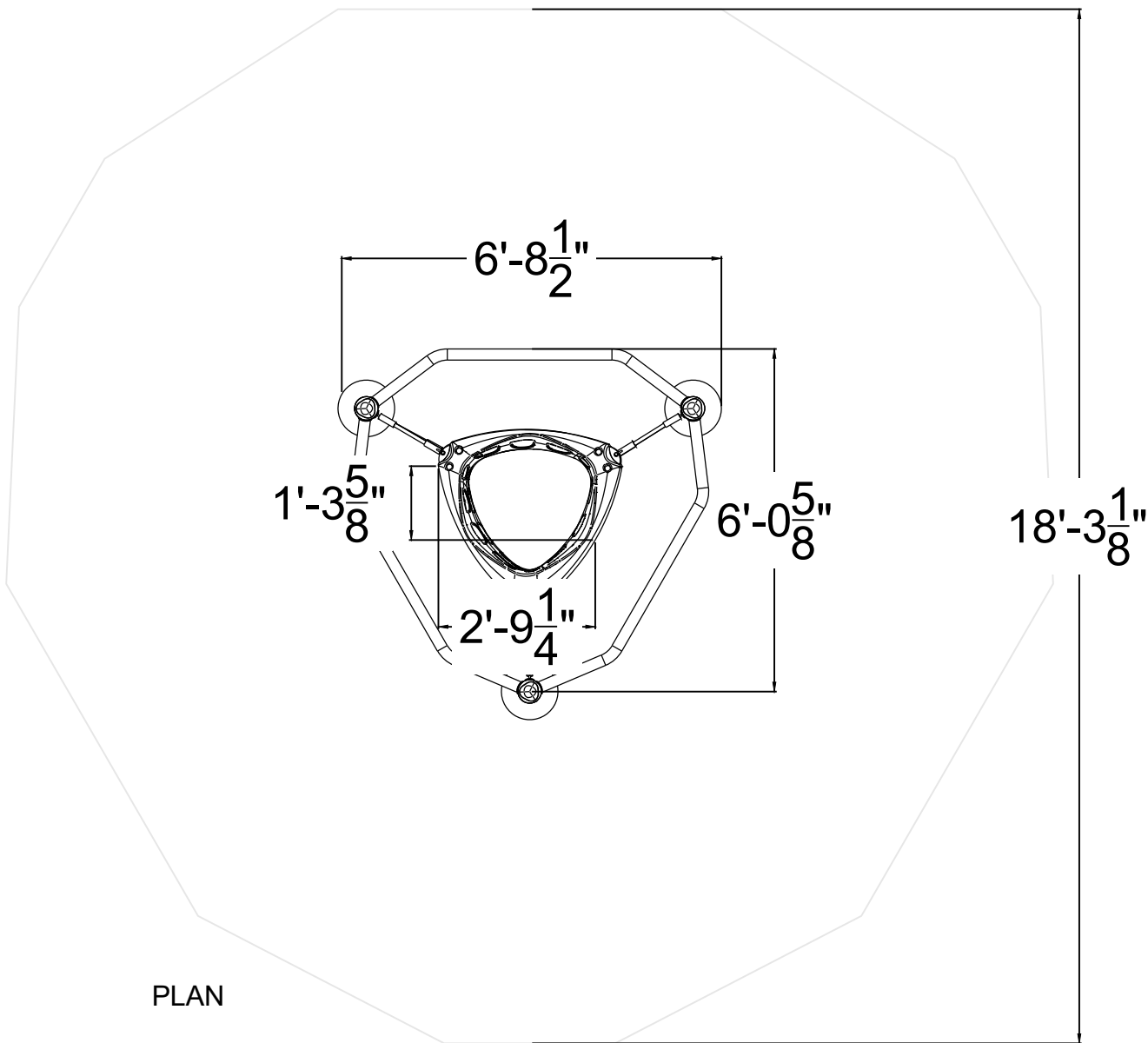


SECTION

3 GORIC - GAZEBO
SCALE: N.T.S.

NOTES:

- SEE PLANS FOR EQUIPMENT LOCATION
- BURKE/ATOZ RECREATION CONTACT INFORMATION:
PHONE: (303) 670-3181
WEBSITE: www.BCIBURKE.com
MODEL: TRIGON TOWER CLIMBER
NUMBER: 370-0043
COLORS: POSTS - SILVER, TOP-BAR - MINT, TOP & BOTTOM RINGS - YELLOW, MIDDLE RING - PURPLE
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

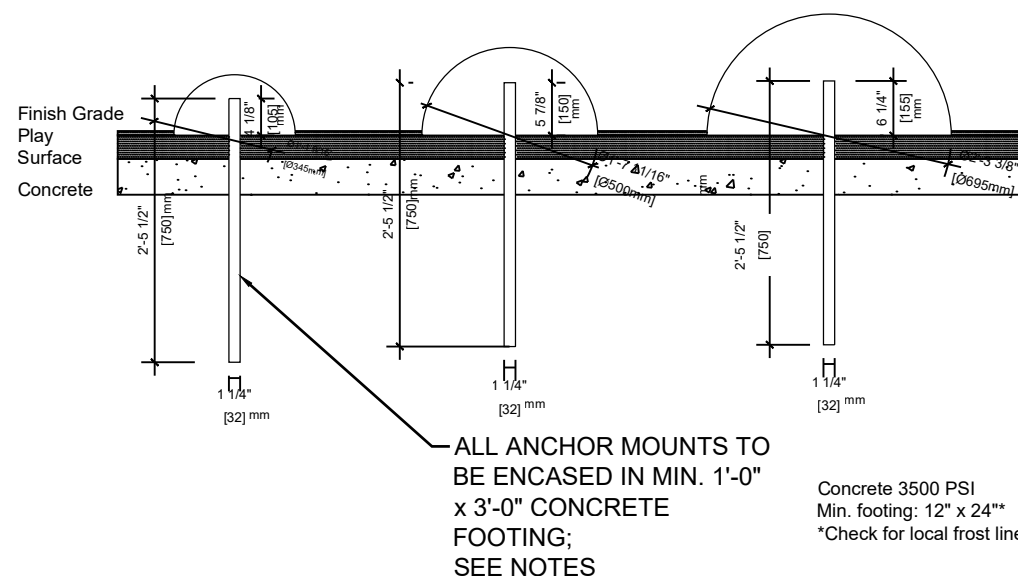


PLAN

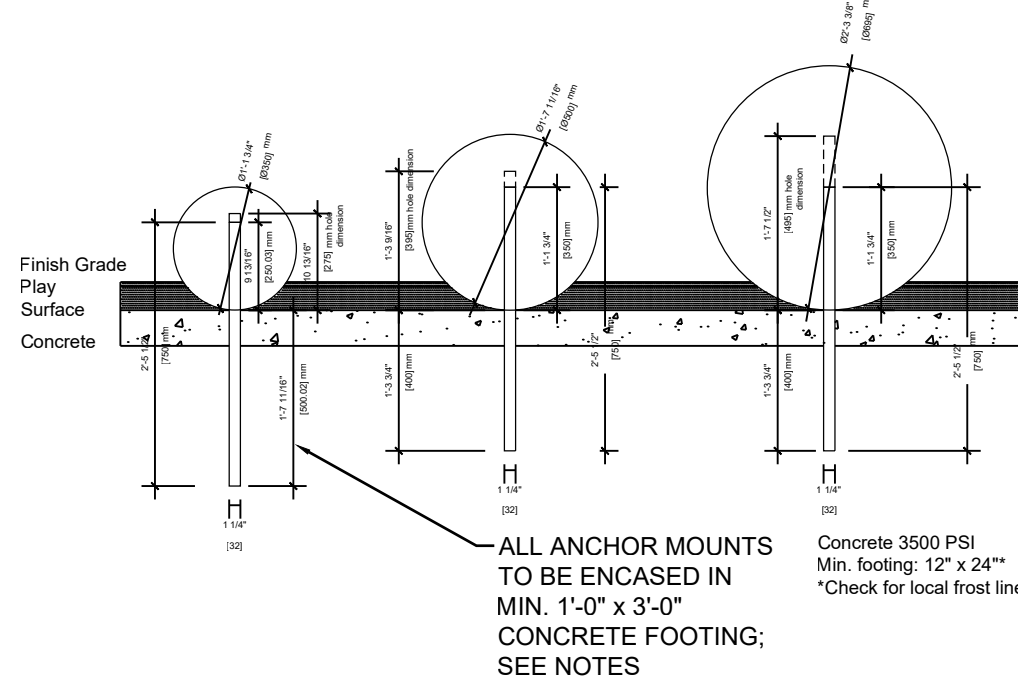
4 BURKE - TRIGON TOWER CLIMBER
SCALE: N.T.S.

NOTES:

- BALLS TO BE MODEL 'EUROFLEX BALLS', STEEL ANCHOR-MOUNTED, BY GORIC VIA RECREATION PLUS OR APPROVED EQUAL.
1: FULL EUROFLEX BALL
2: HALF EUROFLEX BALL
- KRAIBURG EPDM COLORS ON EUROFLEX BALLS:
A: RAL 1002 - LILAC - THREE SMALL HALVES, ONE MEDIUM FULL
B: RAL 6017 - BRIGHT YELLOW - ONE MEDIUM HALF, TWO MEDIUM FULLS
C: RAL 5015 - PINK - THREE SMALL HALVES
- INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- SEE PLANS FOR RUBBER BALL LOCATIONS.
MAXIMUM BALL SPACING WITHIN CLUSTERS NOT TO EXCEED 1'-0" BETWEEN ADJACENT UNITS;
MINIMUM BALL SPACING BETWEEN CLUSTERED GROUPS NOT TO BE LESS THAN 6'-0".
- ALL EUROFLEX BALLS STEEL ANCHOR-MOUNTS TO BE INSTALLED IN A 1'-0" WIDE BY 3'-0" DEEP (MINIMUM) CONCRETE FOOTING AS PER SOILS REPORT AND MANUFACTURER'S RECOMMENDATIONS FOR THE SPECIFIC SITE CONDITIONS.



ALL ANCHOR MOUNTS TO
BE ENCASED IN MIN. 1'-0"
x 3'-0" CONCRETE
FOOTING;
SEE NOTES



ALL ANCHOR MOUNTS
TO BE ENCASED IN
MIN. 1'-0" x 3'-0"
CONCRETE FOOTING;
SEE NOTES

5 GORIC - EUROFLEX RUBBER BALLS
SCALE: NTS

britina

landscape architecture urban design planning
1760 N. Gaylord Street Suite 3M, Denver CO 80206
p: 303.456.2887 w: www.britina.com

STANLEY 98 MULTI-FAMILY

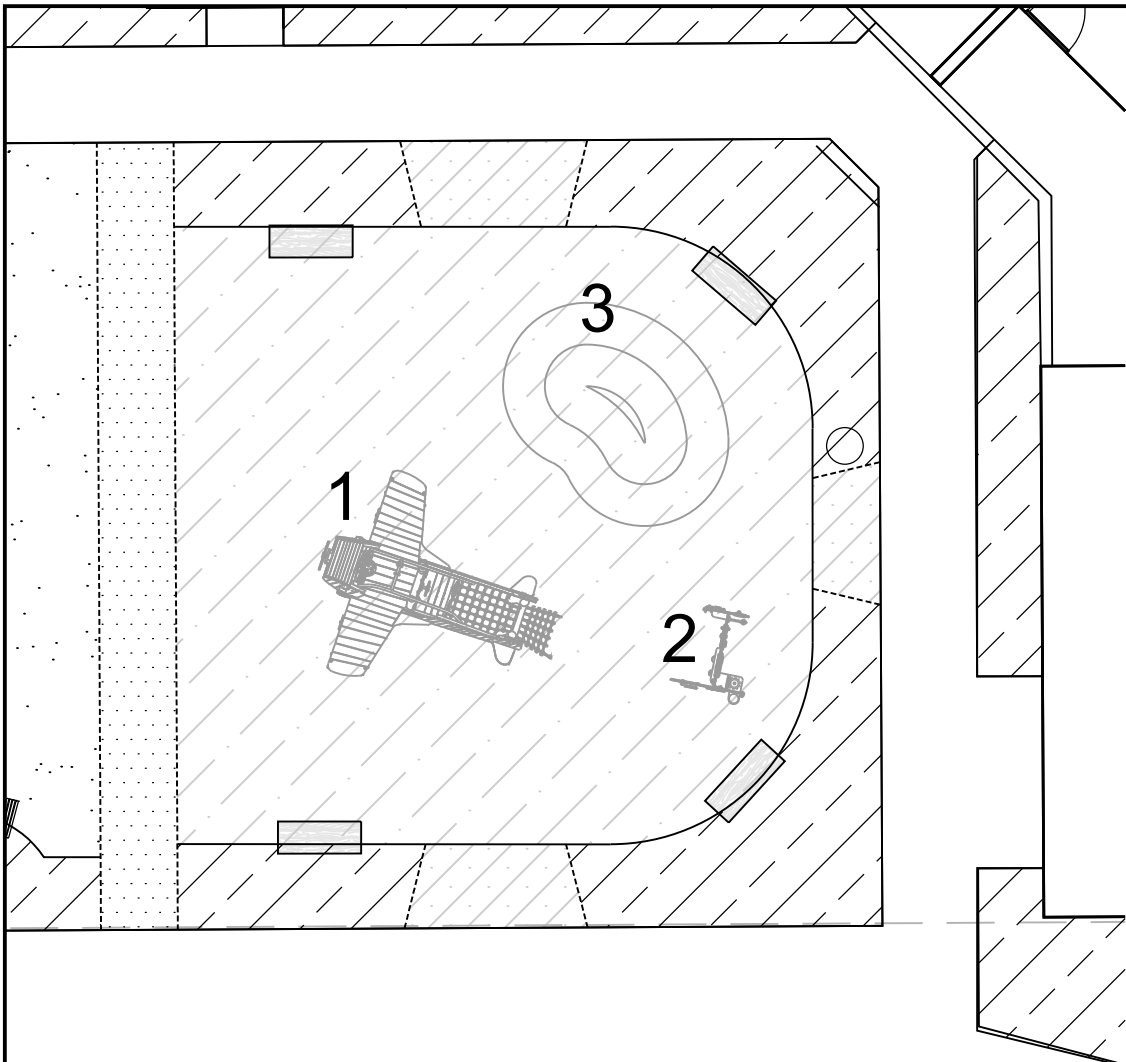
A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO.1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DEVELOPMENT
APPLICATION

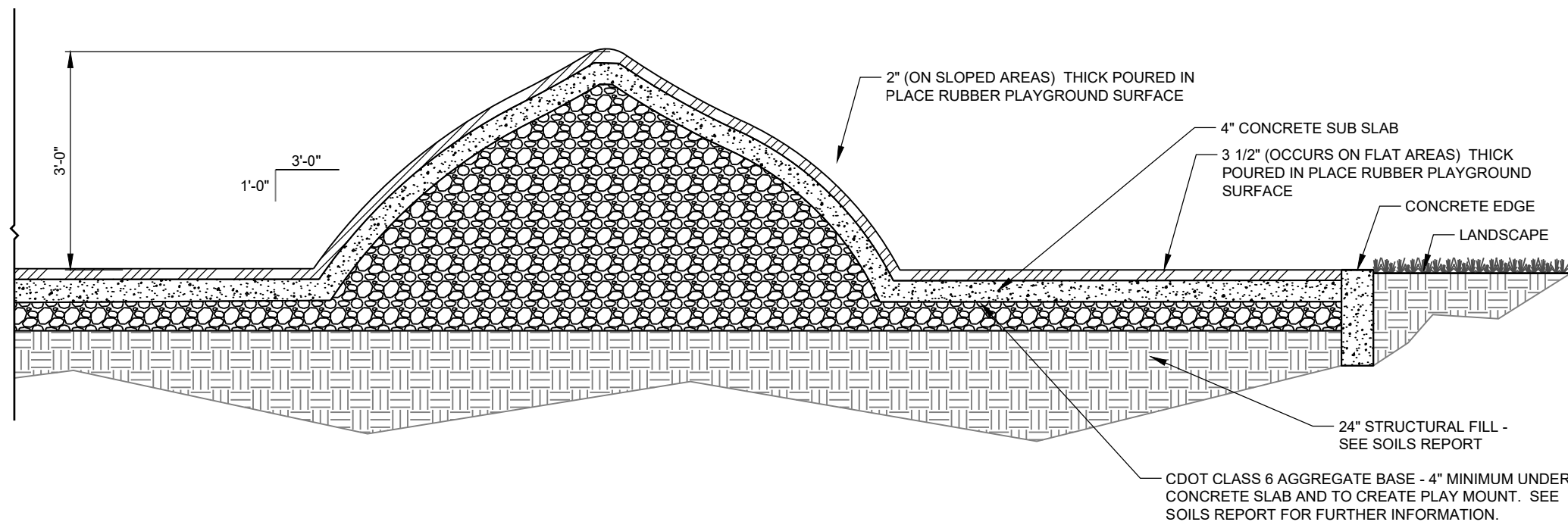
DATE: 09 / 30 / 2024

REVISIONS		DESCRIPTION	DATE
		DA SUBMITTAL #2	12 / 03 / 2024
		DA SUBMITTAL #3	01 / 28 / 2025

SHEET 12
LANDSCAPE
DETAILS

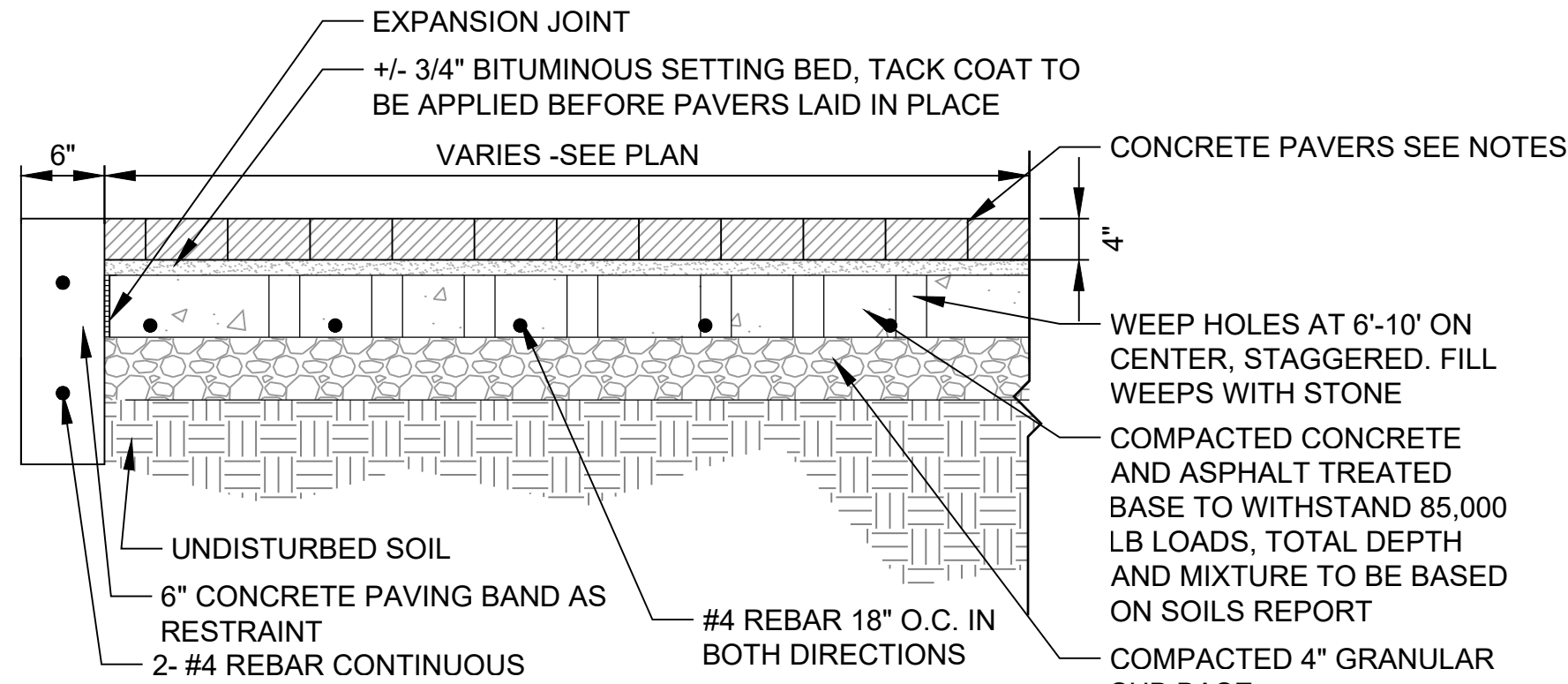


PLAY AREA 2 KEY 1:10



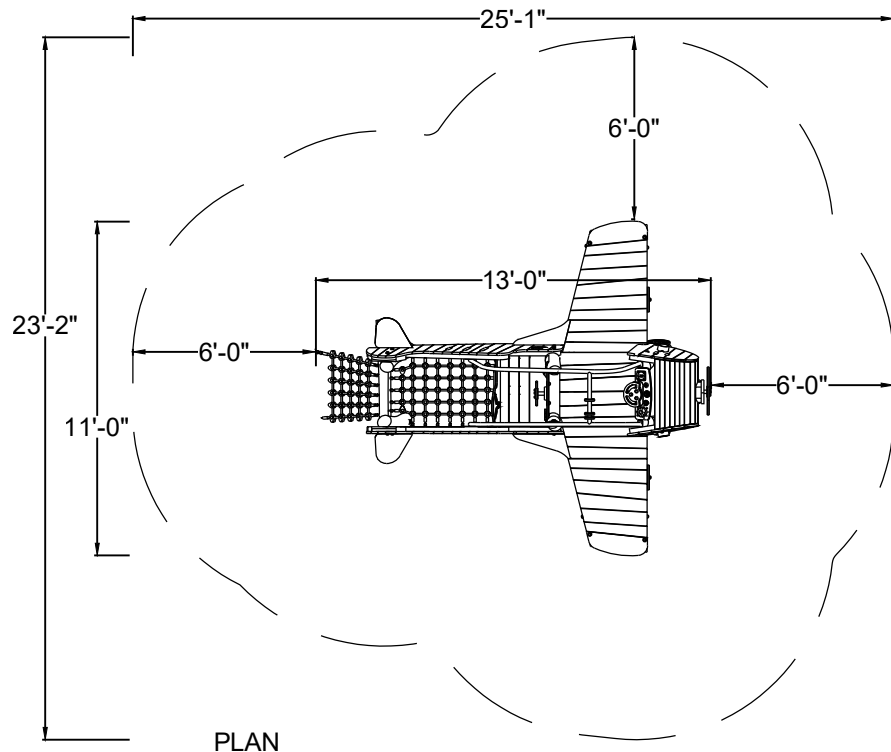
3 SECTION THROUGH PLAY MOUND
SCALE: 1/2"=1'-0"

- NOTE:
1. PROVIDE EXPANSION JOINT BETWEEN CONCRETE PAVING AND BUILDINGS, EXISTING WALKS, STEPS OR WALLS.
 2. SPECIALTY PAVERS TO BE BASALITE PAVERS IN 3 GRAY COLORS IN A RECTANGLE RUNNING BOND PATTERN, ALTERNATE COLORS BY ROW. SPECIFIC COLORS TO BE DECIDED WITH SAMPLES
 3. SYSTEM TO WITHSTAND TRUCK LOADS OF 85,000 LBS OR MORE.



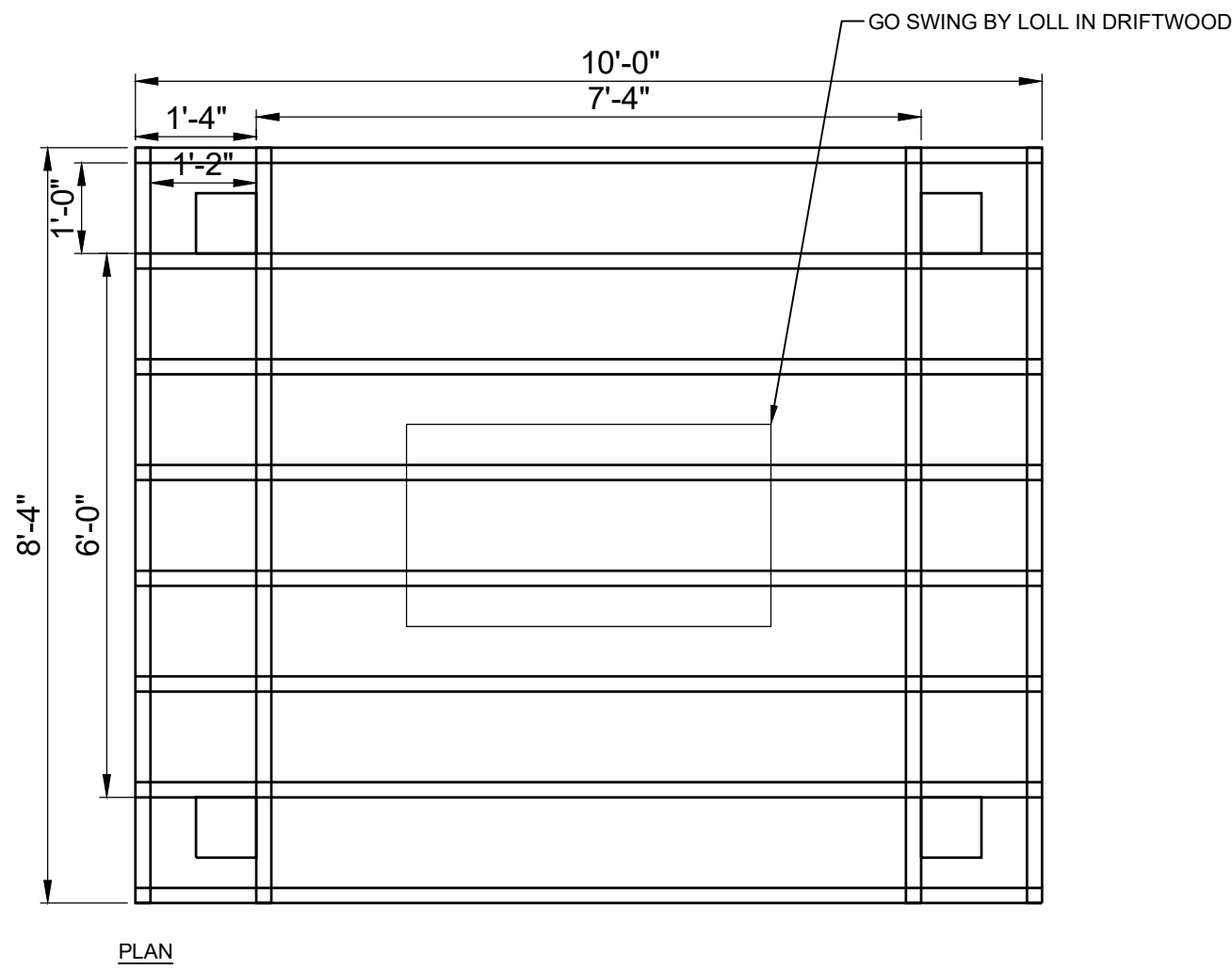
4 CONCRETE PAVERS: DRIVE AISLE
SCALE: 1"=1'-0"

- NOTES:
1. SEE PLANS FOR EQUIPMENT LOCATION
 2. KOMPAN CONTACT INFORMATION:
PHONE: 1 (800) 426-9788
WEBSITE: www.KOMPAN.com
MODEL: PROPELLER PLANE
NUMBER: NRO564
COLOR: ROBINIA TURQUOISE
 3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

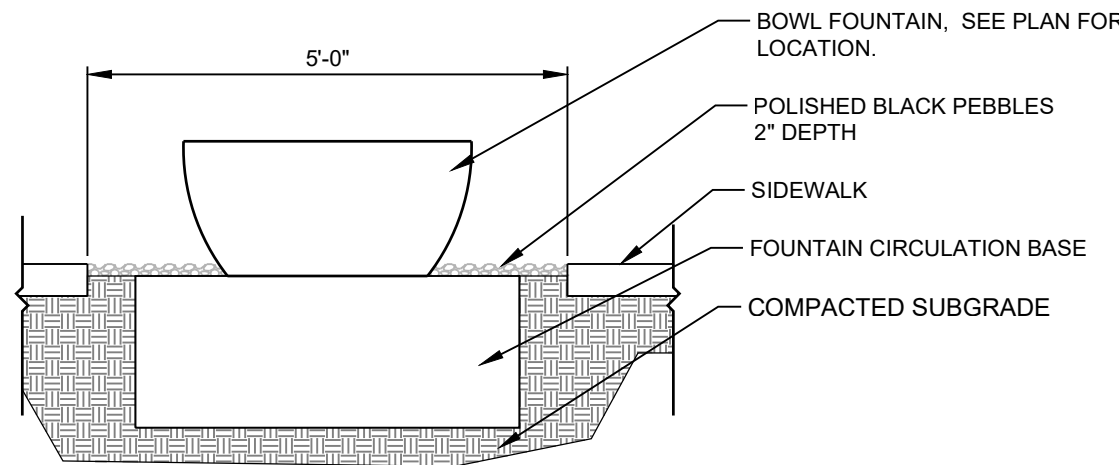


1 KOMPAN - PROPELLER PLANE
SCALE: N.T.S.

- NOTE:
1. CONTRACTOR TO PROVIDE STAMPED SHOP DRAWINGS FOR SHADE STRUCTURE.
 2. SHADE STRUCTURE TO BE POWDER COATED ALUMINUM IN SLATE.

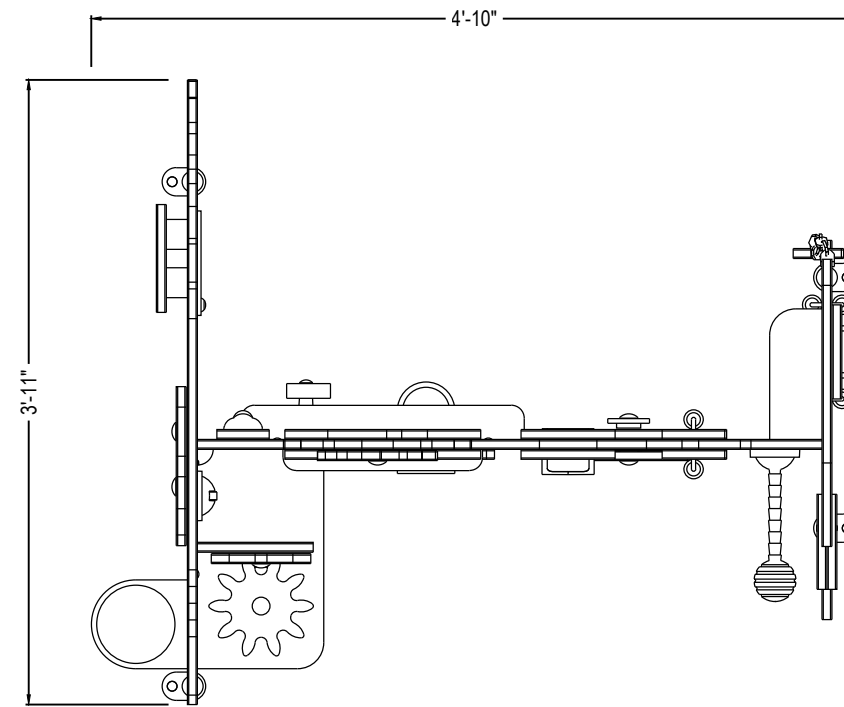


5 AMENITY AREA SHADE STRUCTURE
SCALE: 1/2"=1'-0"

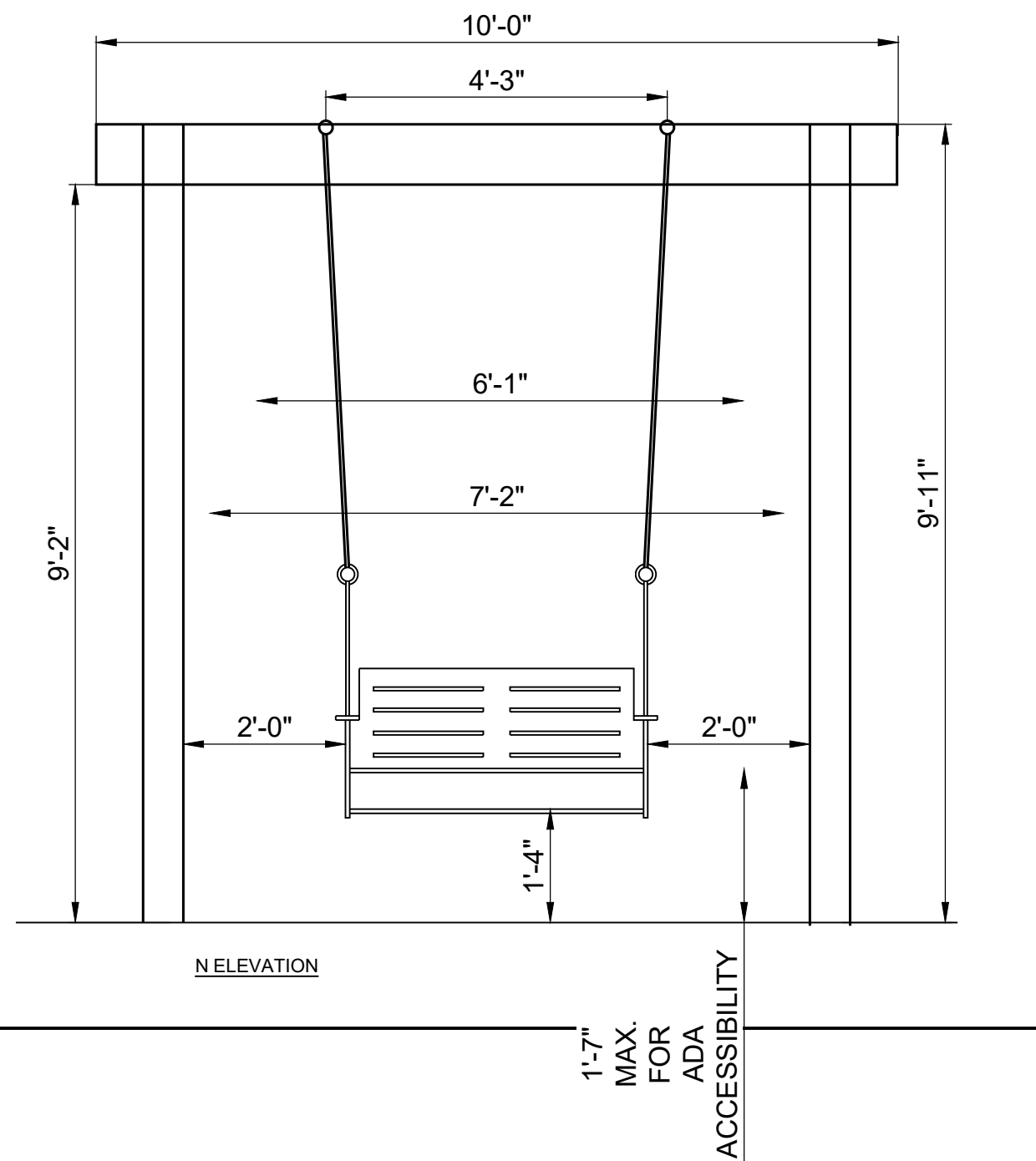


6 BOWL FOUNTAIN
SCALE: 1/2"=1'-0"

- NOTES:
1. SEE PLANS FOR EQUIPMENT LOCATION
 2. KOMPAN CONTACT INFORMATION:
PHONE: 1 (800) 426-9788
WEBSITE: www.KOMPAN.com
MODEL: SERVICE & WORKSHOP
NUMBER: MSV602
 3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



2 KOMPAN - SERVICE & WORKSHOP
SCALE: N.T.S.



britina

landscape architecture urban design planning
1760 N. Gaylord Street Suite 3M, Denver CO 80206
p: 303.456.2887 w: www.britina.com

STANLEY 98 MULTI-FAMILY

A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO.1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

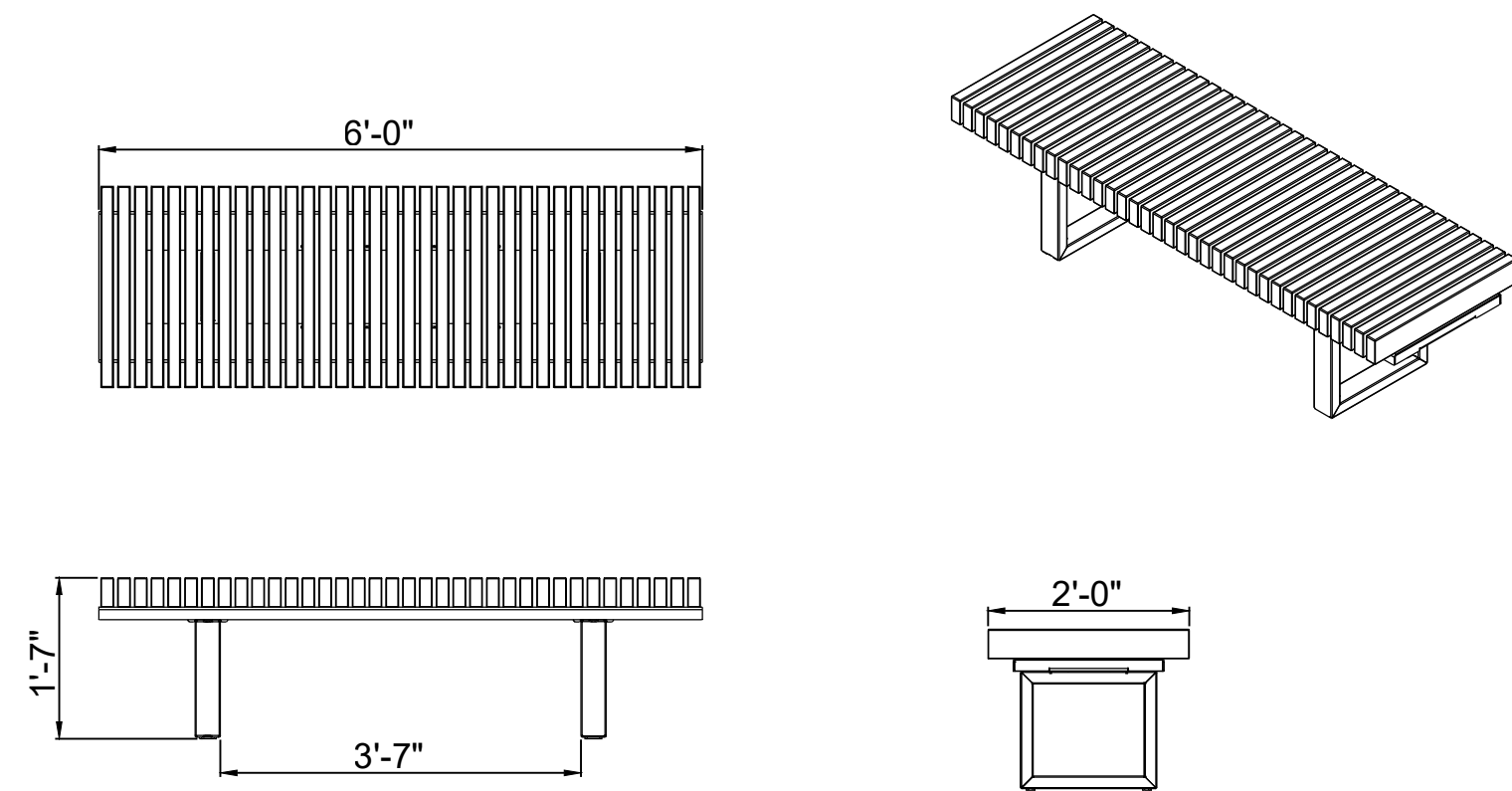
DEVELOPMENT APPLICATION

DATE: 09 / 30 / 2024

REVISIONS		DESCRIPTION	DATE
	DA SUBMITTAL #2		12 / 03 / 2024
	DA SUBMITTAL #3		01 / 28 / 2025

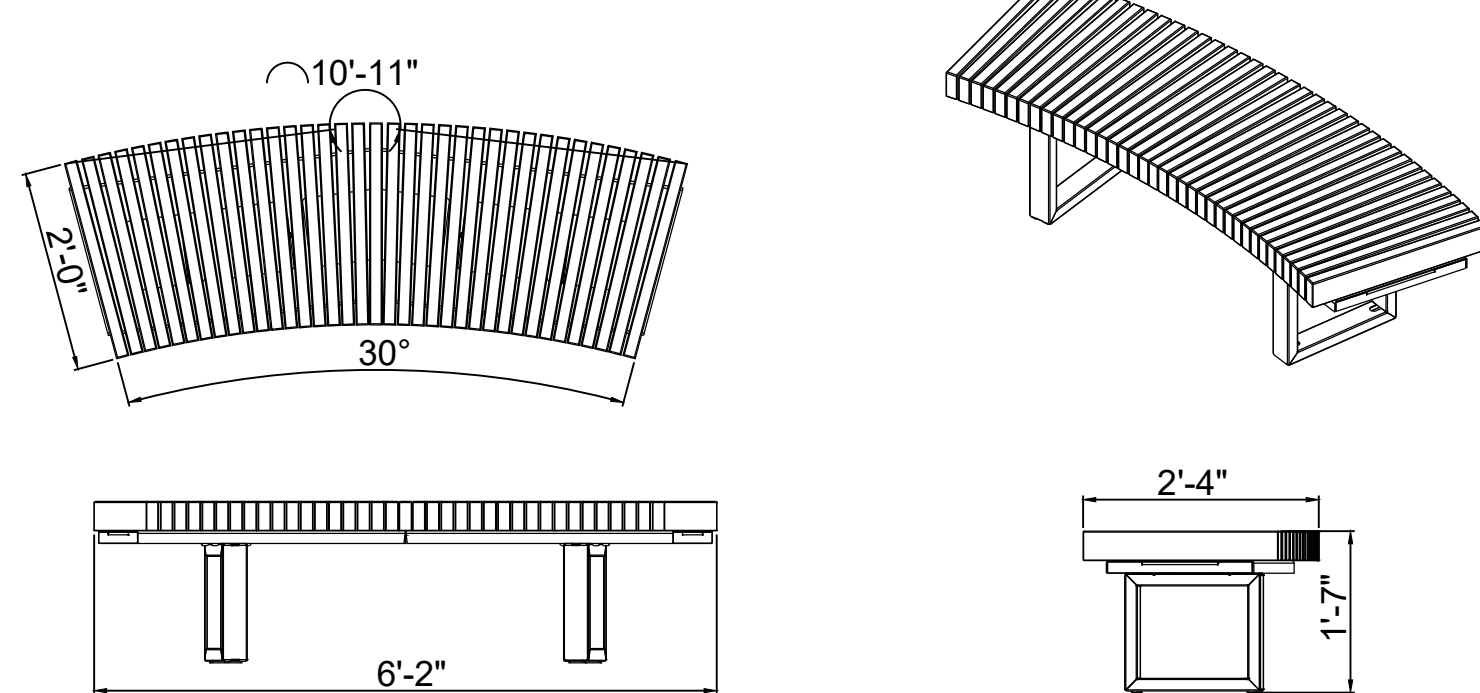
SHEET 13 LANDSCAPE DETAILS

1. SEE PLANS FOR BENCH LOCATIONS.
2. ANOVA CONTACT INFORMATION:
PHONE: (314) 754-0835
WEBSITE: www.anovafurnishings.com
3. MODEL: INFINITY 2' POWDERCOATED LINEAR 6' BENCH, RECYCLED PLASTIC
DIMENSIONS: 19"H x 24"W x 72"L
COLOR: DRIFTWOOD GRAY WITH TEXTURED BLACK
ITEM # : PINF24L6R
4. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

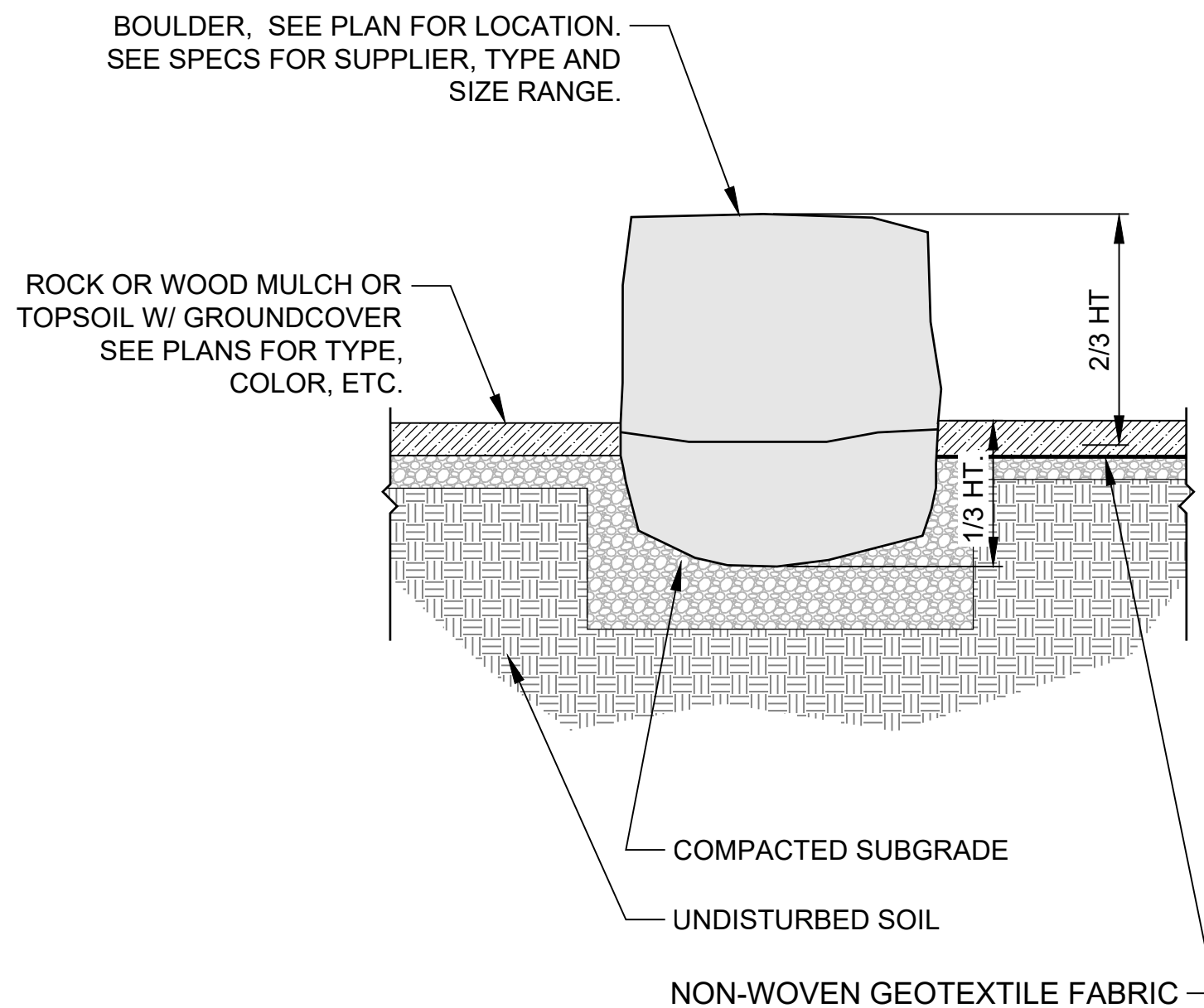


SCALE: NTS

1. SEE PLANS FOR BENCH LOCATIONS.
2. ANOVA CONTACT INFORMATION:
PHONE: (314) 754-0835
WEBSITE: www.anovafurnishings.com
3. MODEL: INFINITY 2' POWDERCOATED CURVED 1230 BENCH, RECYCLED PLASTIC
DIMENSIONS: 19"H x 24"W x 75"L
COLOR: DRIFTWOOD GRAY WITH TEXTURED BLACK
ITEM #: PINF24C1230T
4. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

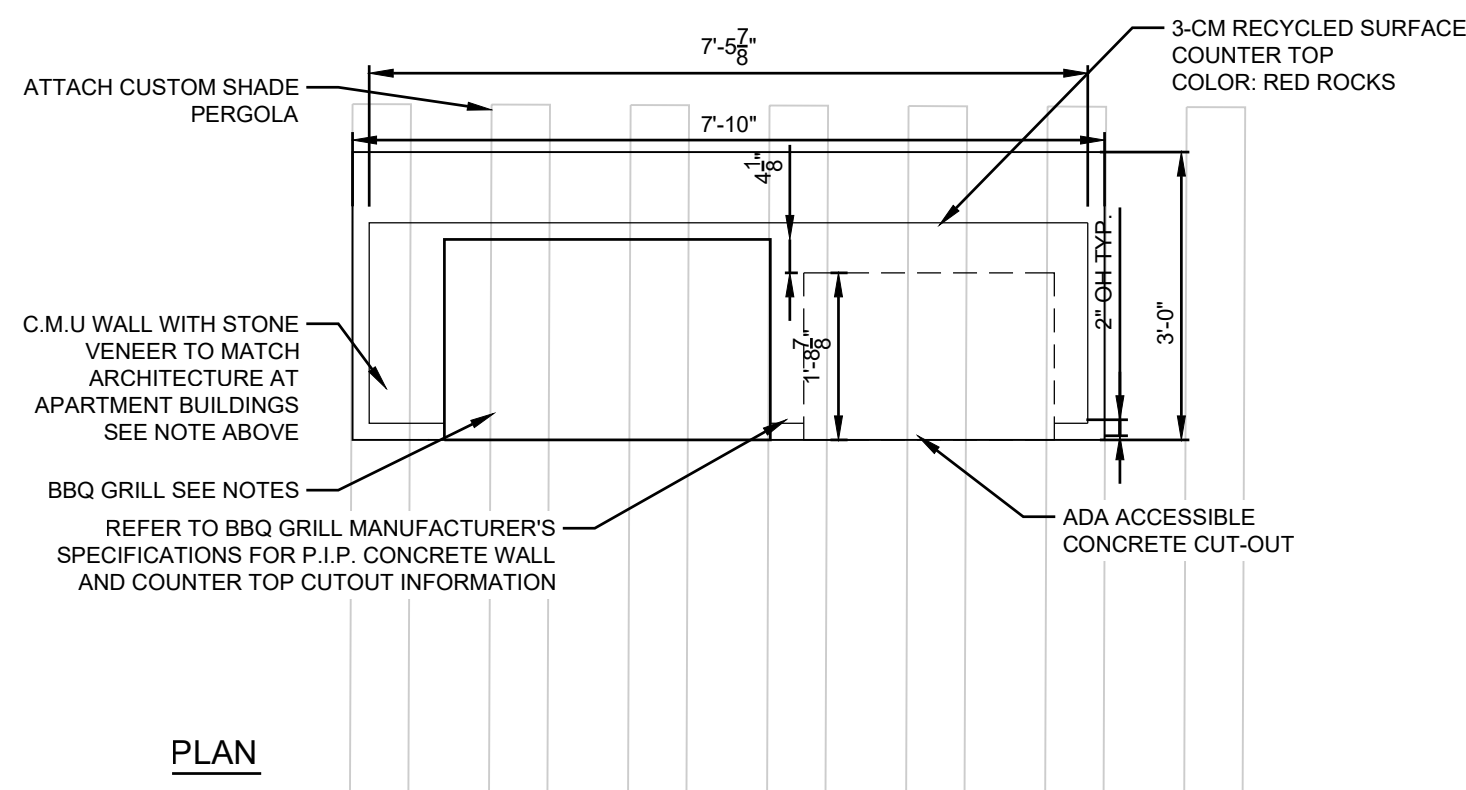


SCALE: NTS

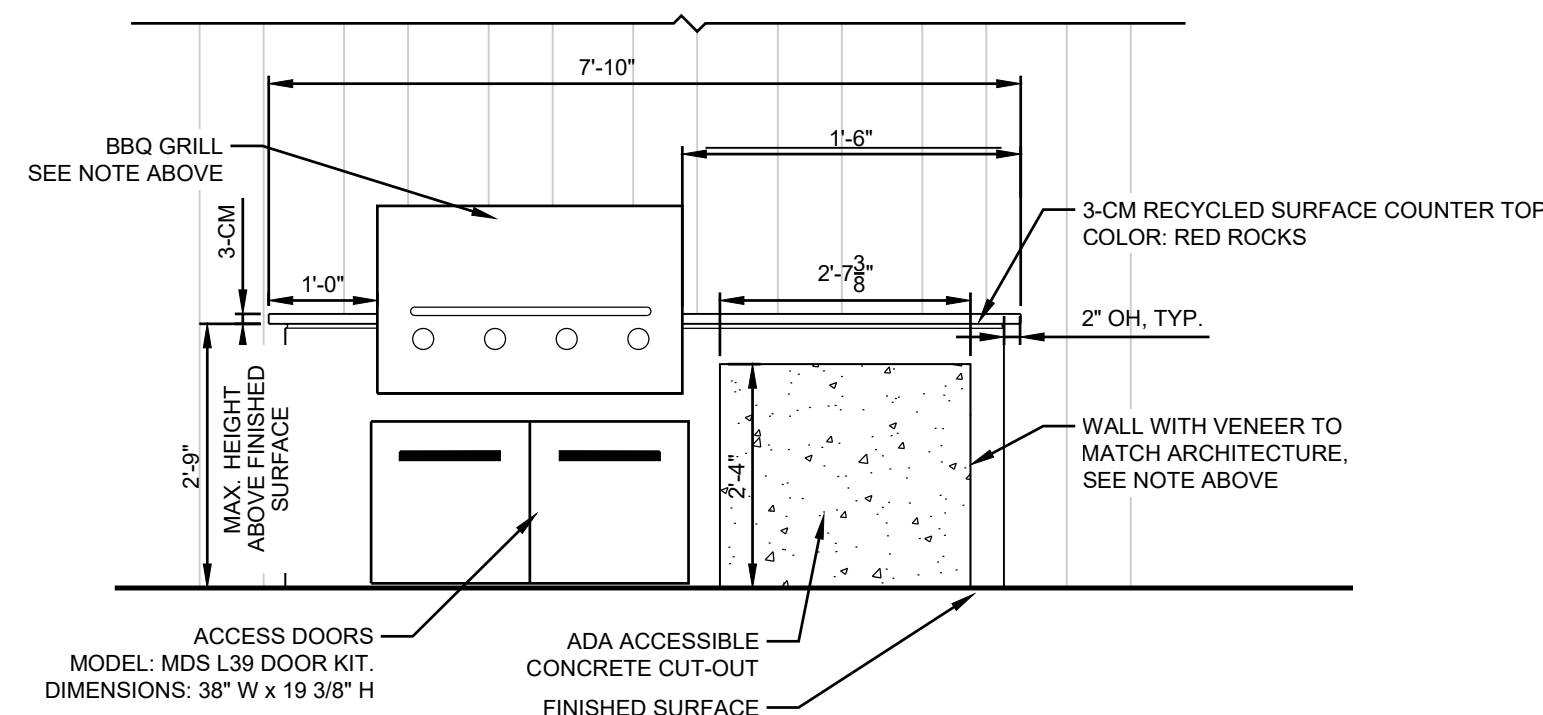


SCALE: 1/2"=1'-0"

1. CONTRACTOR TO SUBMIT STRUCTURAL STAMPED SHOP DRAWINGS OF ALL OUTDOOR KITCHEN INCLUDING TOP, SIDEWALLS, FOOTINGS, REBAR, ETC AND COMPONENTS AND CONNECTIONS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO INSTALL CANE DETECTION SAFETY RAILINGS AROUND ANY GRILL OVERHANGS EXCEEDING 4", TYP. TO COMPLY WITH ADA STANDARDS. CONTRACTOR TO SUBMIT STAMPED SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
3. SEE MEP PLANS FOR SERVICE, LIGHTING AND ELECTRICAL INFORMATION.
4. BBQ GRILL TO BE 4400 EC-1A/CT-S-32 OR EQUIVALENT
SUPPLIED BY: ELECTRIC CHEF
CONTACT: (254) 938-7073
5. GRILL INSERT CUTOUT: 37" W x 21" D x 7" H, CONTRACTOR TO CONFIRM ALL CUTOUT DIMENSIONS PRIOR TO FORMING GRILL STATIONS
6. INSTALL BBQ GRILL/VENT PER MANUFACTURER'S RECOMMENDATION
7. C.M.U WALL WITH STONE VENEER TO MATCH ARCHITECTURE, BRICK VENEER - CONTRACTOR TO SUBMIT COLOR SAMPLES.



PLAN



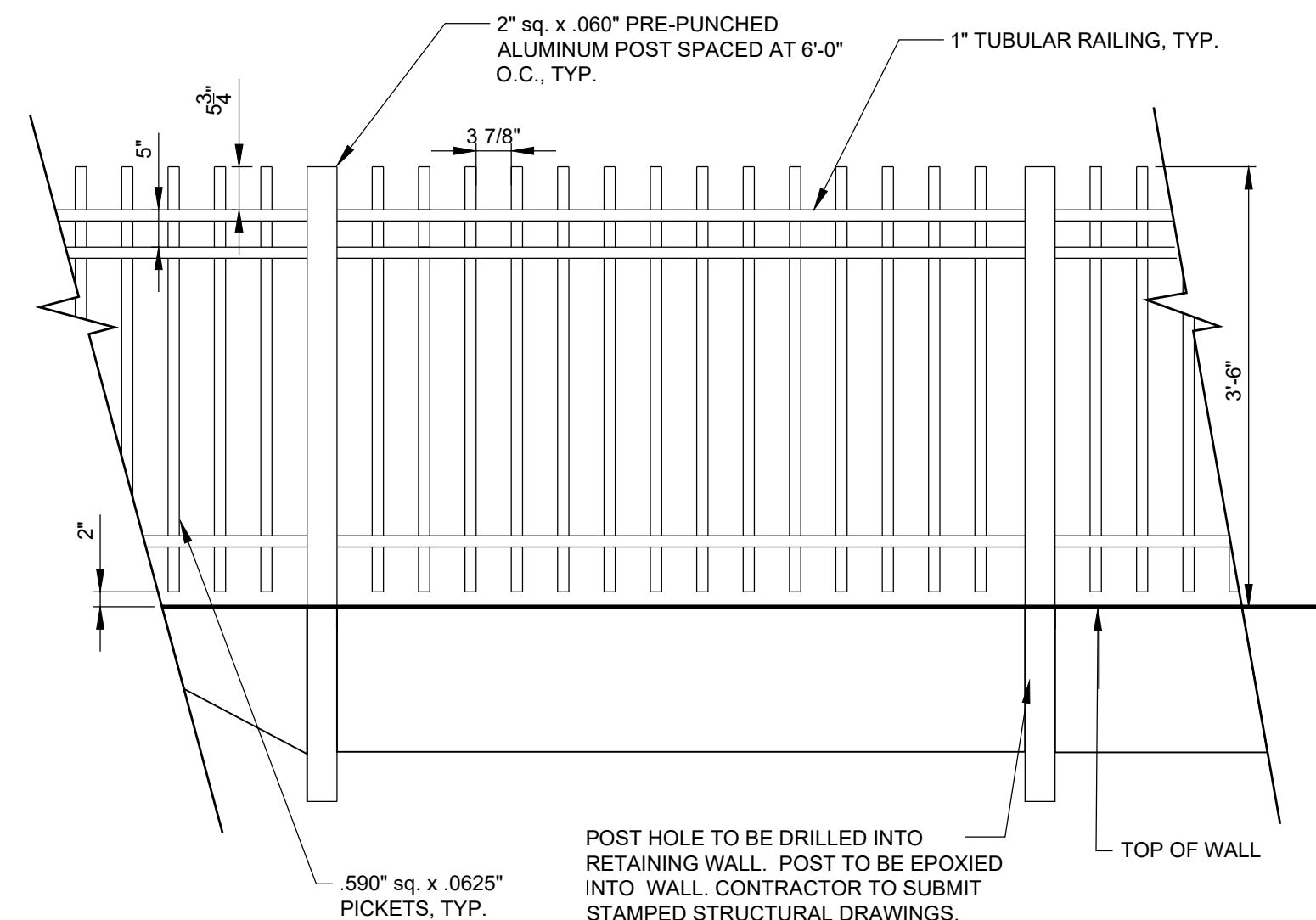
FRONT ELEVATION

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

Figure 1 illustrates the construction of a chair seat and backrest using geometric principles. The diagrams are arranged in a 3x2 grid, showing the front and side views of the seat, backrest, and the assembled chair.

- Top Row (Seat):**
 - Left: Front view of the seat. Dimensions: 1.5" (width), 6.0" (height), 6.0" (width). A diagonal line is drawn from the top-left corner to the bottom-right corner.
 - Right: Side view of the seat. Dimensions: 6.0" (width), 6.0" (height), 6.0" (width). A diagonal line is drawn from the top-left corner to the bottom-right corner.
- Middle Row (Backrest):**
 - Left: Front view of the backrest. Dimensions: 1.5" (width), 6.0" (height), 6.0" (width). A diagonal line is drawn from the top-left corner to the bottom-right corner.
 - Right: Side view of the backrest. Dimensions: 6.0" (width), 6.0" (height), 6.0" (width). A diagonal line is drawn from the top-left corner to the bottom-right corner.
- Bottom Row (Assembly):**
 - Left: Front view of the assembled chair. Dimensions: 1.5" (width), 6.0" (height), 6.0" (width). A diagonal line is drawn from the top-left corner to the bottom-right corner.
 - Right: Side view of the assembled chair. Dimensions: 6.0" (width), 6.0" (height), 6.0" (width). A diagonal line is drawn from the top-left corner to the bottom-right corner.

SCALE: NTS



NOTES

1. AMERISTAR FENCE-MONTAGE GENESIS 3 RAIL 3'-6" TALL FENCE
2. ALL FENCE COMPONENTS TO BE POWDER COATED BLACK.
3. CONTRACTOR TO CONFORM TO ALL NATIONAL STATE & LOCAL CODES.
4. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR FENCE.

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

landscape architecture urban design planning
1760 N. Gaylord Street Suite 3M, Denver CO 80206
p: 303.456.2887 w: www.britlina.com

STANLEY 98 MULTI-FAMILY

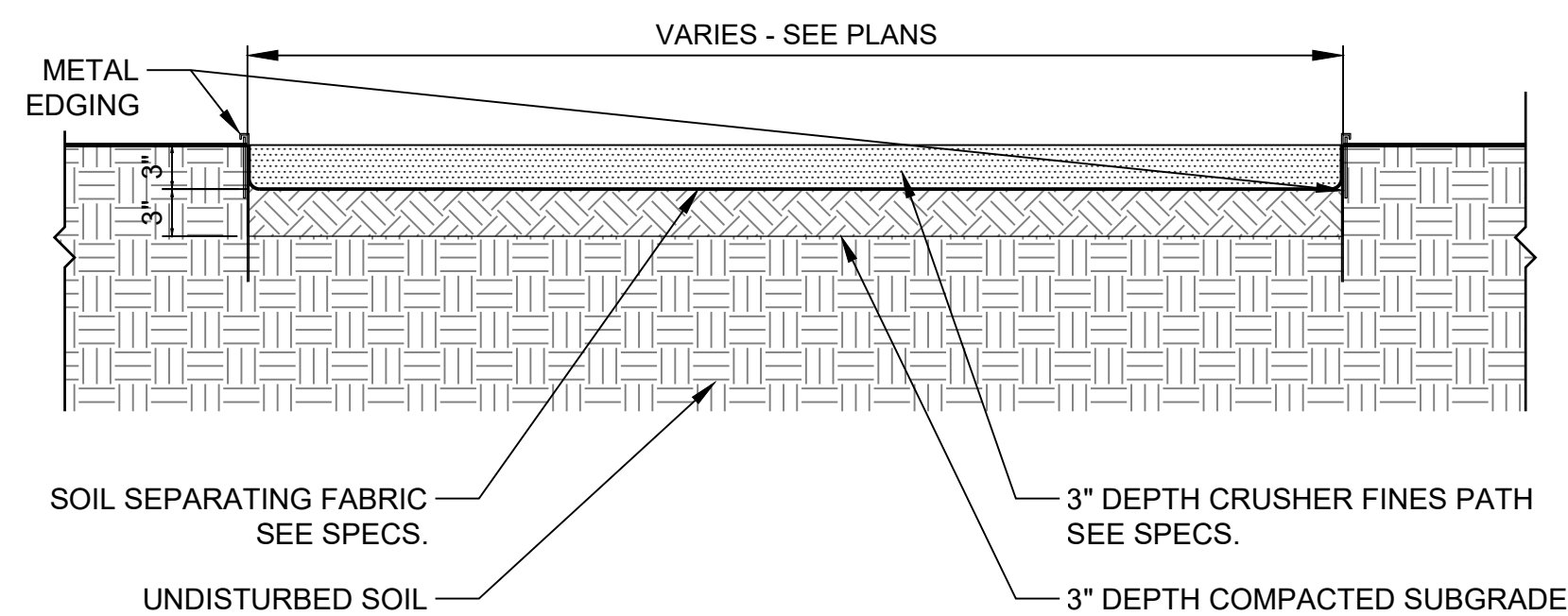
A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO.1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DATE: 09 / 30 / 2024

REVISIONS	
DATE	DESCRIPTION
12 / 03 / 2024	DA SUBMITTAL #2
01 / 28 / 2025	DA SUBMITTAL #3

SHEET 14
LANDSCAPE
DETAILS

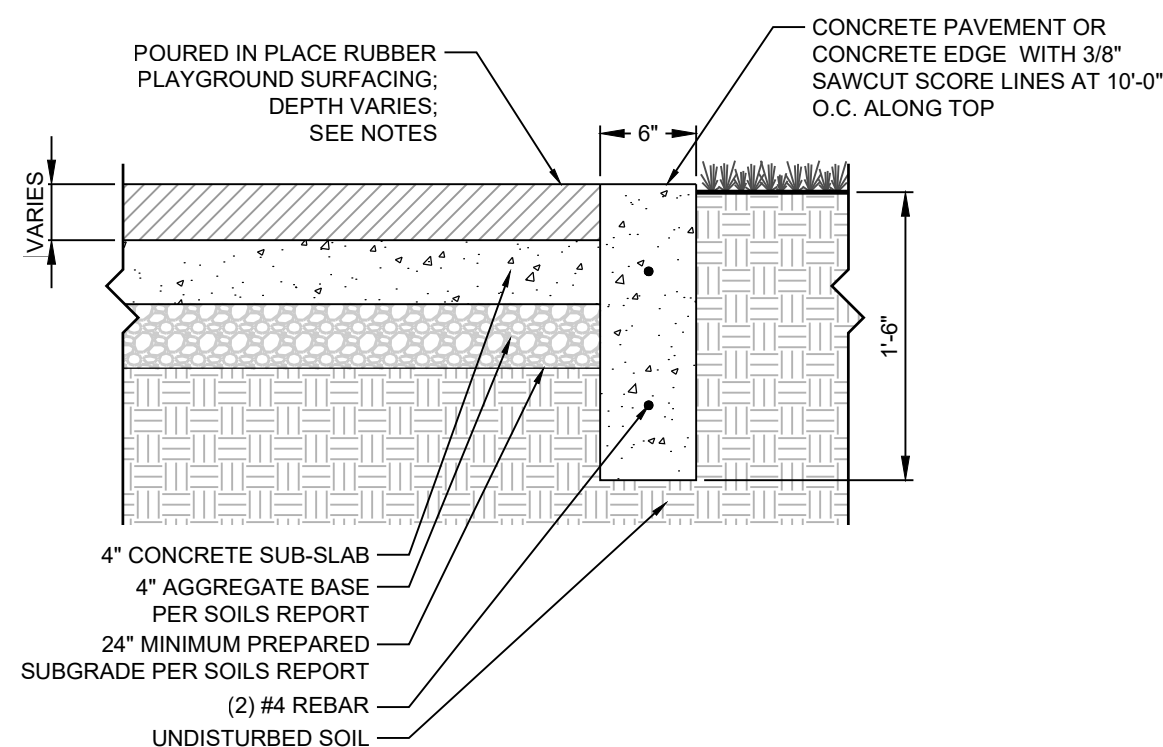
1. CRUSHER FINES TO BE TAN BREEZE (COLOR) SUPPLIED BY PIONEER OR EQUIVALENT.
2. ALL APPLICATIONS OF CRUSHER FINES SHALL USE STABILIZER TO SOLIDIFY THE SURFACE.
3. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.



1 CRUSHER FINES
SCALE: 1"=1'-0"

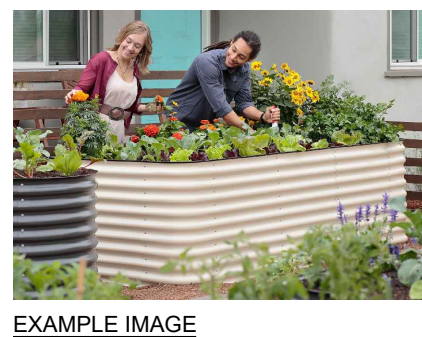
SCALE: 1"=1'-0"

1. POURED IN PLACE RUBBER PLAYGROUND SURFACING TO BE DURAPLAY OR APPROVED EQUAL. SUPPLIED BY RECREATION PLUS OR APPROVED EQUAL.
CONTACT: 303-278-1455; WWW.RECREATIONPLUS.COM
2. PIP DEPTH: DEPENDANT UPON FALL HEIGHT, TBD
3. DURAPLAY PIP COLORS: TBD
4. INSTALL POURED IN PLACE RUBBER PLAYGROUND SURFACING FLUSH TO CURB PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

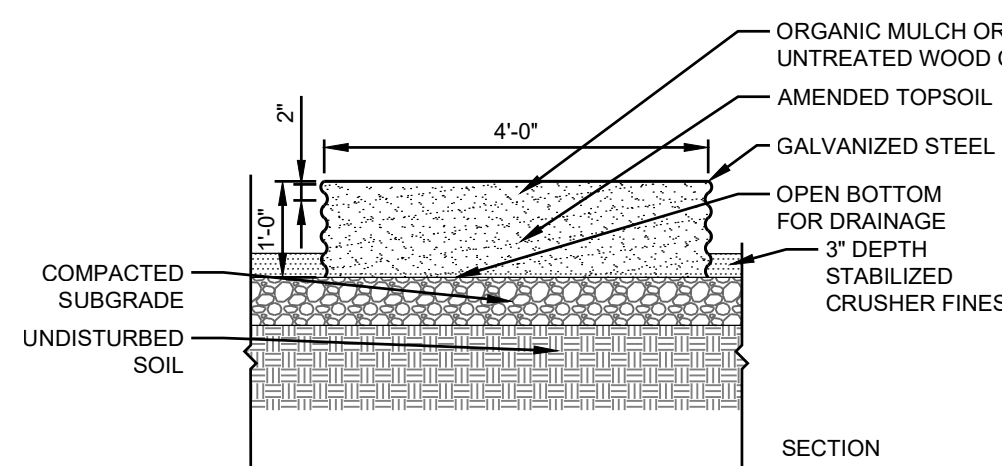


4 POURED IN PLACE RUBBER SURFACING

SCALE: 1"=1'-0"

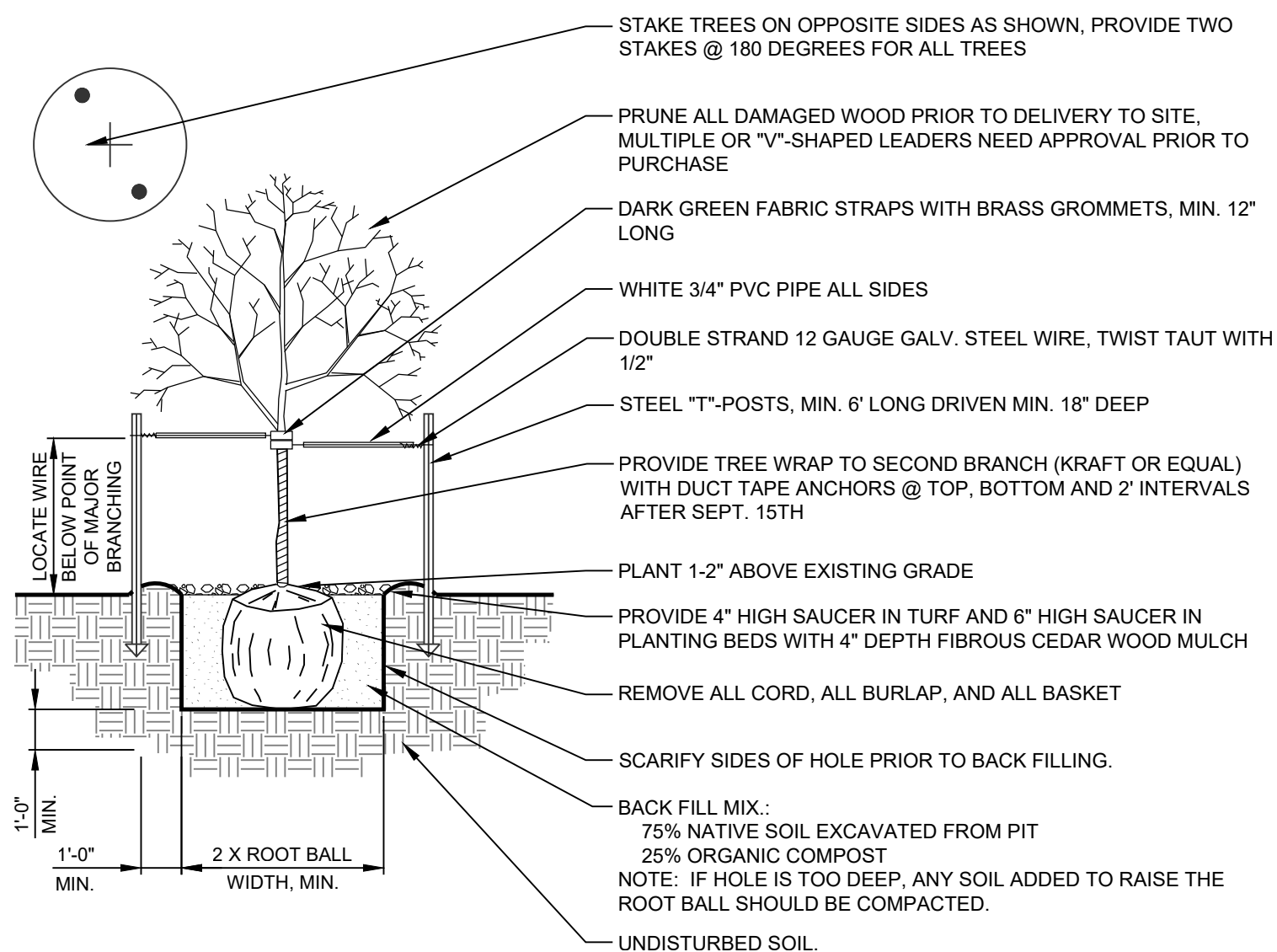


1. RAISED BEDS TO BE BIRDIES BEDS 29" TALL
MODULAR IN SLATE GREY.
2. BIRDIES CONTACT INFORMATION: 1-619-759-5631 OR
BIRDIESGARDENPRODUCTS.COM
3. GALVANIZED RECTANGULAR MODULAR RAISED
GARDEN BED PLANTER INFORMATION:
SIZE: 4'W X 6'L X 29"H
MATERIAL/COLOR: GALVANIZED STEEL, SLATE GREY.



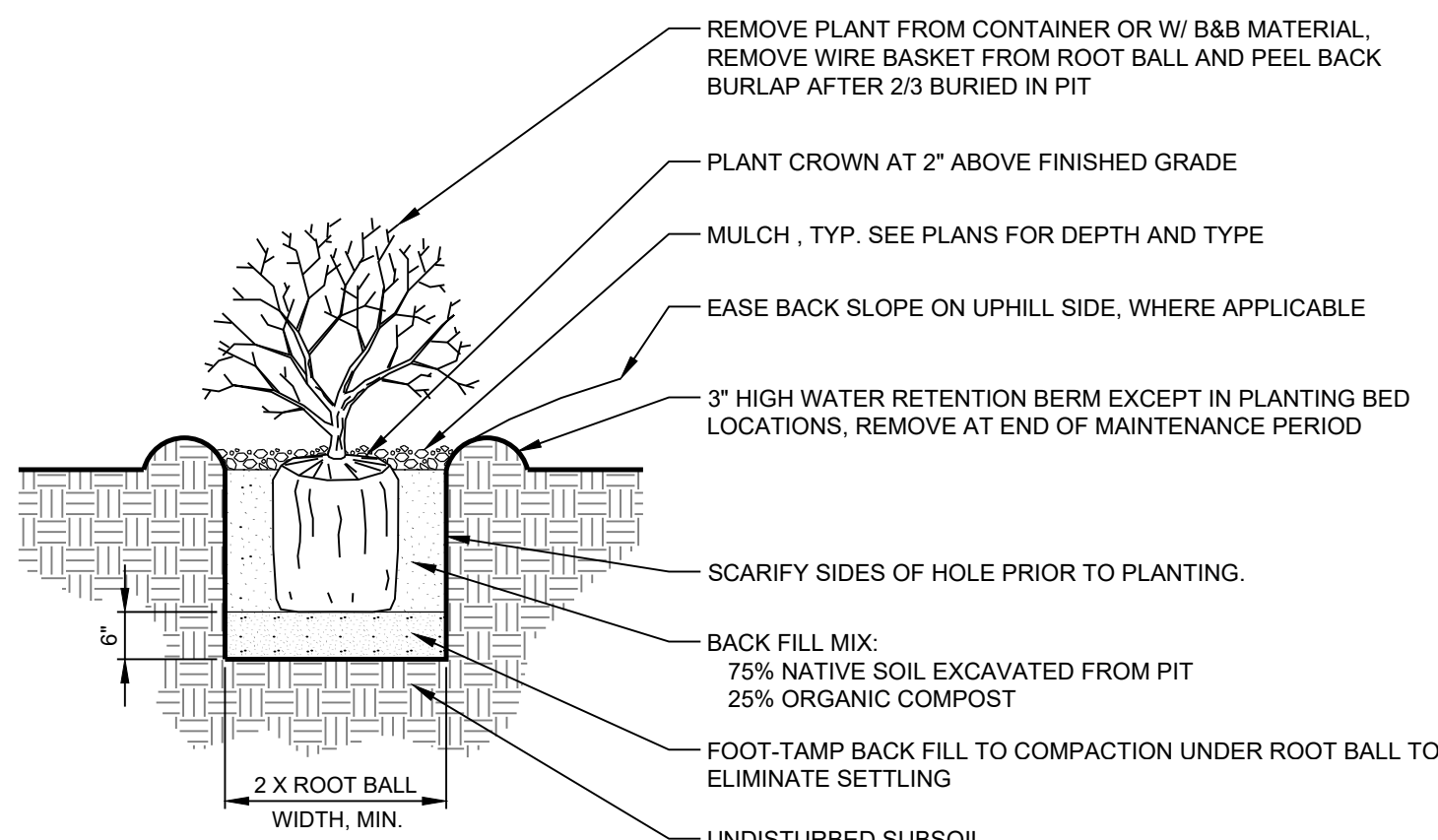
7 RECTANGULAR RAISED BED

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



2 DECIDUOUS TREE PLANTING & STAKING

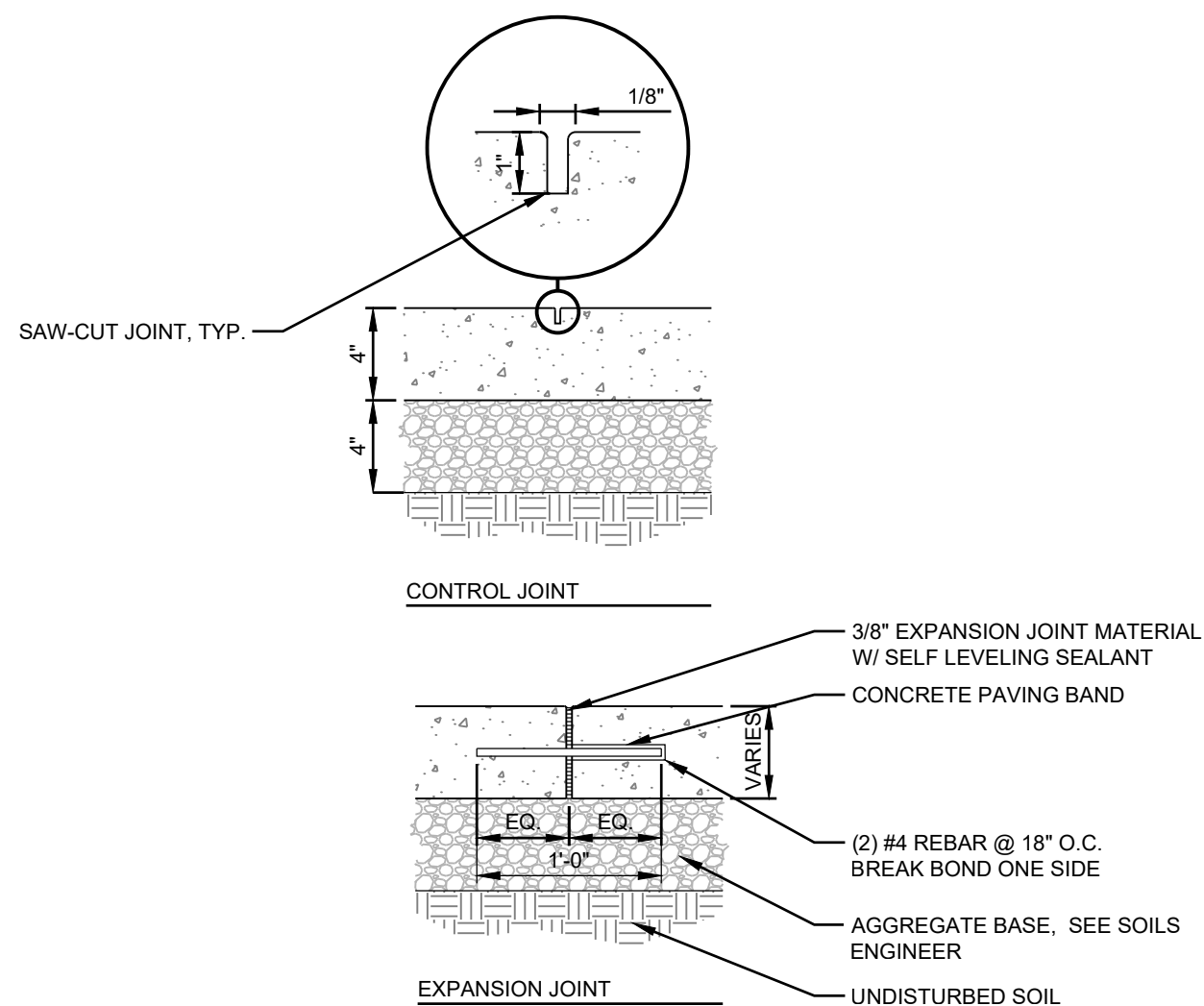
SCALE: 1/4"=1'-0'



5 TYPICAL SHRUB PLANTING

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

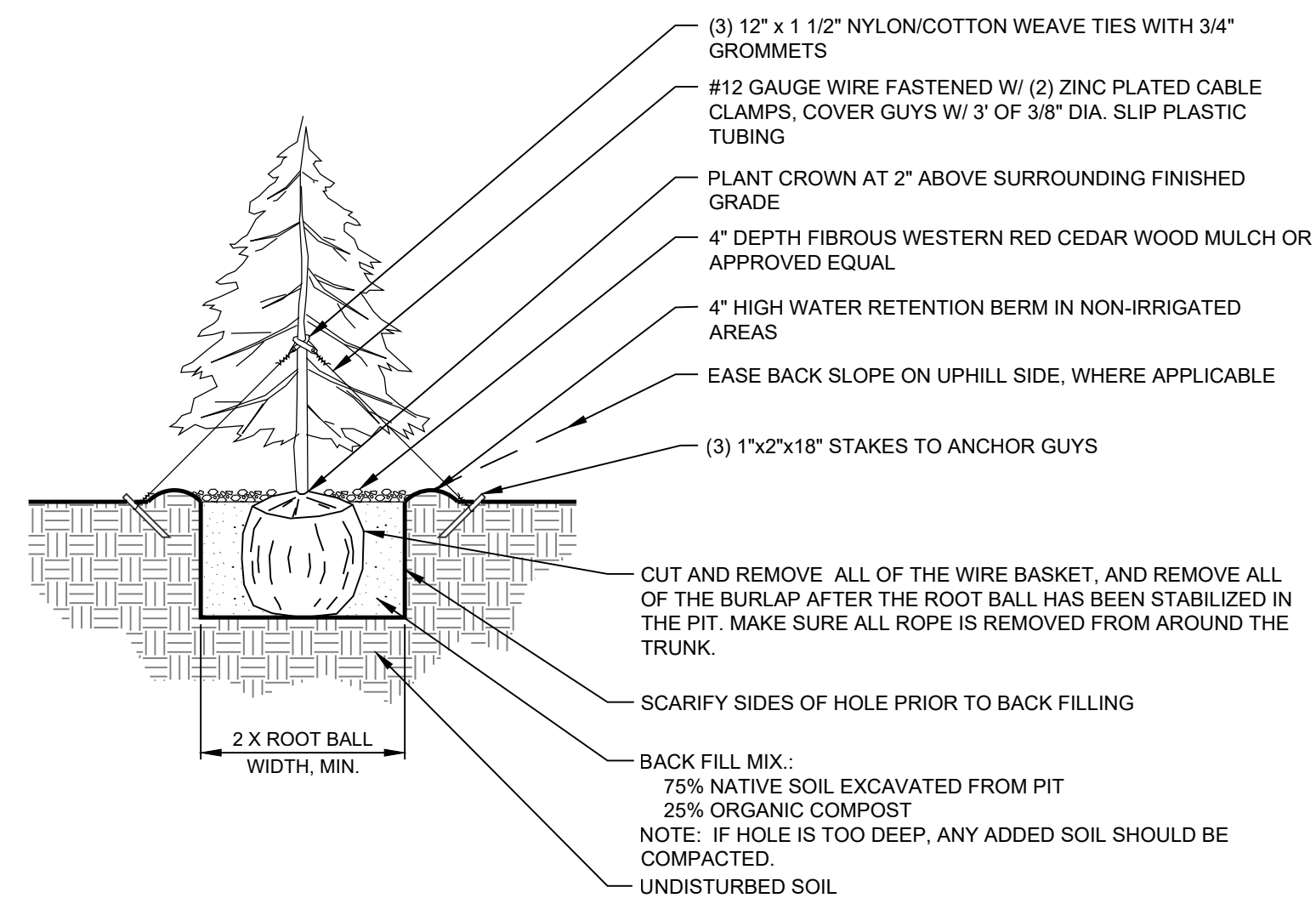
SCALE: 1/2"=1'-0'



8 CONCRETE PAVING AND JOINTS (PRIVATE)

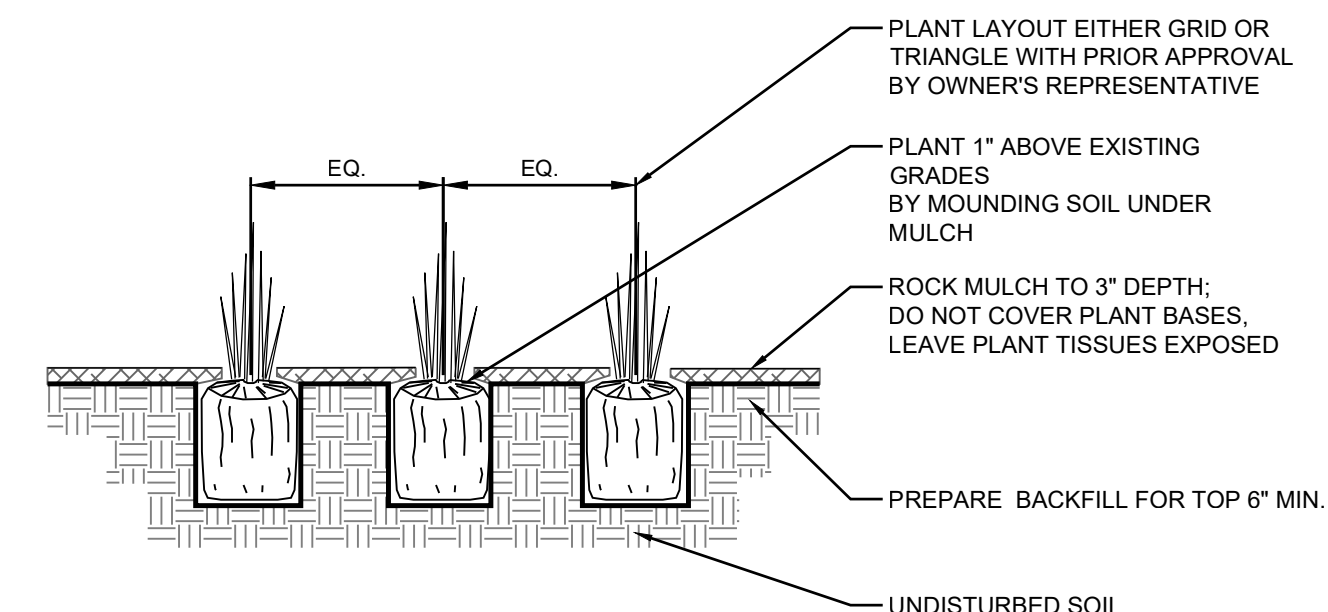
SCALE: 1"=1'-0"

SCALE: 1"=1'-0"



3 EVERGREEN TREE PLANTING & STAKING

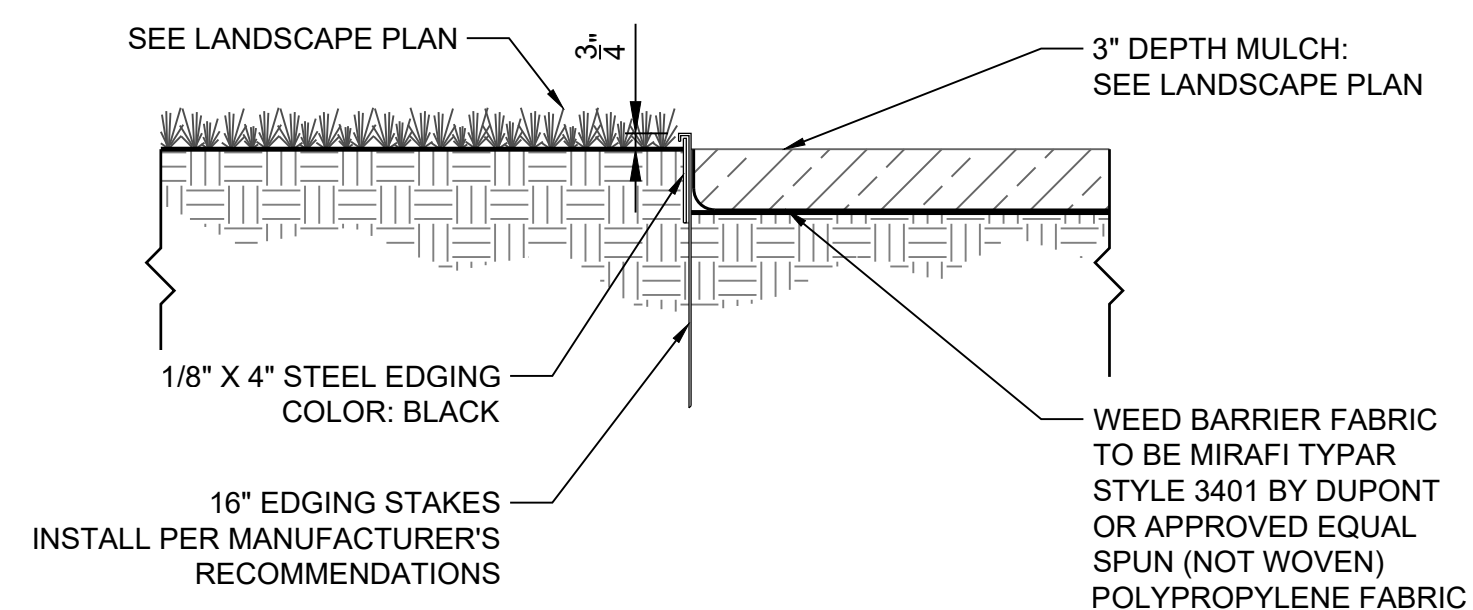
SCALE: 1/4"=1'-0"



6 TYPICAL PERENNIAL PLANTING

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

1. FINISHED GRADE FOR SOD TO BE 3/4" BELOW TOP OF EDGING.
2. TAMPER MULCH AT EDGING SO THAT IT DOES NOT SPILL INTO TURF.



9 STEEL EDGING

SCALE: 1"=1'-0"

STANLEY 98 MULTI-FAMILY

A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA; COUNTY OF ADAMS, STATE OF COLORADO.

DEVELOPMENT
APPLICATION

DATE: 09 / 30 / 2024

REVISIONS	
DATE	DESCRIPTION
12 / 03 / 2024	DA SUBMITTAL #2
01 / 28 / 2025	DA SUBMITTAL #3

SHEET 15
LANDSCAPE
DETAILS

FOUR-SIDED ARCHITECTURE
TABLE 4.8-8

	PRIMARY FACADE (JAMAICA STREET)	SECONDARY FACADE (JOLIET STREET)	MINOR FACADE (PRIVATE STREET, INTERIOR LOT)
MASSING			
WALL OFF-SET (MIN 3')	X	X	
UPPER FLOOR STEPBACK	X		
WALL NOTCH (MIN. 12")	X	X	X

	MINIMUM OF 2:	MINIMUM OF 2:	MINIMUM OF 1:
MATERIALS			
CHANGE IN MATERIAL	X	X	X
CHANGE IN TEXTURE	X	X	

	MINIMUM OF 3:	MINIMUM OF 2:	MINIMUM OF 1:
HUMAN SCALE			
ARCHITECTURAL DETAILING		X	
AWNINGS OR SHUTTERS	X		
ENTRY DEFINITION (PRONOUNCED MASSING/ ROOF FORM, STOOP, PORCH, ETC.)	X		
BUILDING CORNER ENHANCEMENTS	X	X	X

GENERAL NOTES

1. BUILDING HEIGHT IS MEASURED FROM THE ELEVATION OF THE HIGHEST ADJOINING SIDEWALK WITHIN A 5FT DISTANCE OF THE EXTERIOR WALL, 6" BELOW FFE, RE: CIVIL.

SYMBOL LEGEND

- FIRE SPRINKLER RISER ROOM SIGN, SEE SIGNAGE DETAIL 10 / 21 ON SHEET 21, KEYNOTE [A15]

- FDC & SIGNAGE, SEE SIGNAGE DETAIL 10 / 21 ON SHEET 21, KEYNOTE [A15]

- FIRE SPRINKLER RISER ROOM KNOX BOX, KEYNOTE [A16]

MATERIAL LEGEND

BRICK

- [B1] SUMMIT BRICK - CRIMSON SHADOW - STACK BOND
[B1.1] SOLIDER BRICK HEADER, TO MATCH FIELD BRICK, TYP. ALL WINDOWS & DOORS
[B1.2] ROWLOCK BRICK SILL, TO MATCH FIELD BRICK, TYP. ALL WINDOWS

METAL SIDING

- [M1] VERTICAL CORRUGATED METAL PANEL - HR-16 PANEL, METALLIC ZINC, BERRIDGE
[M2] METAL SHINGLES - TEAL, CASTLETOP, ATAS INTERNATIONAL

STUCCO

- [S1] 2-COAT STUCCO SYSTEM - SHERWIN WILLIAMS NACRE

FIBER CEMENT

- [FC1] HORIZONTAL LAP SIDING - ALLURA - DEEP YELLOW

PRE-FINISHED METAL

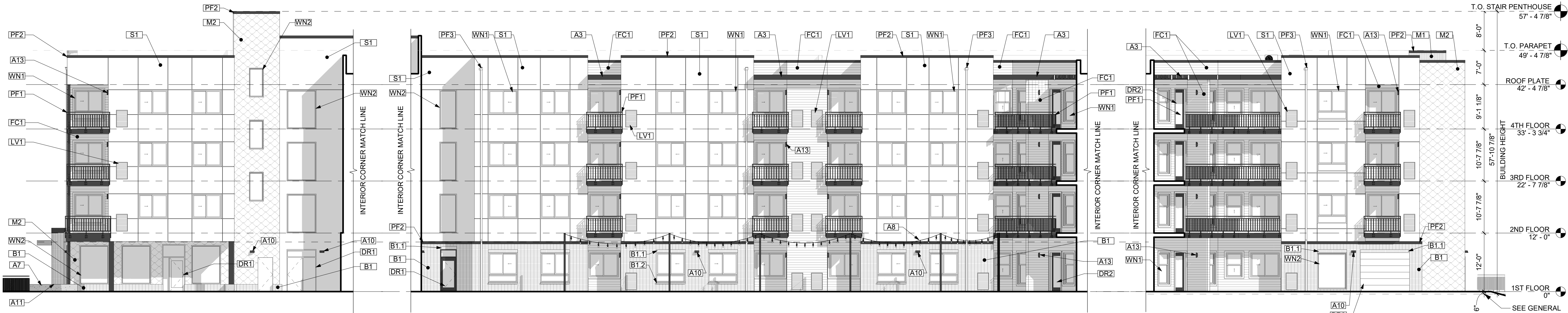
- [PF1] PAINTED METAL GUARDRAIL - BLACK
[PF2] PREFINISHED GALVANIZED SHEET METAL COPING
[PF3] PREFINISHED GALVANIZED SHEET METAL DOWNSPOUT & SCUPPER

OPENINGS

- [WN1] VINYL RESIDENTIAL WINDOW
[WN2] COMPOSITE WINDOW - ANDERSEN 100 SERIES - DARK BRONZE
[DR1] HOLLOW METAL DOOR SYSTEM
[DR2] FIBERGLASS RESIDENTIAL BALCONY DOOR
[DR3] GARAGE DOOR - OVERHEAD
[LV1] VTAC LOUVER - PAINTED TO MATCH ADJACENT CLADDING

ADDITIONAL ELEMENTS

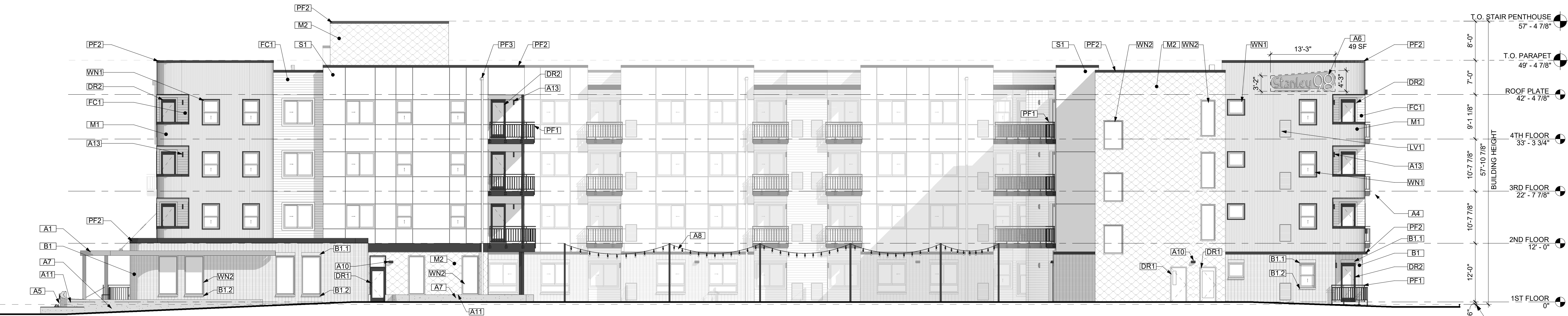
- [A1] POWDER COATED STEEL ENTRY AWNING - RED
[A2] POWDER COATED STEEL CANOPY STRUCTURE - RED
[A3] STEEL & WOOD SHADE TRELLIS - PAINTED BLACK
[A4] SOLID SHADE OVERHANG - FIBER CEMENT CLAD, PAINTED BLACK
[A5] MONUMENT SIGNAGE, SEE SIGNAGE DETAILS 4 / 21 & 5 / 21
[A6] BUILDING SIGNAGE, SEE SIGNAGE DETAIL 9 / 21
[A7] CAST IN PLACE CONCRETE PLANTER
[A8] FESTOON LIGHTING
[A9] RESIDENTIAL KNOX BOX
[A10] EXTERIOR WALL PACK LIGHT
[A11] UNDERCAP LED STRIP LIGHTING AT PLANTERS
[A12] LIGHTING INTEGRATED INTO HANDRAIL
[A13] EXTERIOR WALL SCONCE @ RESIDENTIAL BALCONIES
[A14] FIRE SPRINKLER RISER ROOM SIGN
[A15] FIRE DEPARTMENT CONNECTION, SCD
[A16] FIRE SPRINKLER RISER ROOM KNOX BOX
[A17] WALL WASHING SIGNAGE LIGHTING



4 COURTYARD - EAST ELEVATION
SCALE: 3/32" = 1'-0"

3 COURTYARD - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

2 COURTYARD - WEST ELEVATION
SCALE: 3/32" = 1'-0"



1 OVERALL SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

STANLEY 98 MULTI-FAMILY

A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO.1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DEVELOPMENT
APPLICATION

DATE: 09 / 30 / 2024

REVISIONS

DATE	DESCRIPTION
12 / 03 / 2024	DA SUBMITTAL #2
01 / 28 / 2025	DA SUBMITTAL #3

STANLEY 98 MULTI-FAMILY

A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO.1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DEVELOPMENT APPLICATION

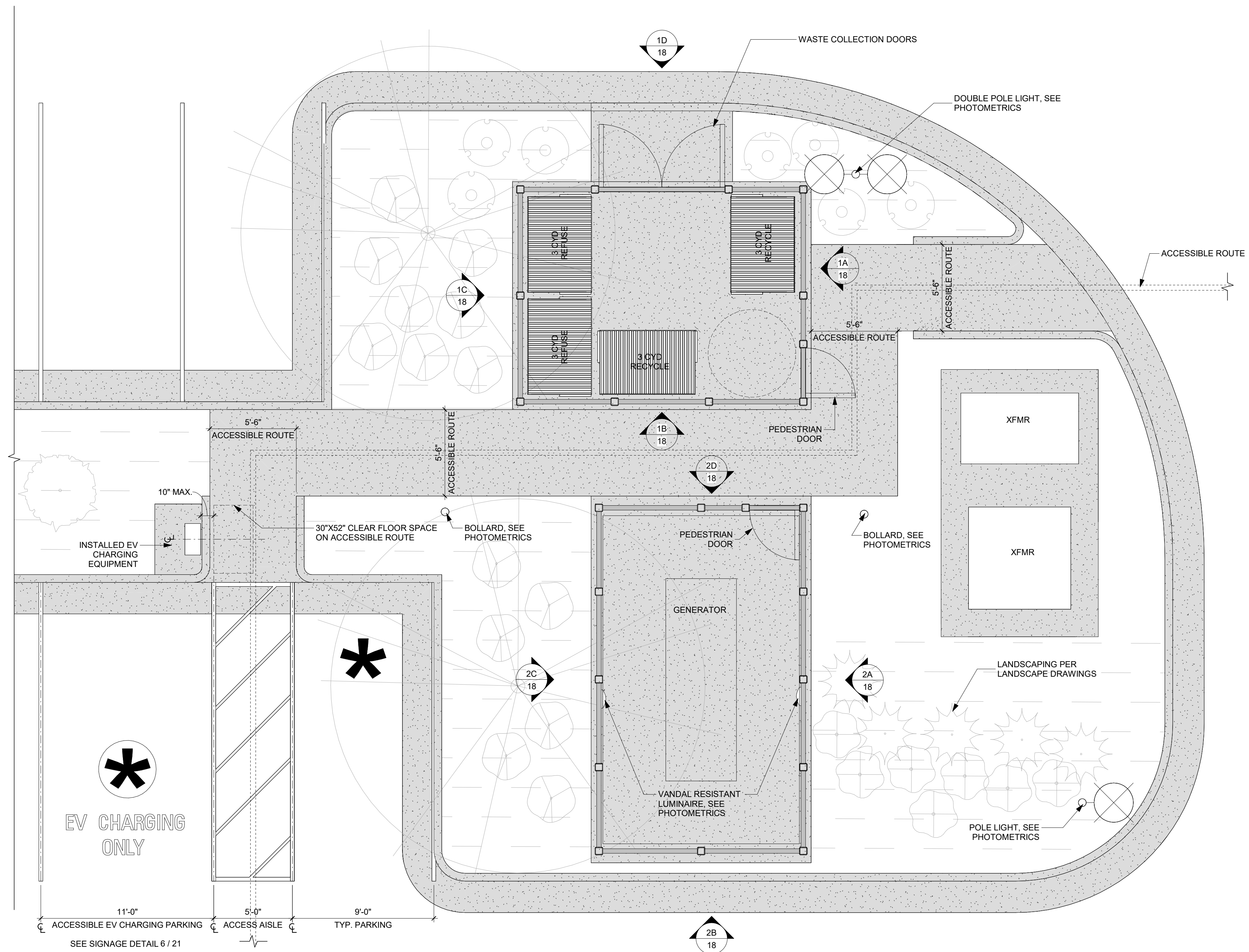
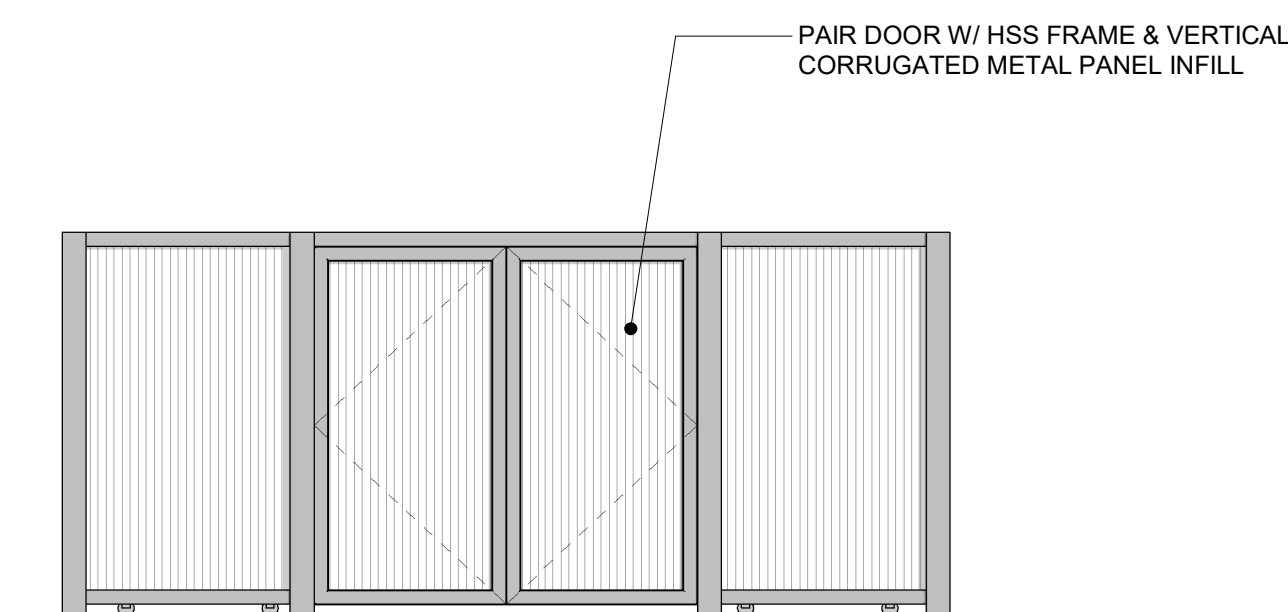
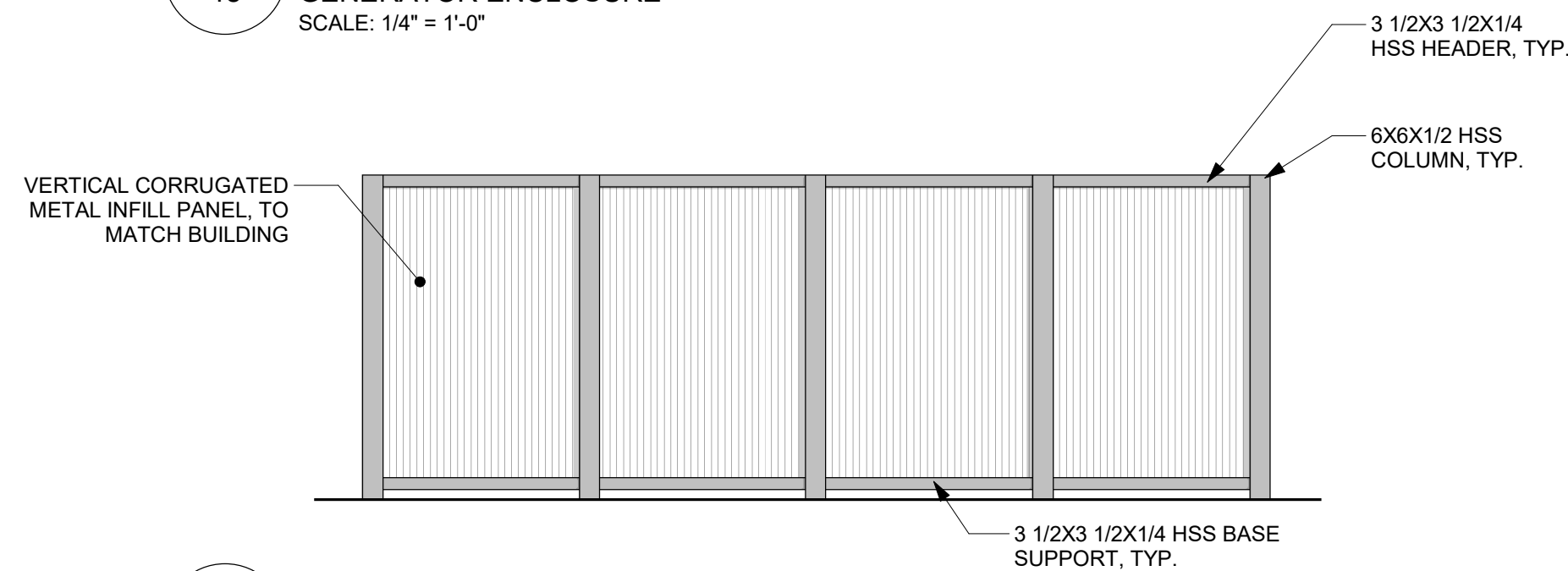
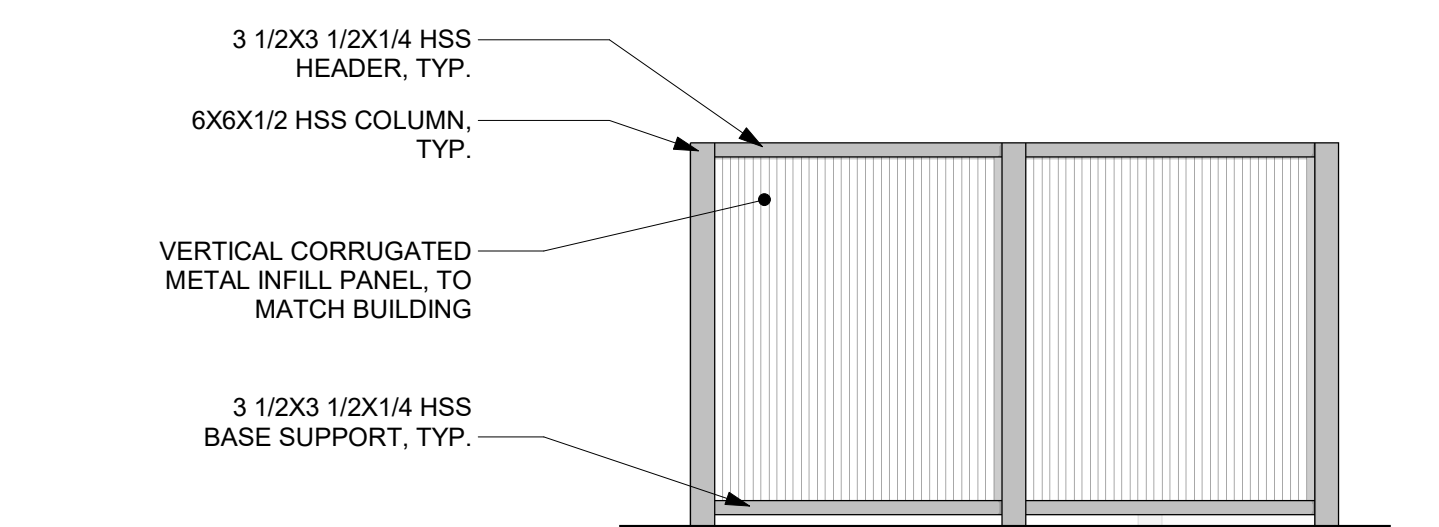
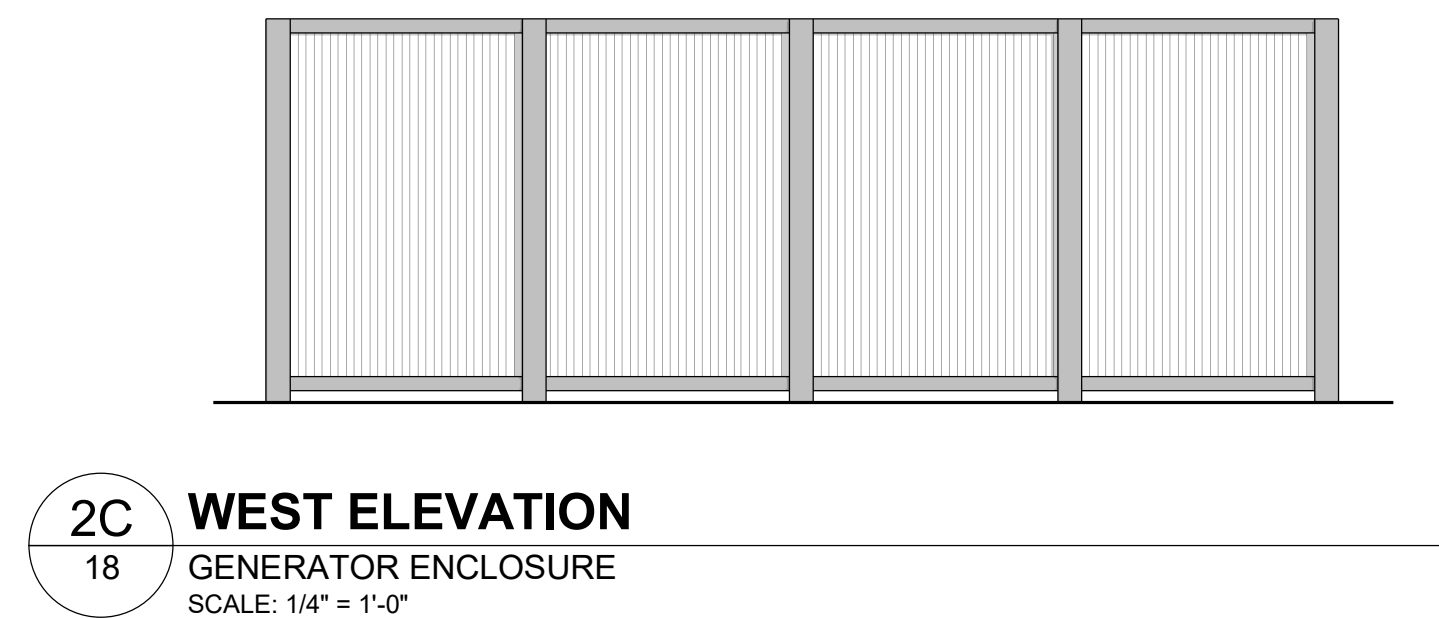
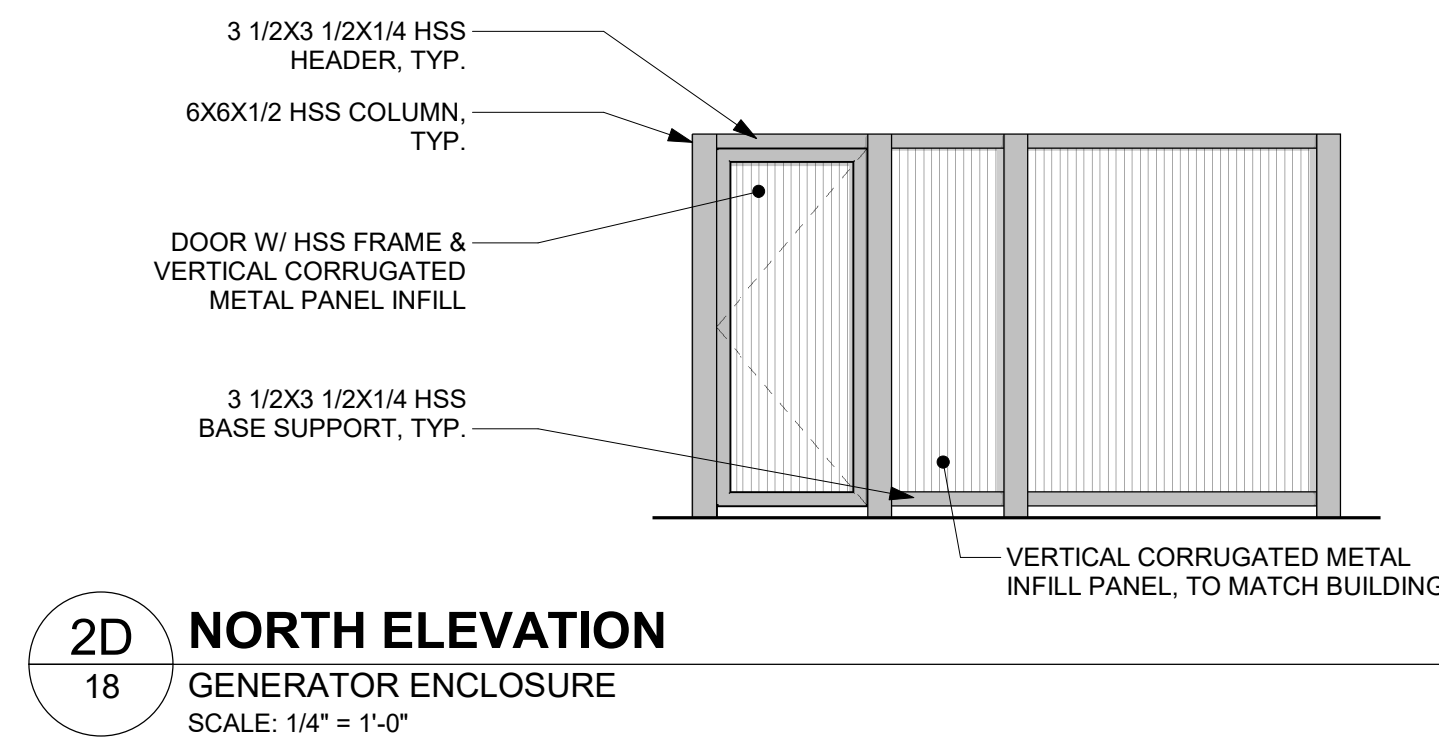
DATE: 09 / 30 / 2024

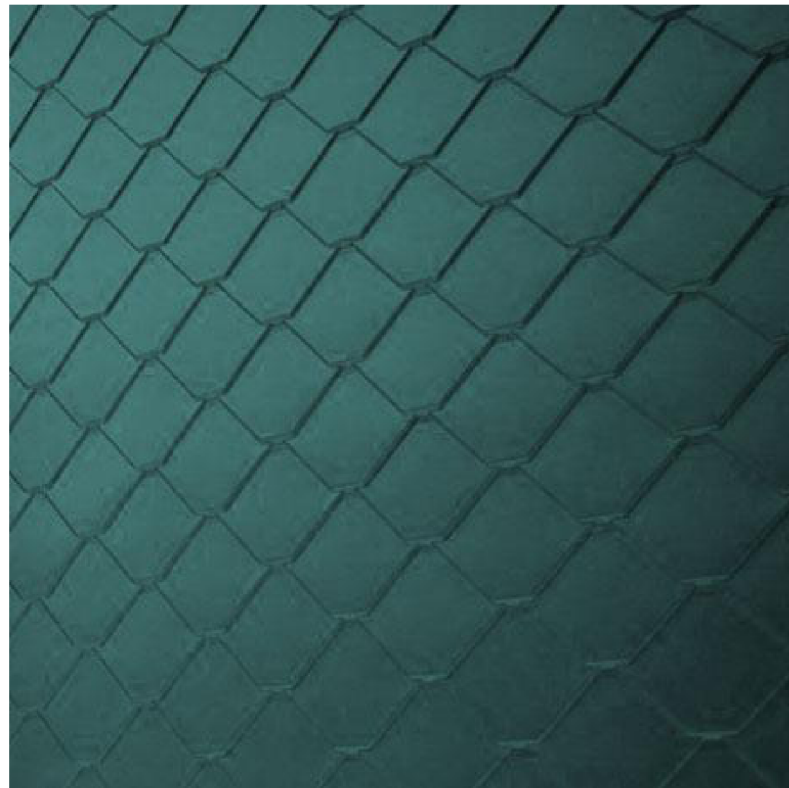
REVISIONS

DATE	DESCRIPTION	DA SUBMITTAL #2	DA SUBMITTAL #3
12 / 03 / 2024			
01 / 28 / 2025			

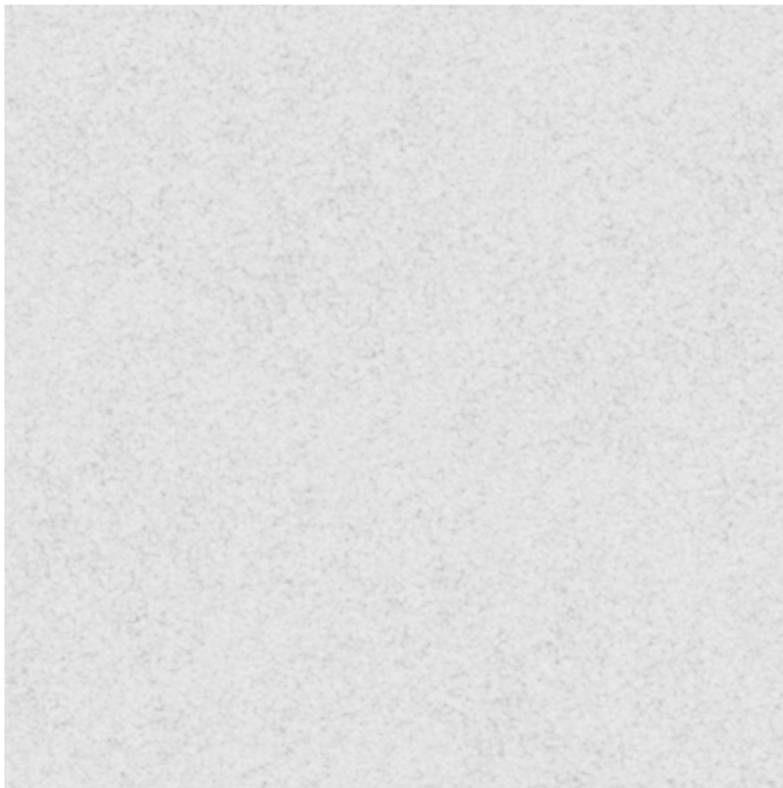
SHEET 18 SITE ENCLOSURES

STANLEY 98 MULTI-FAMILY - DA-2393-01





METAL SHINGLES
CASTLETOP
TEAL
ATLAS INTERNATIONAL



STUCCO
SHERWIN WILLIAMS - NACRE - SW 6154



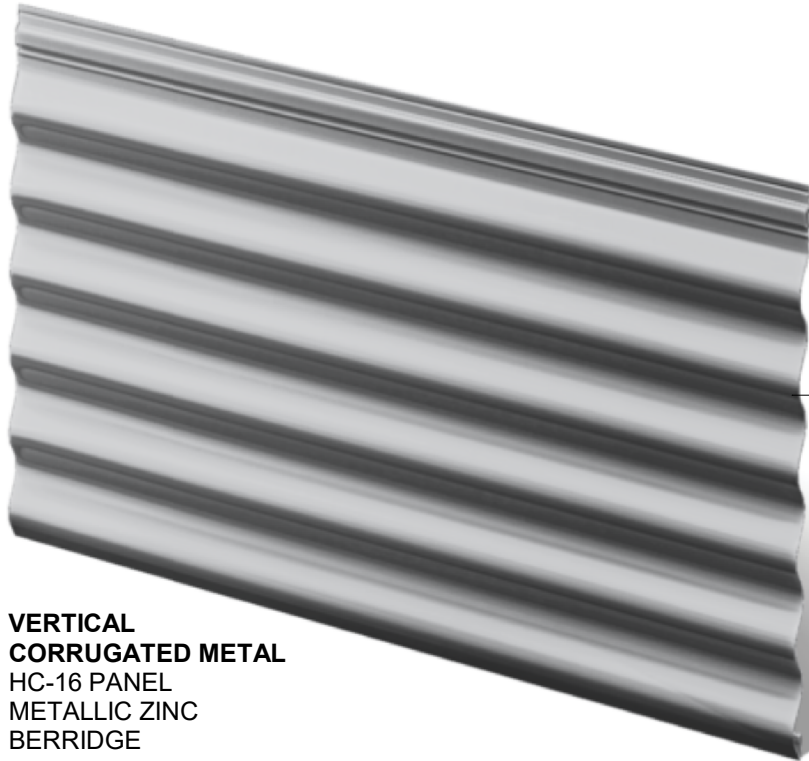
RED
SHERWIN WILLIAMS - REAL RED - SW 6868
METAL AWNINGS / CANOPIES



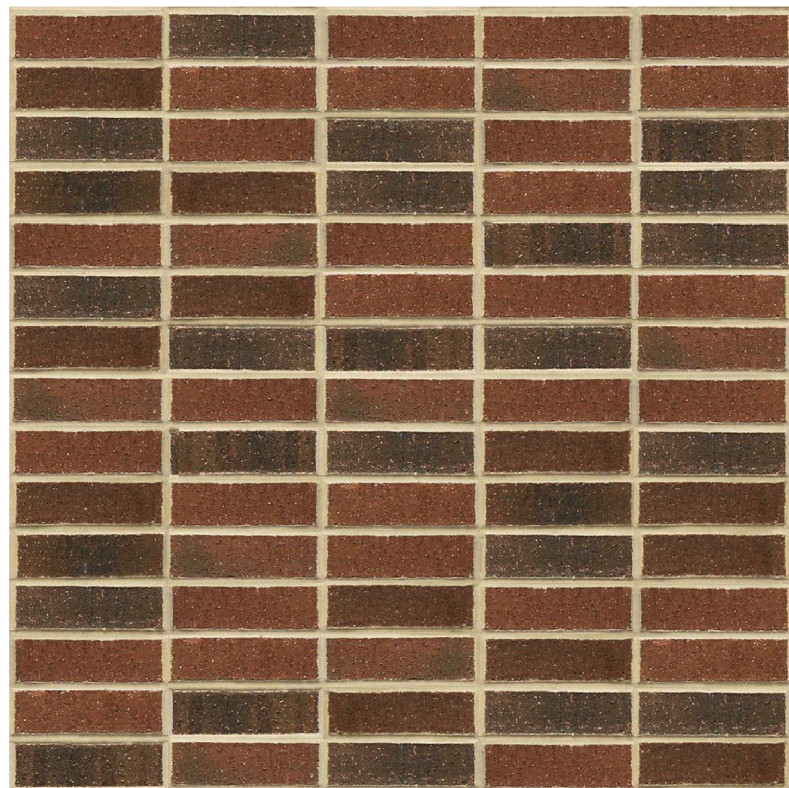
DEEP YELLOW
SHERWIN WILLIAMS - BRITTLEBUSH - SW 6684
LAP SIDING - BALCONY RECESSES



BLACK
SHERWIN WILLIAMS - TRICORN BLACK - SW 6285
ACCENT BANDS, RAILINGS, COPING



VERTICAL
CORRUGATED METAL
HC-16 PANEL
METALLIC ZINC
BERRIDGE



BRICK
STACK BOND
CRIMSON SHADOW
SUMMIT BRICK



2
19
COLORED WEST ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL PERCENTAGES FOR ALL ELEVATIONS		
STACK BOND BRICK	6,991 SF	17%
DEEP YELLOW LAP SIDING	9,452 SF	22%
VERTICAL CORRUGATED METAL	9,425 SF	22%
WHITE STUCCO	11,068 SF	26%
TEAL METAL SHINGLES	5,386 SF	13%

TABLE 4.8-6
MASONRY STANDARD FOR AFFORDABLE MULTIFAMILY
40% OF AN AFFORDABLE HOUSING STRUCTURE SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE

REQUIRED:	
TOTAL STUCCO & BRICK:	40%
PROVIDED:	
BRICK:	17%
STUCCO:	26%
TOTAL STUCCO & BRICK:	43%



1
19
COLORED NORTH ELEVATION
SCALE: 3/32" = 1'-0"

STANLEY 98 MULTI-FAMILY

A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO.1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DEVELOPMENT APPLICATION

DATE: 09 / 30 / 2024

REVISIONS

DATE	DESCRIPTION
12 / 03 / 2024	DA SUBMITTAL #2
01 / 28 / 2025	DA SUBMITTAL #3

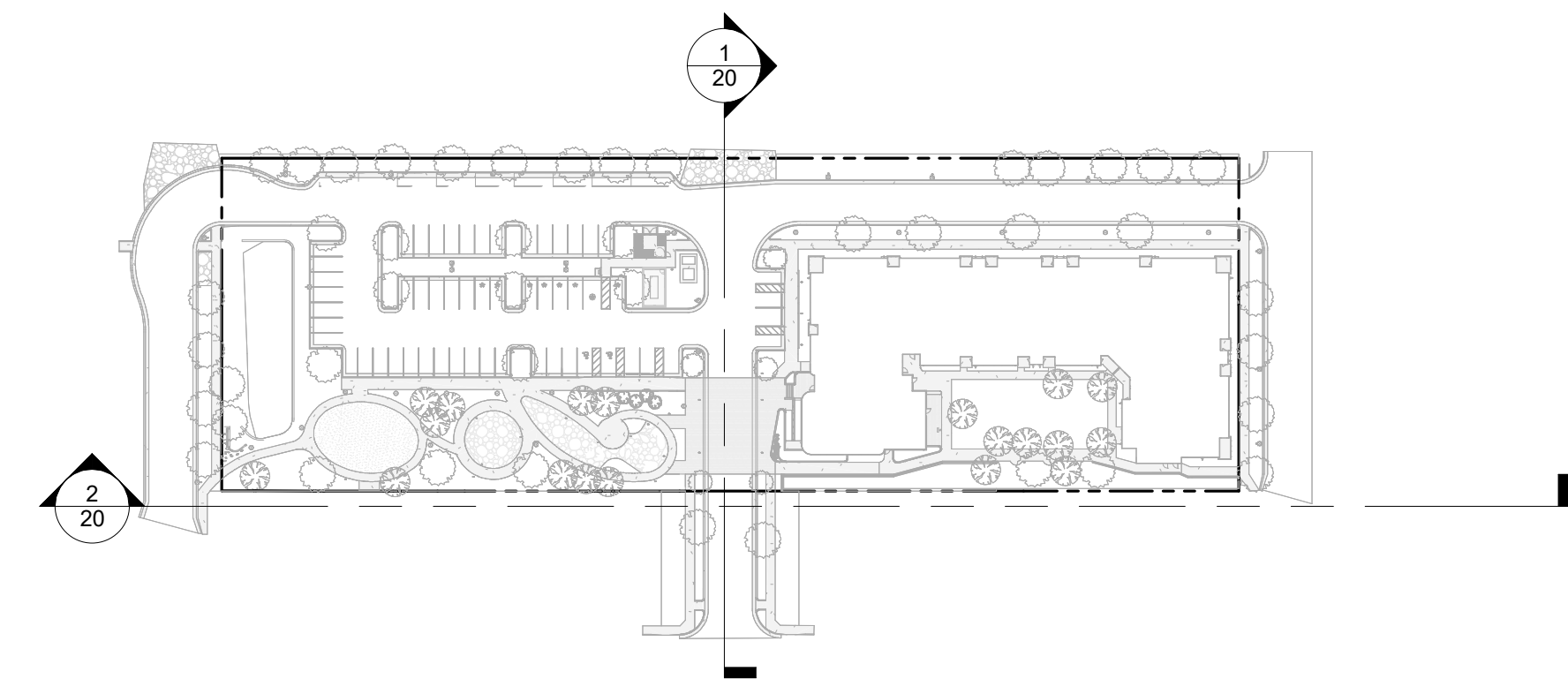
SHEET 19 MATERIALS BOARD

STANLEY 98 MULTI-FAMILY

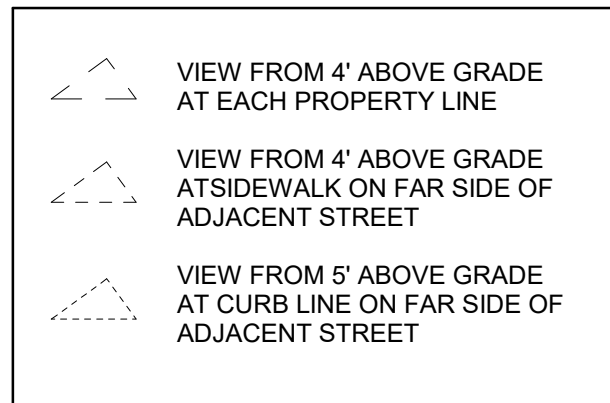
A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO.1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

GENERAL NOTES

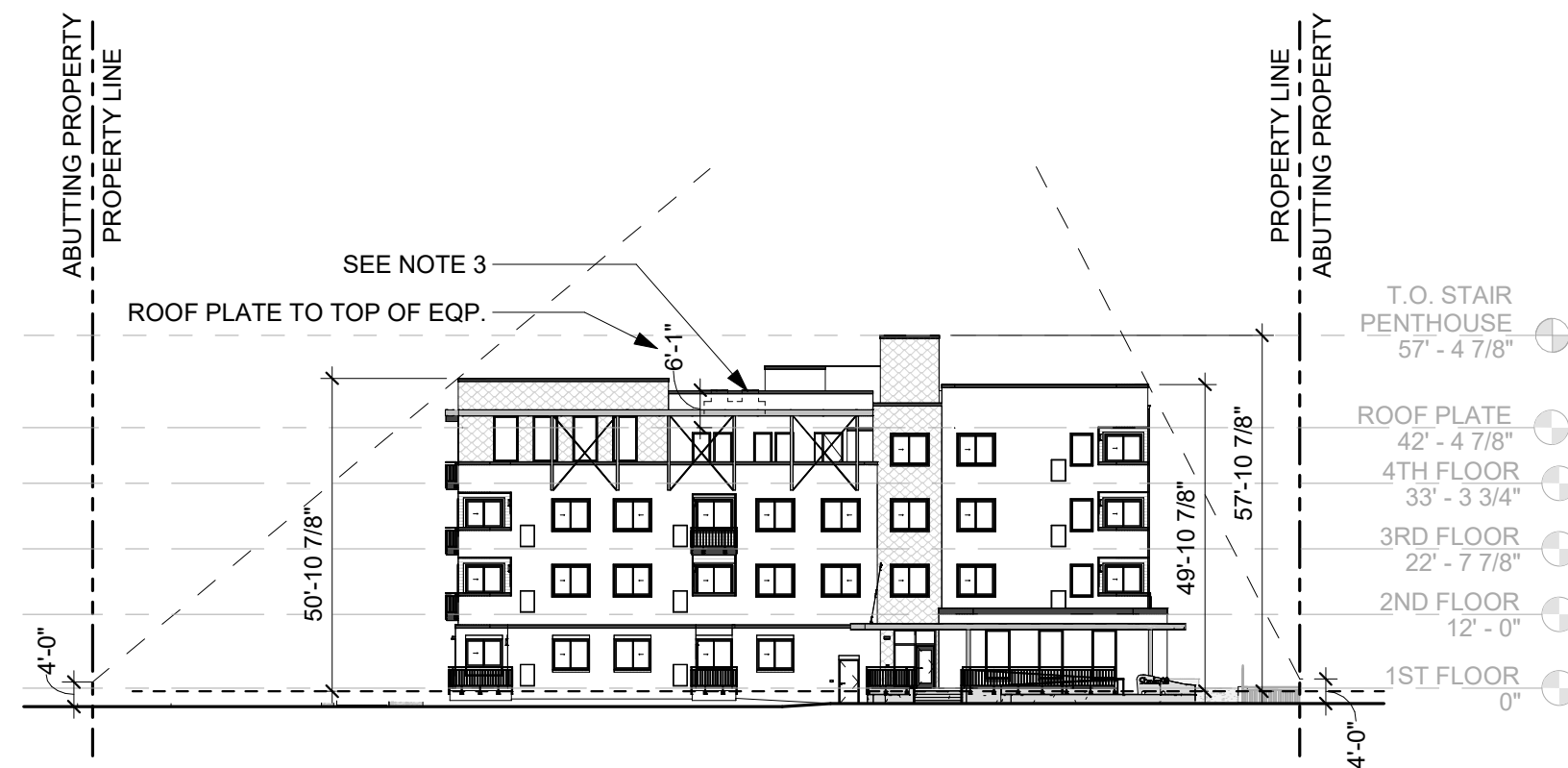
- BUILDING HEIGHT IS MEASURED FROM THE ELEVATION OF THE HIGHEST ADJOINING SIDEWALK WITHIN A 5FT DISTANCE OF THE EXTERIOR WALL, 6" BELOW FFE, RE. CIVIL.
- RESIDENTIAL DWELLING UNITS ARE TO BE SERVED BY MECHANICAL UNITS WITHIN UNIT, COMMON AREAS & CORRIDORS TO BE SERVED BY HEAT PUMPS ON THE ROOF.
- OUTLINE OF ROOF, EQUIPMENT PAD & COMMON AREA/CORRIDOR ROOF TOP EQUIPMENT BEYOND.



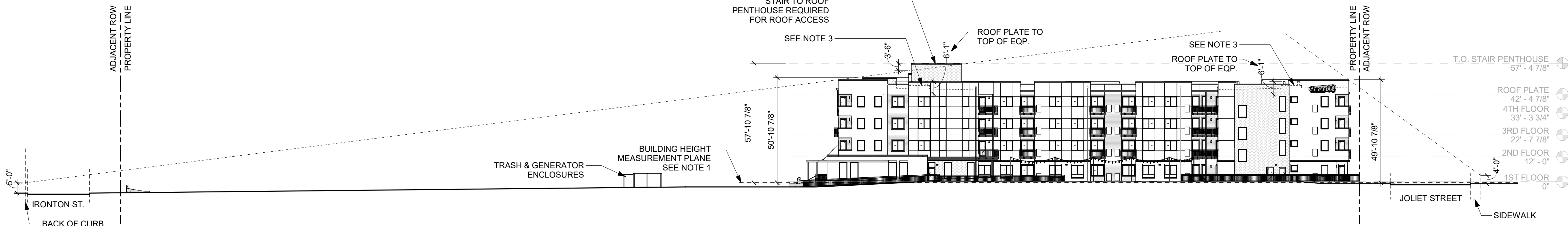
3 SCREENING KEY PLAN & LEGEND
SCALE: 1" = 100'-0"



ROOFTOP SCREENING
VIEW POINT LEGEND



1 ROOFTOP EQUIPMENT - SCREENING DIAGRAM - NORTH / SOUTH
SCALE: 1" = 30'-0"



2 ROOFTOP EQUIPMENT - SCREENING DIAGRAM - EAST / WEST
SCALE: 1" = 30'-0"

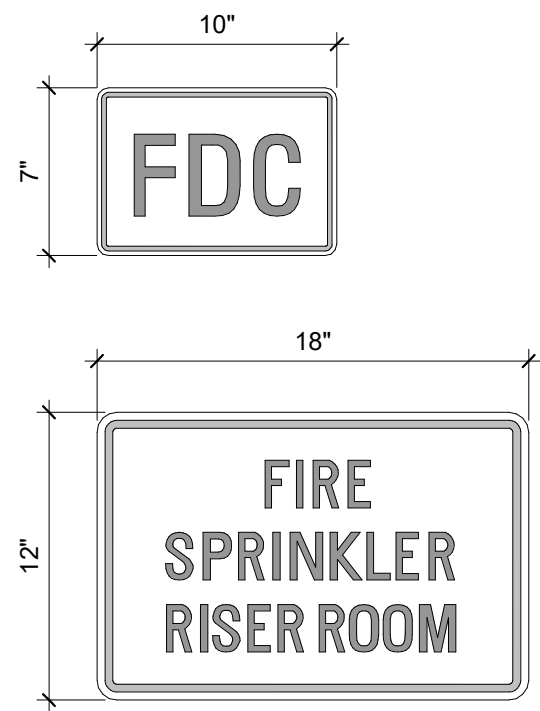
DEVELOPMENT
APPLICATION

DATE: 09 / 30 / 2024

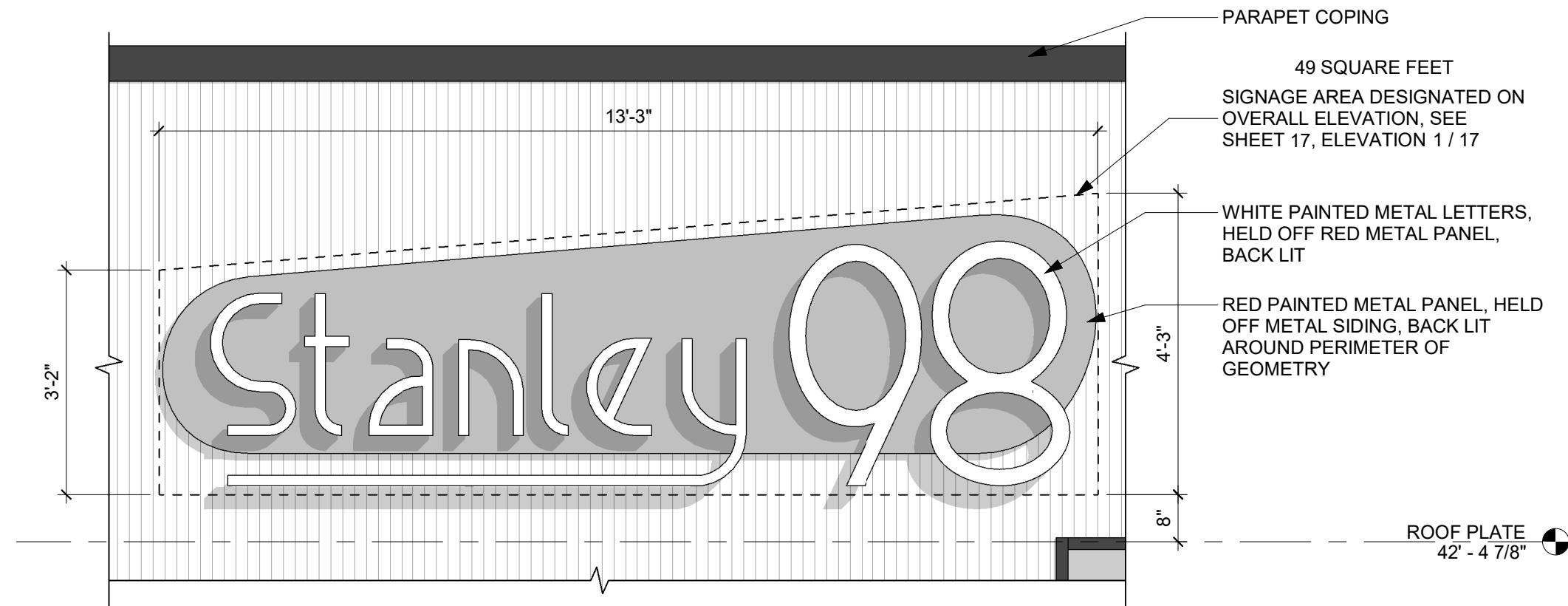
REVISIONS

DATE	DESCRIPTION
12 / 03 / 2024	DA SUBMITTAL #2
01 / 28 / 2025	DA SUBMITTAL #3

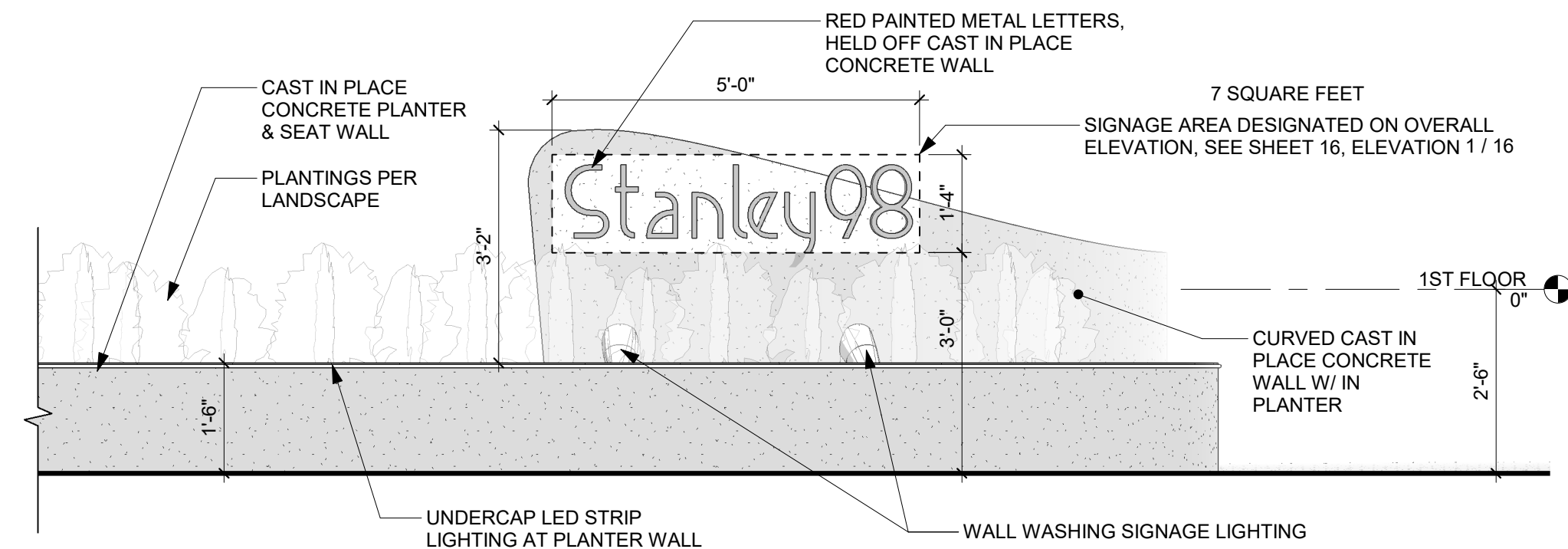
SHEET 20
SITE
DIAGRAMS



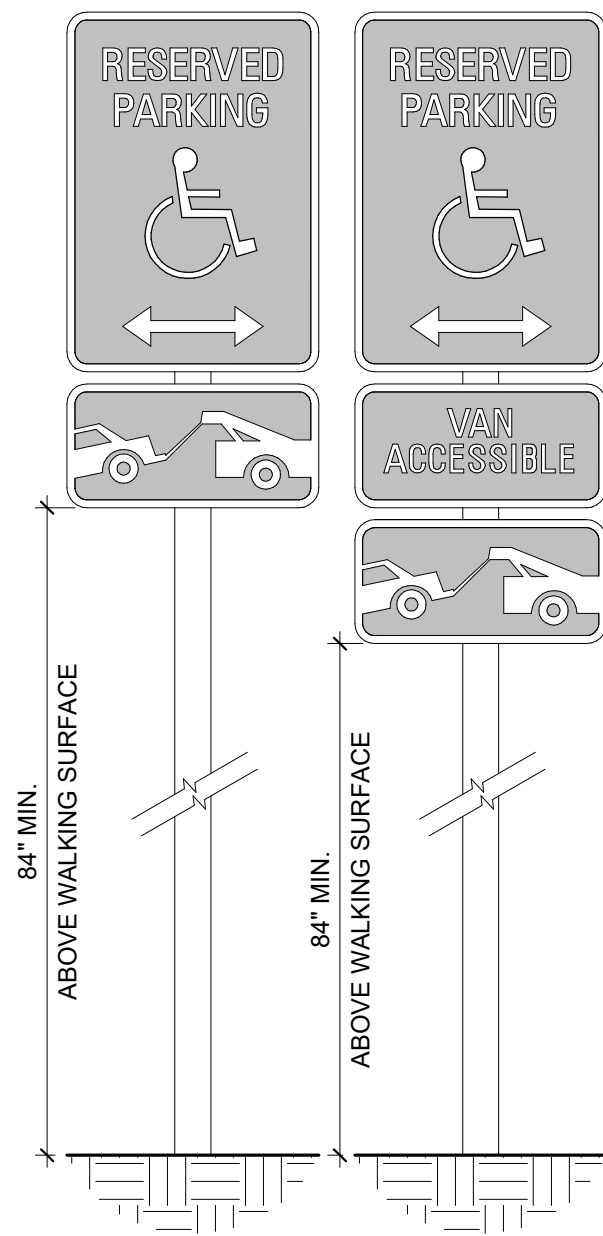
10
21
FIRE - SITE SIGNAGE



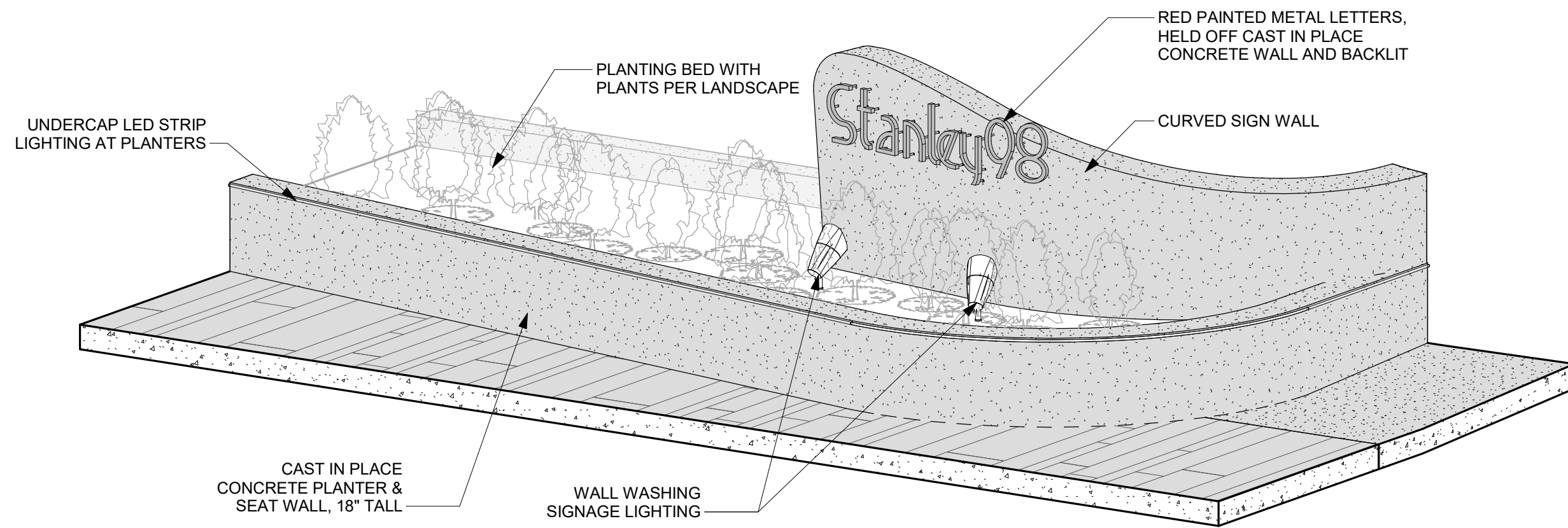
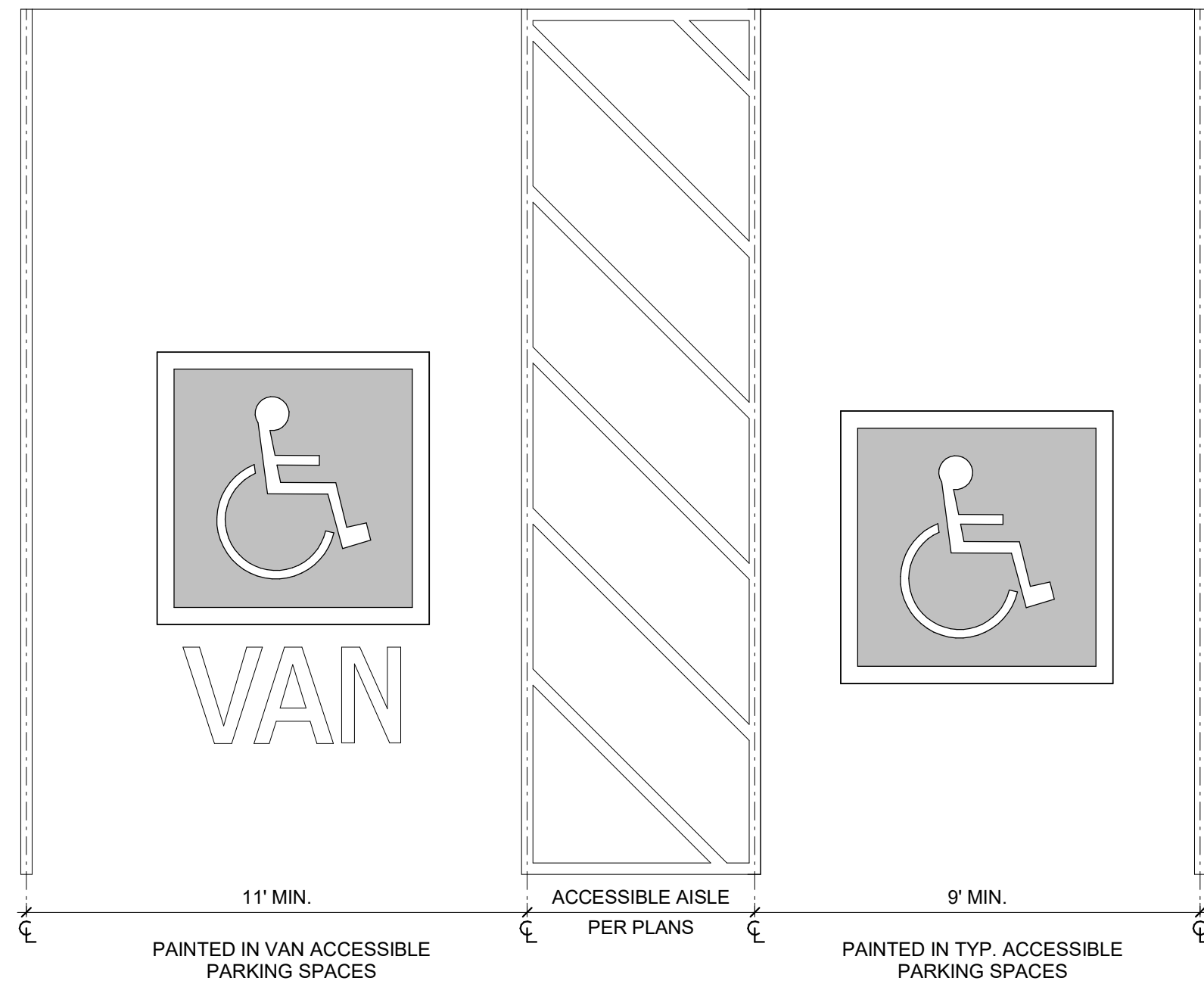
9
21
SECONDARY ENTRY WALL SIGNAGE - ELEVATION
@ JOLIET ST.
SCALE: 1/2" = 1'-0"



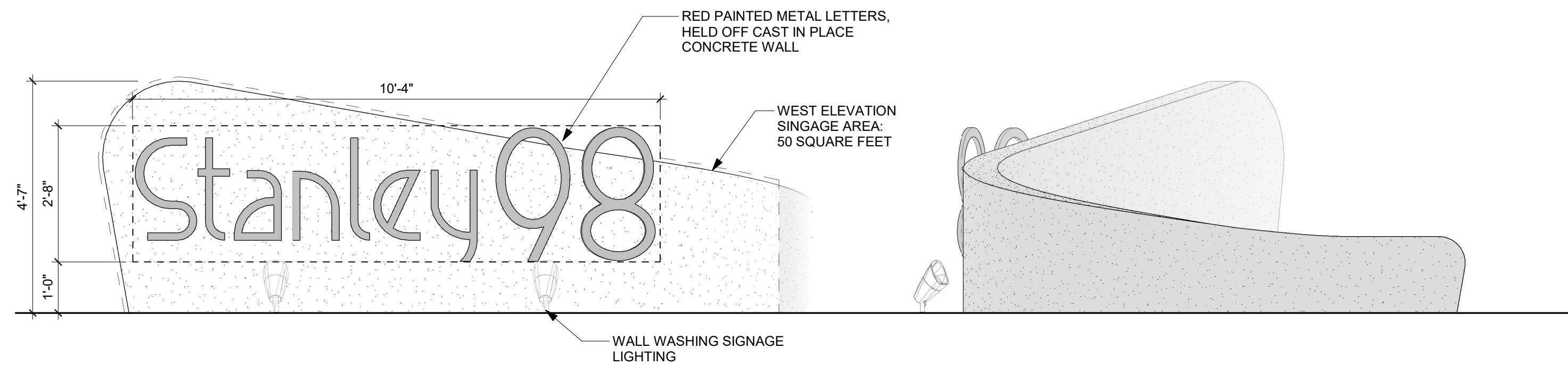
5
21
MAIN ENTRY MONUMENT SIGNAGE - ELEVATION
@ JAMAICA ST.
SCALE: 1/2" = 1'-0"



8
21
ACCESSIBLE PARKING - SITE SIGNAGE

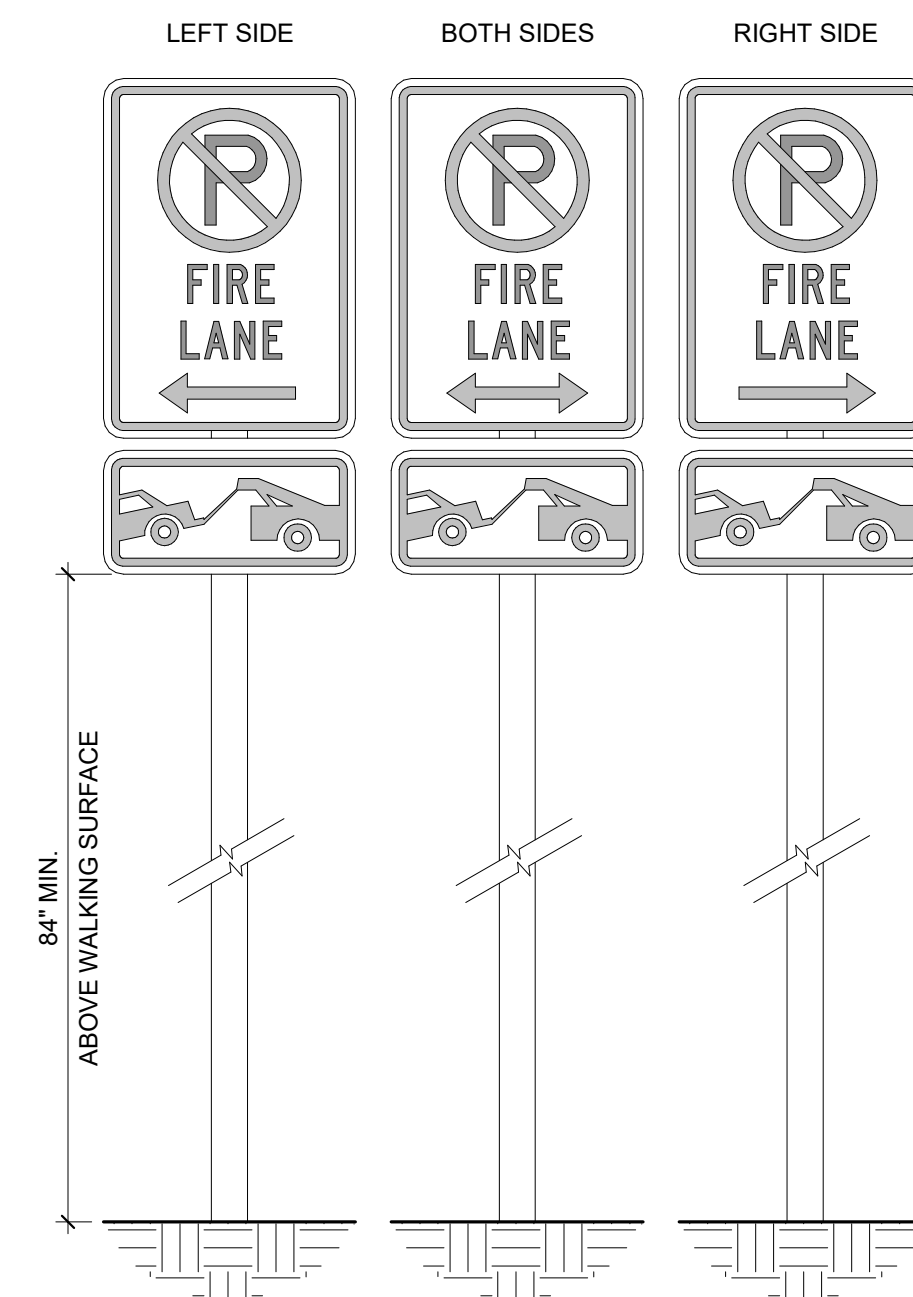


4
21
MAIN ENTRY MONUMENT SIGNAGE - 3D VIEW
@ JAMAICA ST.
SCALE:

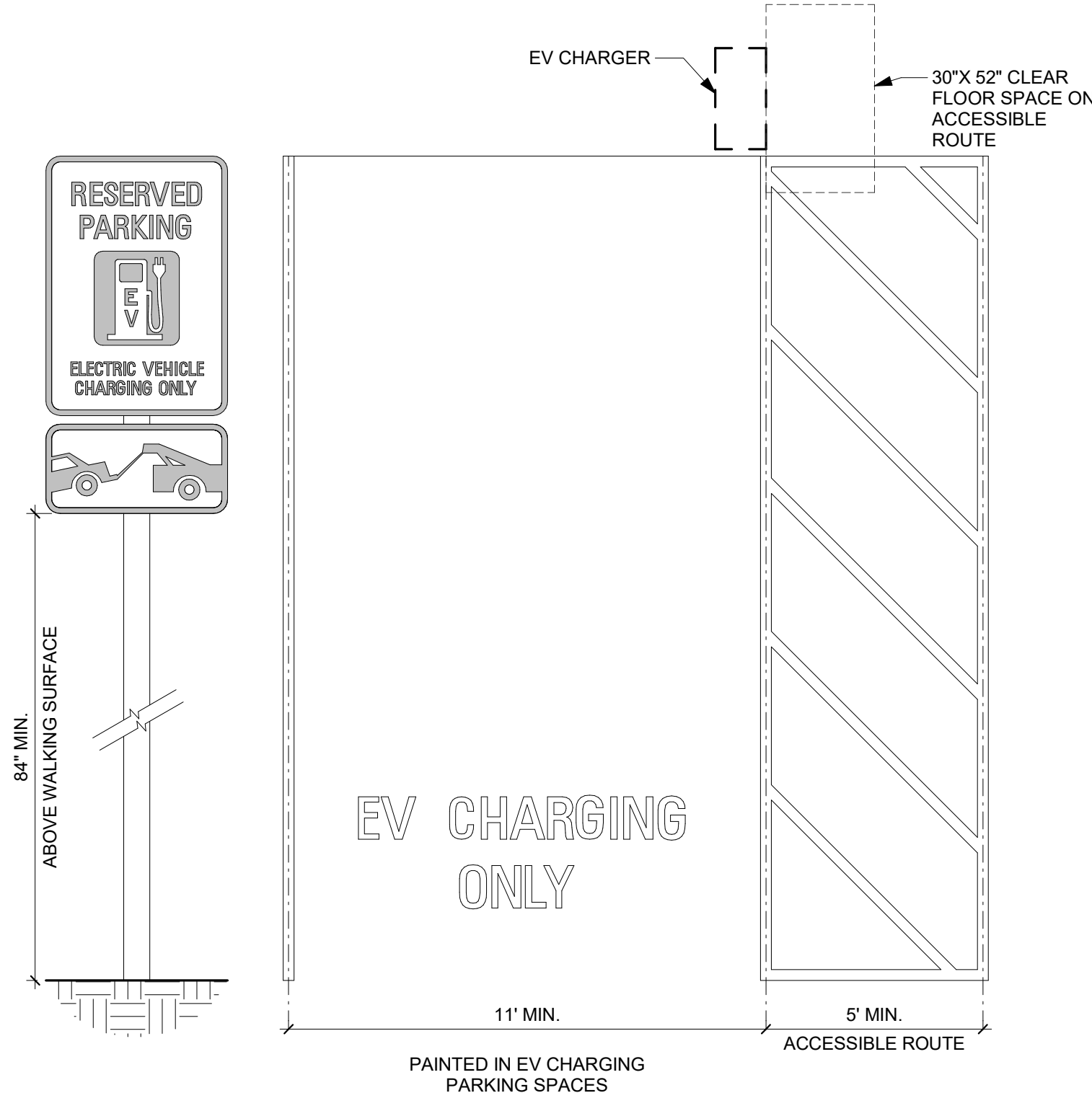


3
21
IRONTON MONUMENT SIGNAGE - ELEVATION
@ WEST ELEVATION
SCALE: 1/2" = 1'-0"

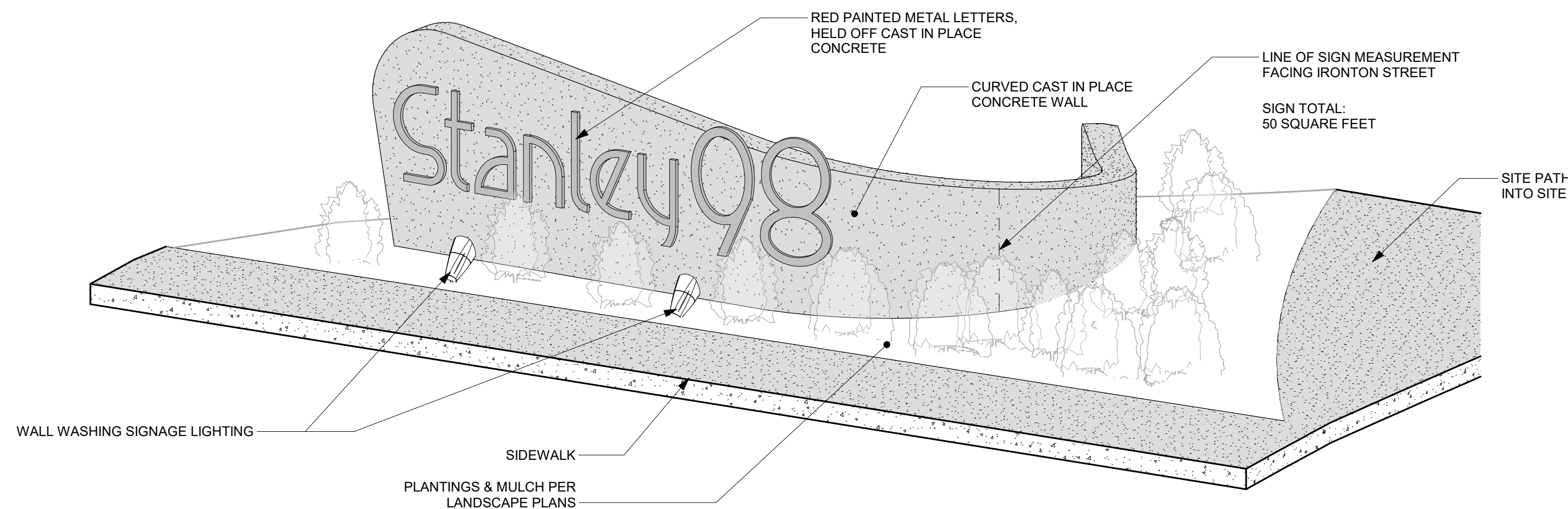
2
21
IRONTON MONUMENT SIGNAGE - ELEVATION
@ SOUTHEAST ELEVATION
SCALE: 1/2" = 1'-0"



7
21
FIRE LANE - SITE SIGNAGE



6
21
EV CHARGING - SITE SIGNAGE
ACCESSIBLE EV CHARGING PARKING SPACE



1
21
IRONTON ENTRANCE MONUMENT SIGNAGE - 3D VIEW
SEE SITE PLAN FOR LOCATION
SCALE:

STANLEY 98 MULTI-FAMILY

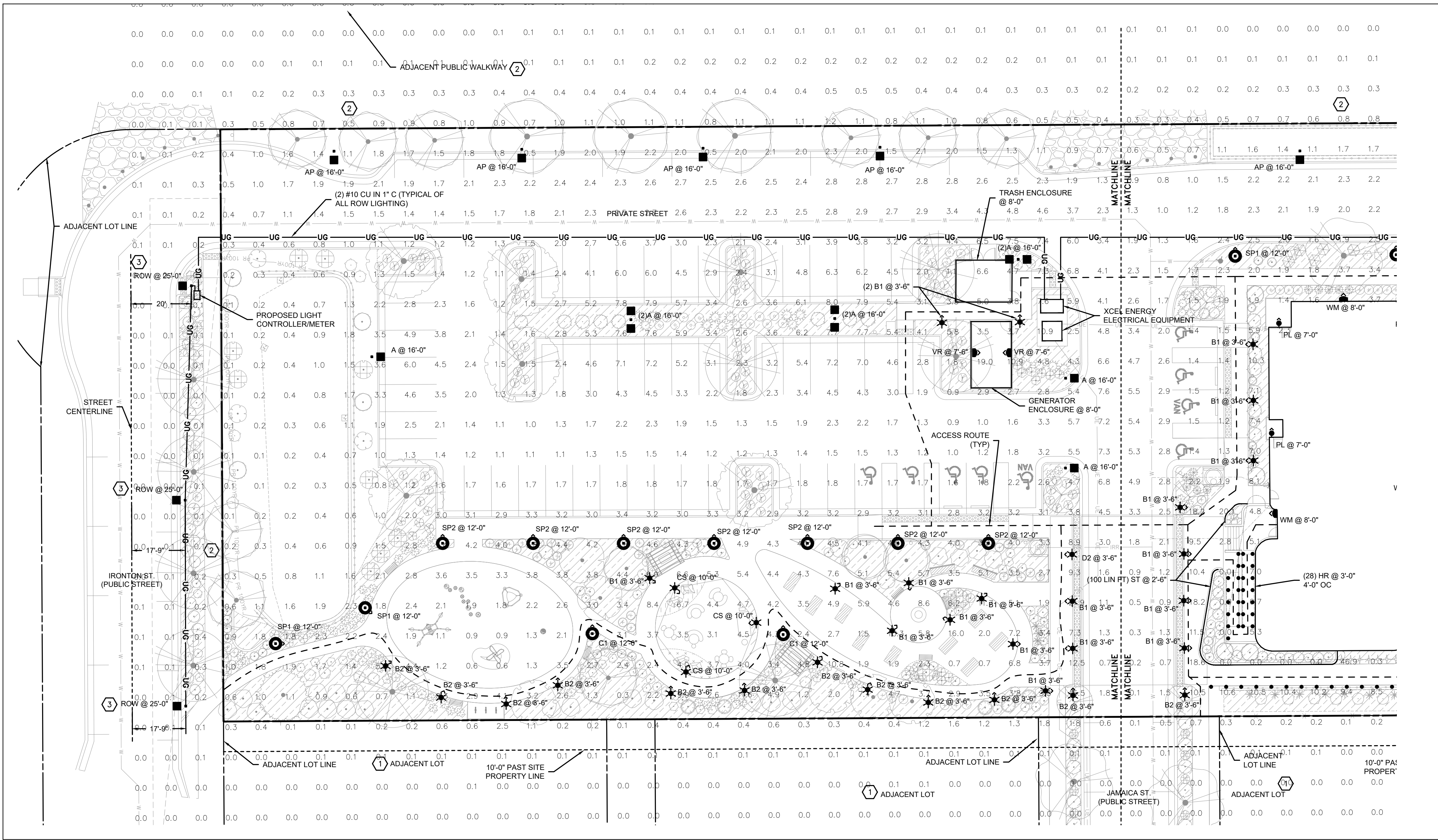
A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO.1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DEVELOPMENT APPLICATION

DATE: 09 / 30 / 2024

REVISIONS		DATE	DESCRIPTION
		12 / 03 / 2024	DA SUBMITTAL #2
		01 / 28 / 2025	DA SUBMITTAL #3

SHEET 21 SIGNAGE



DRAWING KEY:	
ACCESSIBLE PATH	-----
PROPERTY LINE	-----

1

PHOTOMETRIC SITE PLAN – WEST

SCALE: 1" = 20'

NORTH

LIGHTING STANDARDS NOTES:

- CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE, ART 146-4 SEC 4.9.2: STANDARDS APPLICABLE TO ALL DEVELOPMENTS –**
- ALL LIGHTING OF PRIVATE SIDEWALKS, INTERNAL PEDESTRIAN PATHS, AND BICYCLE PATHS IS TO BE FULL CUTOFF *
 - MAXIMUM FIXTURE HEIGHT: 16 FT *
 - MINIMUM ILLUMINATION: 1 FOOT CANDLE *
 - * EXCEPTION: R-R, R-1 DISTRICTS
- ON-SITE STREETS AND PARKING AREAS SHALL HAVE FULL CUTOFF SHIELDED LUMINAIRES, NO MORE THAN 25 FEET TALL.
- LIGHT SOURCES OF 60 WATTS OR LESS, AT LEAST 150 FEET FROM THE PROPERTY LINE ARE EXEMPT FROM THE FULL CUTOFF SHIELDING REQUIREMENT
- LIGHT SOURCES ARE TO BE COLOR CORRECTED HALOGEN, METAL HALIDE, OR LED.
- LIGHTING FIXTURE INTENSITY:
- MINIMUM: 1 LUMEN/SQ FT
 - MAXIMUM: 2 LUMENS/SQ FT
- LIGHT SPILLOVER (MAX) AT 10 FT PAST THE PROPERTY LINE: 0.1 FOOT CANDLE
- EXCEPTION: EXCEPT WHERE ADJACENT TO WALKWAYS, DRIVEWAYS, PUBLIC, AND PRIVATE STREETS.
- ALL EXTERIOR FIXTURES SHALL GENERATE AT LEAST 80 LUMENS PER WATT AS SHOWN ON SPEC SHEETS PER MANUFACTURER.

- CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE, ART 146-4 SEC 4.9.3: PARKING AREA LIGHTING –**
- LIGHTING FIXTURES FOR CANOPIES OR SIMILAR STRUCTURES SHALL BE FLUSH-MOUNTED OR RECESSED ABOVE THE LOWER EDGE OF THE CANOPY, AND SHALL BE EQUIPPED WITH FLAT LENSES.
 - LIGHTING FIXTURES ON A LOT ADJACENT TO A RESIDENTIAL DISTRICT OR RESIDENTIAL USE SHALL SHIELD THE LIGHT SOURCE FROM SIGHT FROM ALL ADJACENT RESIDENTIAL USES.
 - MAINTAINED AVERAGE ILLUMINANCE VALUES IN PARKING LOT SHALL BE NO LESS THAN 2 FOOT CANDLES.
 - SHALL BE MEASURED USING ONLY THE LIGHT PRODUCED ON-SITE.
- UNIFORMITY RATIO FOR LIGHTED AREAS SHALL COMPLY WITH IESNA RECOMMENDED RANGES FOR LOW, MEDIUM, AND HIGH ACTIVITY AREAS.

- ALL LUMINAIRES, EXCEPT THOSE REQUIRED FOR SECURITY, SHALL BE EXTINGUISHED WITHIN ONE HOUR AFTER THE END OF BUSINESS CLOSING AND REMAIN EXTINGUISHED UNTIL ONE HOUR BEFORE BUSINESS OPENING. A MAXIMUM OF 25% OF THE TOTAL LUMINAIRES USED FOR PARKING LOT ILLUMINATION MAY REMAIN IN OPERATION DURING THIS PERIOD TO PROVIDE SECURITY.
 - PARKING AREA LIGHTING DURING OFF-BUSINESS HOURS NEED NOT CONFORM TO THE OTHERWISE APPLICABLE AVERAGE-TO-MINIMUM UNIFORMITY RATIO MENTIONED ABOVE (SECTION 146-4.9.3.B).
- CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE, ART 146-4 SEC 4.9.4: BUILDING LIGHTING –**
- LIGHTING SHALL BE INSTALLED SO THAT ALL LIGHT IS DIRECTED DOWNWARD EXCEPT FOR DECORATIVE LIGHTING LESS THAN 100 WATTS FLORESCENT OR THE EQUIVALENT.
 - NO WALL PACKS OR SIMILAR LIGHTS SHALL BE PERMITTED UNLESS THE CUTOFF ANGLE EFFECTIVELY ELIMINATES GLARE FROM BEYOND THE PROPERTY LINES.
 - LIGHTS SHALL NOT BE MOUNTED ABOVE THE PARAPET OR ABOVE THE EAVE ON A PITCHED ROOF EXCEPT FOR MOTION-ACTIVATED SECURITY LIGHTING, AND DECORATIVE LIGHTING.
 - DECORATIVE LIGHTING IS PERMITTED TO ENHANCE THE APPEARANCE OF A BUILDING AND/OR LANDSCAPING PROVIDED THAT ALL LIGHT IS CAST AGAINST THE BUILDING SURFACE OR DOWNWARD ONTO A TREE OR OTHER LANDSCAPE FEATURE.
 - DECORATIVE LIGHTING SHALL NOT EXCEED 100 WATTS OF INCANDESCENT ILLUMINANCE OR THE EQUIVALENT.
 - ALL DECORATIVE LIGHTING SHALL BE DIRECTED AWAY FROM RESIDENTIAL USES LOCATED WITHIN 300 FEET OF THE FACADE ON WHICH THE LIGHTING IS MOUNTED, AND SHALL BE SHIELDED AT ALL TIMES TO REDUCE LIGHT TRESPASS UPON ADJACENT RESIDENTIAL USES.
 - EXCEPTION: PATIO STRING LIGHTING MAY BE MOUNTED ON A FACADE OF A BUILDING FACING AND LOCATED WITHIN 300 FEET OF A RESIDENTIAL USE PROVIDED THAT THE LIGHTING IS TURNED OFF BETWEEN 11:00 PM AND 6:00 AM.
 - LIGHTING FOR SPECIAL EVENTS, EMERGENCIES, CONSTRUCTION, OR HOLIDAYS SHALL BE EXEMPT FROM THESE DECORATIVE LIGHTING STANDARDS PROVIDED THAT THE LIGHTING IS DISCONTINUED WITHIN SEVEN CALENDAR DAYS UPON COMPLETION OF THE PROJECT OR THE HOLIDAY FOR WHICH THE LIGHTING WAS PROVIDED.

- IESNA MEDIUM ZONE LIGHTING RECOMMENDATIONS:**
- NOTE: MEDIUM – COMMUNITY SHOPPING CENTERS, CULTURAL, CIVIC, OR RECREATIONAL EVENTS, OFFICE PARKING, AIRPORTS, COMMUTER LOTS, ETC. RESIDENTIAL COMPLEX PARKING, HOSPITAL PARKING.
- MAINTAINED HORIZONTAL ILLUMINANCE FOOTCANDLES:
 - AVG: 1.5 FC
 - RANGE: 0.75-3 FC
 - UNIFORMITY RATIO: 10:1 MAX-MIN UNIFORMITY (MAXIMUM)

LUMINAIRE SCHEDULE										
SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG	DESCRIPTION	NUMBER LAMPS	LAMP OUTPUT	LLF	INPUT POWER	EFFICACY (LPW)
	(2)A	3	LITHONIA LIGHTING	RAD1 LED P4 30K ASY	RADEAN ARM MOUNT WITH P4 3000K ASYMMETRIC DISTRIBUTION	1	11155	0.9	171	130
	A	3	LITHONIA LIGHTING	RAD1 LED P4 30K ASY	RADEAN ARM MOUNT WITH P4 3000K ASYMMETRIC DISTRIBUTION	1	11155	0.9	86	130
	AP	8	LITHONIA LIGHTING	RAD1 LED P3 30K PATH HS	RADEAN ARM MOUNT WITH P3 3000K PATHWAY DISTRIBUTION WITH HOUSE-SIDE SHIELD	1	5437	0.9	54	101
	B1	24	LITHONIA LIGHTING	DSXB LED 12C 530 30K ASY	D-SERIES BOLLARD WITH 12 3000K LEDS OPERATED AT 530MA AND ASYMMETRIC DISTRIBUTION	1	1719	0.9	22	78
	B2	12	LITHONIA LIGHTING	DSXB LED 12C 350 30K ASY	D-SERIES BOLLARD WITH 12 3000K LEDS OPERATED AT 350MA AND ASYMMETRIC DISTRIBUTION	1	1194	0.9	16	75
	CS	3	LUMENPULSE	LUB-120-277-CSL-RO-30K-CRI 80-3-X-X-X	LUMENCON COLUMN LIGHT	1	1683	0.9	20	84
	DL	10	LITHONIA LIGHTING	WF6 LED 30K	6" ULTRA-THIN LED WAFER DOWNLIGHT, CCT, 120V 3000K	1	1032	0.9	12.9	80
	FS	136	TIVOLI, LCC	LSL2-B-12-V-30-C	FESTOON LIGHTING (PER BULB)	1	76	0.9	0.8	95
	HR	73	SCHMITZ-WILA BY NORDEON USA	PUCK-XT-SQ-3000K-DSB	PUCK XT	1	175	0.9	1.5	117
	PL	17	WAC LIGHTING	WS-W190208	WALL MOUNT 3000K CYLINDER, 285 LUMEN, BLACK FINISH, 120V, WET LOC RESIDENTIAL PORCH LIGHT.	1	215	0.9	6.0	36
	ROW	6	WE-EF USA	111-0483_US	RFL540-SE LED, STREET AND AREA LIGHTING RFL540-SE-LD-48/48W/3K	1	6912	0.9	52	133
	SP1	9	LITHONIA LIGHTING	RADPT P1 30K SYM	RADEAN POST-TOP WITH P1 3000K SYMMETRIC DISTRIBUTION	1	3189	0.9	25	128
	SP2	7	LITHONIA LIGHTING	RAD1 LED P2 30K SYM	RADEAN ARM MOUNT WITH P2 3000K SYMMETRIC DISTRIBUTION	1	5225	0.9	38	138
	ST	150 LINEAR FEET	KELVIX	PH3K-WR-24V	PH3K-WR-24V-1FT	19	323/LFT	0.9	3.8	85
	VR	2	SPITZER	CCT VANDAL 30W 3000K	CCT VANDAL 30W 3000K	1	3708	0.9	30	124
	WM	13	LITHONIA LIGHTING	ARC1 LED P2 30K	ARC1 LED WITH P2 - PERFORMANCE PACKAGE, 3000K	1	2035	0.9	17	120

SCOPE OF WORK:

- NEW EXTERIOR SITE AND BUILDING LIGHTING TO BE SPECIFIED AND A PHOTOMETRIC PLAN IS TO BE GENERATED INDICATING LIGHT LEVEL STATISTICS AND LIGHT FIXTURE INFORMATION.

GENERAL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY CONDITION AND PROPER FUNCTIONALITY OF ALL SYSTEMS AND DEVICES WHICH ARE INVOLVED OR AFFECTED BY THE SCOPE OF THIS PROJECT PRIOR TO BEGINNING WORK. ALL DAMAGE OR IMPROPER FUNCTIONALITY SHALL BE REPORTED TO OWNER IN WRITING. UNDOCUMENTED DAMAGE OR IMPROPER FUNCTIONALITY DISCOVERED FOLLOWING THE START OF WORK SHALL BE CORRECTED AT CONTRACTORS EXPENSE TO APPROVAL OF OWNER.
- THIS PLAN IS PROVIDED FOR LIGHT POLE AND BUILDING-MOUNTED LIGHT FIXTURES WITHIN THE SCOPE OF PHOTOMETRIC DESIGN ONLY, AND DOES NOT INCLUDE CONTROLS, ACCESSORIES, OR INTERIOR/EXTERIOR CIRCUITING OR DESIGN. THE PROJECT ELECTRICAL ENGINEER SHALL SPECIFY ANY NEW CIRCUITING OF THE SITE AND BUILDING LIGHTING, AS WELL AS PROVIDING NECESSARY POWER, SWITCHES, AND LIGHTING CONTROLS AT A BUILDING ELECTRICAL PANEL TO BE SPECIFIED BY THAT ENGINEER.
- ELECTRICAL CONTRACTOR SHALL PROVIDE REQUIRED ACCESSORIES TO ENSURE LIGHTING IS MOUNTED AS INDICATED.
- POLE BASES, WHERE POSSIBLE, ARE TO BE PLACED 3'-0" BEHIND BACK OF CURBS. COORDINATE WITH LANDSCAPING TO ENSURE SITE LIGHTING WILL BE PLACED IN INDICATED LOCATIONS. CONTACT ENGINEER OF RECORD FOR UPDATED PHOTOMETRICS IF LIGHTING MUST BE LOCATED IN DIFFERENT AREAS.
- LIGHTING SCHEDULE INCLUDES DETAILS FROM PHOTOMETRIC IES FILES, AND MAY NOT MATCH SPEC SHEETS EXACTLY. DRAWING WATTAGES ARE TO BE BASED OFF OF SPEC SHEETS, NOT IES FILE DATA.
- ELECTRICAL CONTRACTOR SHALL COORDINATE FINAL MOUNTING LOCATION AND HEIGHT OF EXTERIOR SURFACE-MOUNTED LIGHTS WITH ARCHITECT TO AVOID CONFLICT WITH WINDOWS AND DOORS. REPORT ANY LIGHTING CHANGES TO THE ENGINEER OF RECORD. UPDATED PHOTOMETRICS SHALL BE PROVIDED AT AN HOURLY RATE BY THE ENGINEER OF RECORD.
- CALCULATION POINTS ARE SPACED IN 10'x10' SPACING. ALL OTHER CALCULATION POINTS, INCLUDING PATHS AND PROPERTY LINE CALCULATIONS, ARE NOT SHOWN FOR THE SAKE OF CLARITY ON THE SHEET. CALCULATION VALUES SHOWN ON PHOTOMETRIC PLANS ARE INDICATIVE OF SITE LIGHTING ONLY, THOUGH CALCULATIONS FOR ROW LIGHTING WERE PERFORMED AND ARE INCLUDED IN THE STATISTICS SECTION.

WORK NOTES:

- SITE LIGHTING PRODUCES A MAXIMUM OF 0.1 FC AT THE PROPERTY LINE INDICATED. CALCULATION VALUES ARE LAID OUT IN A 10'x10' GRID. EXACT CALCULATION POINTS SHOWN ON THESE PLANS DO NOT NECESSARILY FALL DIRECTLY ON LOT LINES OR PROPERTY LINES. CALCULATIONS OF SPILL AT 10'-0" OVER THE PROPERTY LINE WERE PERFORMED AT THE SAME POINT DENSITY, AND DO FALL EXACTLY ON THE 10' BOUNDARY PAST THE PROPERTY LINE, BUT THOSE CALCULATION POINTS ARE NOT SHOWN FOR THE SAKE OF PLAN CLARITY.
- THIS PROPERTY LINE IS EXEMPT FROM THE 0.1 FC PROPERTY SPILL LIMIT, AS IT IS ADJACENT TO A WALKWAY, DRIVEWAY, PUBLIC, OR PRIVATE STREET PER CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE ART 146-4.9.2.
- RIGHT OF WAY LIGHT LOCATIONS INDICATED ON THIS PLAN ARE CONCEPTUAL AND SHALL BE FINALIZED IN CIVIL PLANS.

STATISTICS: SITE LIGHTING ONLY (CALCULATION POINTS SHOWN)					
DESCRIPTION	AVG	MIN	AVG/MIN	MAX	MAX/MIN
10' PAST RESL PROP LN	0.1 FC	0.0 FC	N/A	0.1 FC	N/A
ACCESSIBLE ROUTE	5.1 FC	0.8 FC	6.4:1	20.2 FC	25.3:1
SITE PARKING	2.8 FC	0.9 FC	3.1:1	7.7 FC	8.6:1
WEST WALKING PATH	4.9 FC	1.2 FC	4.1:1	14.6 FC	12.2:1

STATISTICS: ROW LIGHTING ONLY (POINT VALUES NOT SHOWN)					
DESCRIPTION	AVG	MIN	AVG/MIN	MAX	MAX/MIN
ROW STREET AREA	1.5 FC	0.0 FC	N/A	3.4 FC	N/A
RESL PROPERTY LINES	0.1 FC	0.0 FC	N/A	0.2 FC	N/A

Bowman

323 3RD AVENUE, #100
LONGMONT, CO 80501
TEL: 1.303.678.1108

NOTICE: DUTY OF COOPERATION: Review of these plans contemplates further coordination among the owner, the consultant, the architect and engineer. Design and construction are complex. Although the architect and the consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is required, and every participant must be responsible. No reliance should be placed on the plans or these plans and be reported immediately to the architect. Values to verify the architect's computations, misinterpretations and omissions are provided. It is the responsibility of the architect and engineer to ensure the architect's plans are responsible for all consequences. Changes made from the plans without consent of the architect are unauthorized, and shall relieve the architect/engineer of responsibility for all consequences caused by such changes.

STANLEY 98 MULTI-FAMILY

A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO.1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DEVELOPMENT APPLICATION

DATE: 09 / 30 / 2024

REVISIONS

DESCRIPTION	DATE	DA SUBMITTAL #2	DA SUBMITTAL #3						
	12/03/2024								
	01/28/2025								

SHEET 22

PHOTOMETRIC PLAN WEST



ACCESSIBLE PATH - - - - -
PROPERTY LINE _____
















- UNIFORMITY RATIO FOR LIGHTED AREAS SHALL COMPLY WITH IESNA RECOMMENDED RANGES FOR LOW, MEDIUM, AND HIGH ACTIVITY AREAS.

- AVG: 1.5 FC
- RANGE: 0.75–3 FC
- UNIFORMITY RATIO: 10:1 MAX-MIN UNIFORMITY (MAXIMUM)

1. SITE LIGHTING PRODUCE A MAXIMUM OF 0.1 FC AT THE PROPERTY LINE INDICATED. CALCULATION VALUES ARE LAID OUT IN A 10'x10' GRID. EXACT CALCULATION POINTS SHOWN ON THESE PLANS DO NOT NECESSARILY FALL DIRECTLY ON LOT LINES OR PROPERTY LINES. CALCULATIONS OF SPILL AT 10'-0" OVER THE PROPERTY LINE WERE PERFORMED AT THE SAME POINTS FOR VISIBILITY AND SPILL. THE 10' BOUNDARY PAST THE PROPERTY LINE, BUT THOSE CALCULATION POINTS ARE NOT SHOWN FOR THE SAKE OF PLAN CLARITY.
2. THIS PROPERTY LINE IS EXEMPT FROM THE 0.1 FC PROPERTY SPILL LIMIT, AS IT IS ADJACENT TO A WALKWAY, DRIVEWAY, PUBLIC, OR PRIVATE STREET PER CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE ART 146-4.9.2.
3. RIGHT OF WAY LIGHT LOCATIONS INDICATED ON THIS PLAN ARE CONCEPTUAL AND SHALL BE FINALIZED IN CIVIL PLANS.

STATISTICS: SITE LIGHTING ONLY (CALCULATION POINTS SHOWN)					
DESCRIPTION	AVG	MIN	AVG/MIN	MAX	MAX/MIN
10' PAST RESI PROP LN	0.1 FC	0.0 FC	N/A	0.1 FC	N/A
ACCESSIBLE ROUTE	5.1 FC	0.8 FC	6.4:1	20.2 FC	25.3:1
SITE PARKING	2.8 FC	0.9 FC	3.1:1	7.7 FC	8.6:1
WEST WALKING PATH	4.9 FC	1.2 FC	4.1:1	14.6 FC	12.2:1

STATISTICS: ROW LIGHTING ONLY (POINT VALUES NOT SHOWN)					
DESCRIPTION	AVG	MIN	AVG/MIN	MAX	MAX/MIN
ROW STREET AREA	1.5 FC	0.0 FC	N/A	3.4 FC	N/A
RESI. PROPERTY LINES	0.1 FC	0.0 FC	N/A	0.2 FC	N/A

LUMINAIRE SCHEDULE										
SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG	DESCRIPTION	NUMBER LAMPS	LAMP OUTPUT	LLF	INPUT POWER	EFFICACY (LP/W)
	(2)A	3	LITHONIA LIGHTING	RADI LED P4 30K ASY	RADEAN ARM MOUNT WITH P4 3000K ASYMMETRIC DISTRIBUTION	1	11155	0.9	171	130
	A	3	LITHONIA LIGHTING	RADI LED P4 30K ASY	RADEAN ARM MOUNT WITH P4 3000K ASYMMETRIC DISTRIBUTION	1	11155	0.9	86	130
	AP	8	LITHONIA LIGHTING	RADI LED P3 30K PATH HS	RADEAN ARM MOUNT WITH P3 3000K PATHWAY DISTRIBUTION WITH HOUSE-SIDE SHIELD	1	5437	0.9	54	101
	B1	24	LITHONIA LIGHTING	DSXB LED 12C 530 30K ASY	D-SERIES BOLLARD WITH 12 3000K LEDS OPERATED AT 530MA AND ASYMMETRIC DISTRIBUTION	1	1719	0.9	22	78
	B2	12	LITHONIA LIGHTING	DSXB LED 12C 350 30K ASY	D-SERIES BOLLARD WITH 12 3000K LEDS OPERATED AT 350MA AND ASYMMETRIC DISTRIBUTION	1	1194	0.9	16	75
	CS	3	LUMENPULSE	L18-120-277-CSL-R0-30K-CRI80-3--XX-XX	LUMENCON COLUMN LIGHT	1	1683	0.9	20	84
	DL	10	LITHONIA LIGHTING	WF6 LED 30K	6" ULTRA-THIN LED WAFER DOWNLIGHT, CCT, 120V 3000K	1	1032	0.9	12.9	80
	FS	136	TIVOLI, LCC	LSL2-B-12-Y-V-30-C	FESTOON LIGHTING (PER BULB)	1	76	0.9	0.8	95
	HR	73	SCHMITZ-WILA BY NORDEON USA	PUCK-XT-SQ-3000K-DSB	PUCK XT	1	175	0.9	1.5	117
	PL	17	WAC LIGHTING	WS-W190208	WALL MOUNT 3000K CYLINDER, 285 LUMEN, BLACK FINISH, 120V, WET LOC RESISTANT PORCH LIGHT.	1	215	0.9	6.0	36
	ROW	6	WE-EF USA	111-0483_US	RFL540-SE LED, STREET AND AREA LIGHTING RFL540-SE-LD-48/48W/3K	1	6912	0.9	52	133
	SP1	9	LITHONIA LIGHTING	RADPT P1 30K SYM	RADEAN POST-TOP WITH P1 3000K SYMMETRIC DISTRIBUTION	1	3189	0.9	25	128
	SP2	7	LITHONIA LIGHTING	RADI LED P2 30K SYM	RADEAN ARM MOUNT WITH P2 3000K SYMMETRIC DISTRIBUTION	1	5225	0.9	38	138
	ST	150 LINEAR FEET	KELVIX	PH3K-WR-24V	PH3K-WR-24V-1FT	19	323/LFT	0.9	3.8	85
	VR	2	SPITZER	CCT VANDAL 30W 3000K	CCT VANDAL 30W 3000K	1	3708	0.9	30	124
	WM	13	LITHONIA LIGHTING	ARC1 LED P2 30K	ARC1 LED WITH P2 - PERFORMANCE PACKAGE, 3000K	1	2035	0.9	17	120

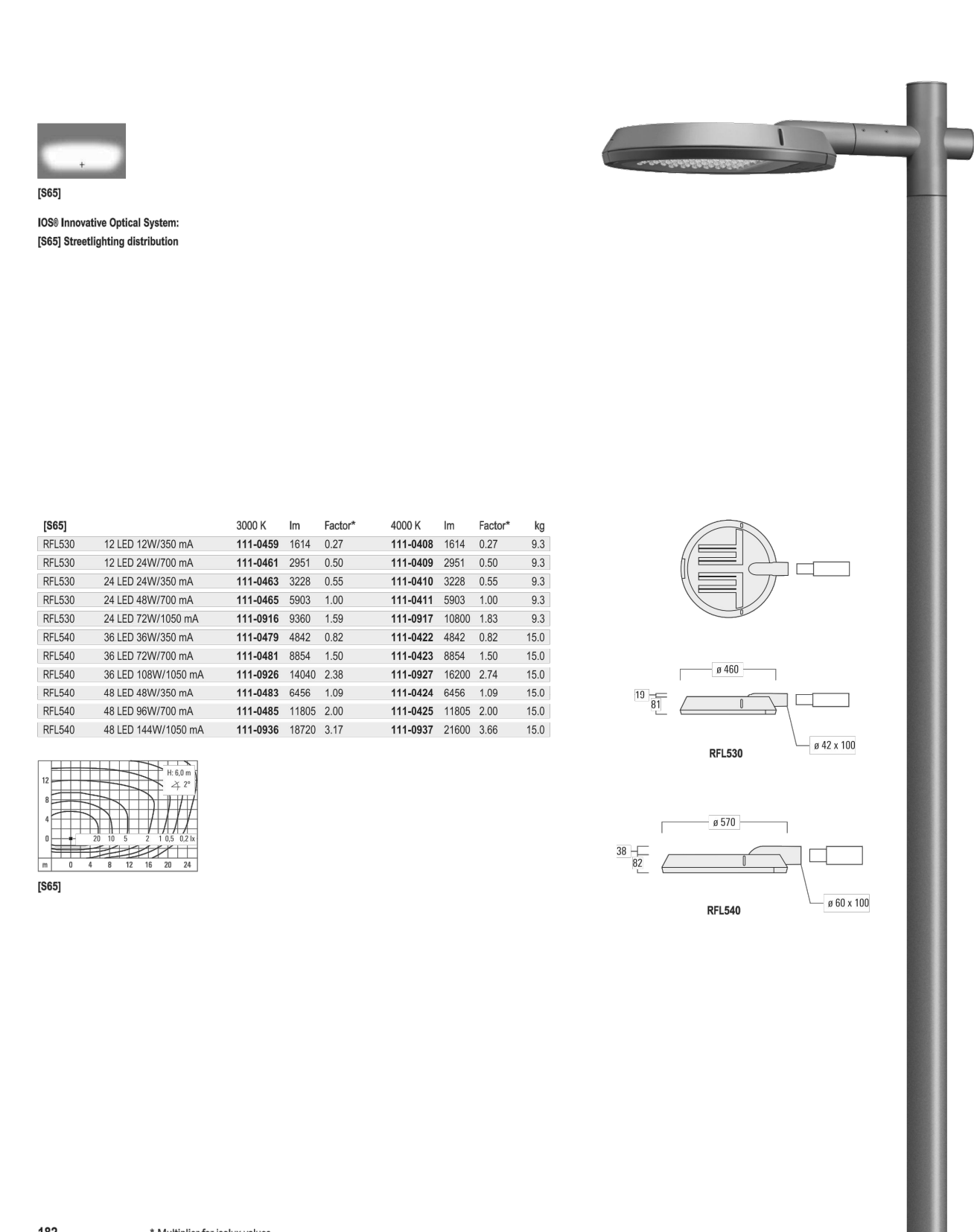
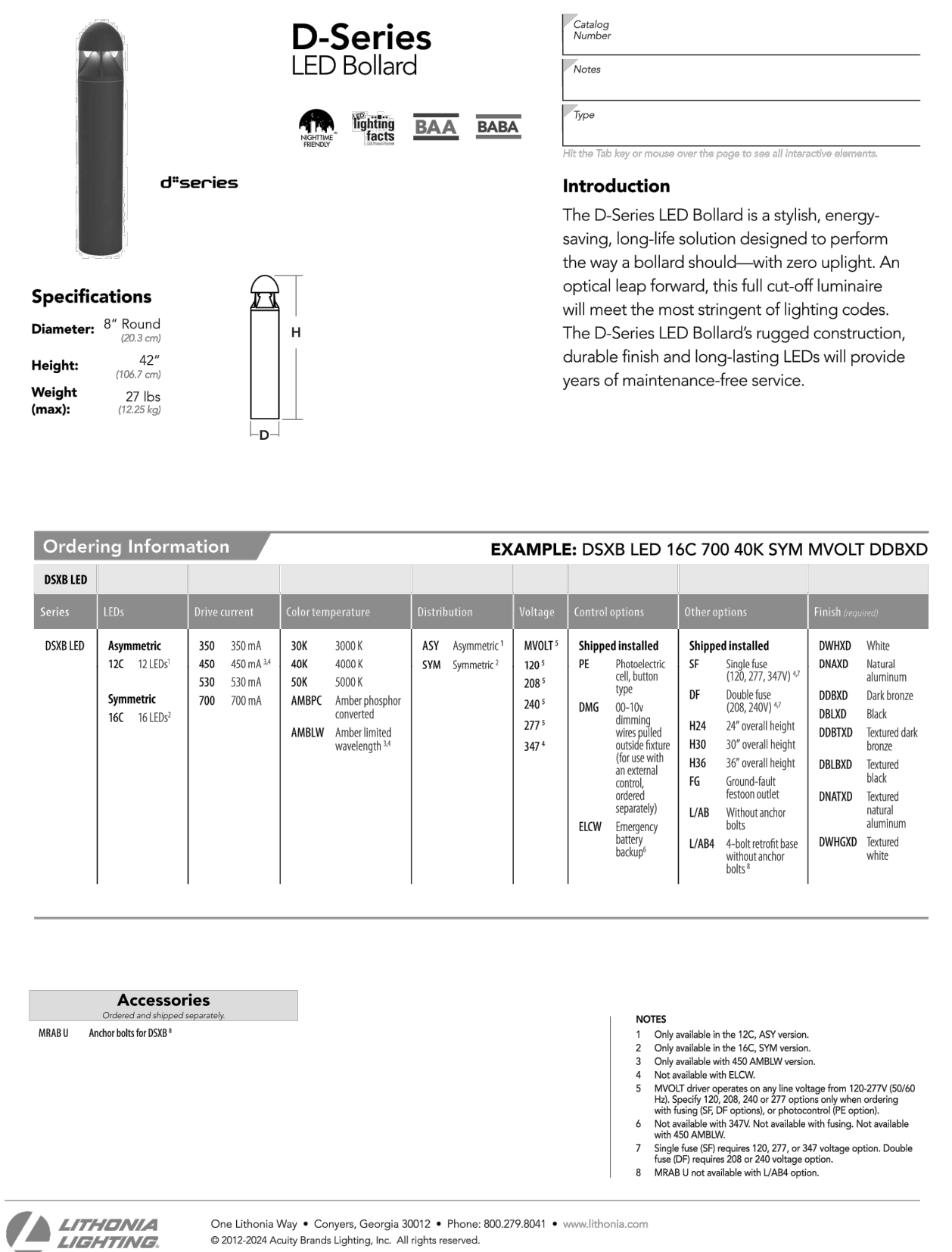
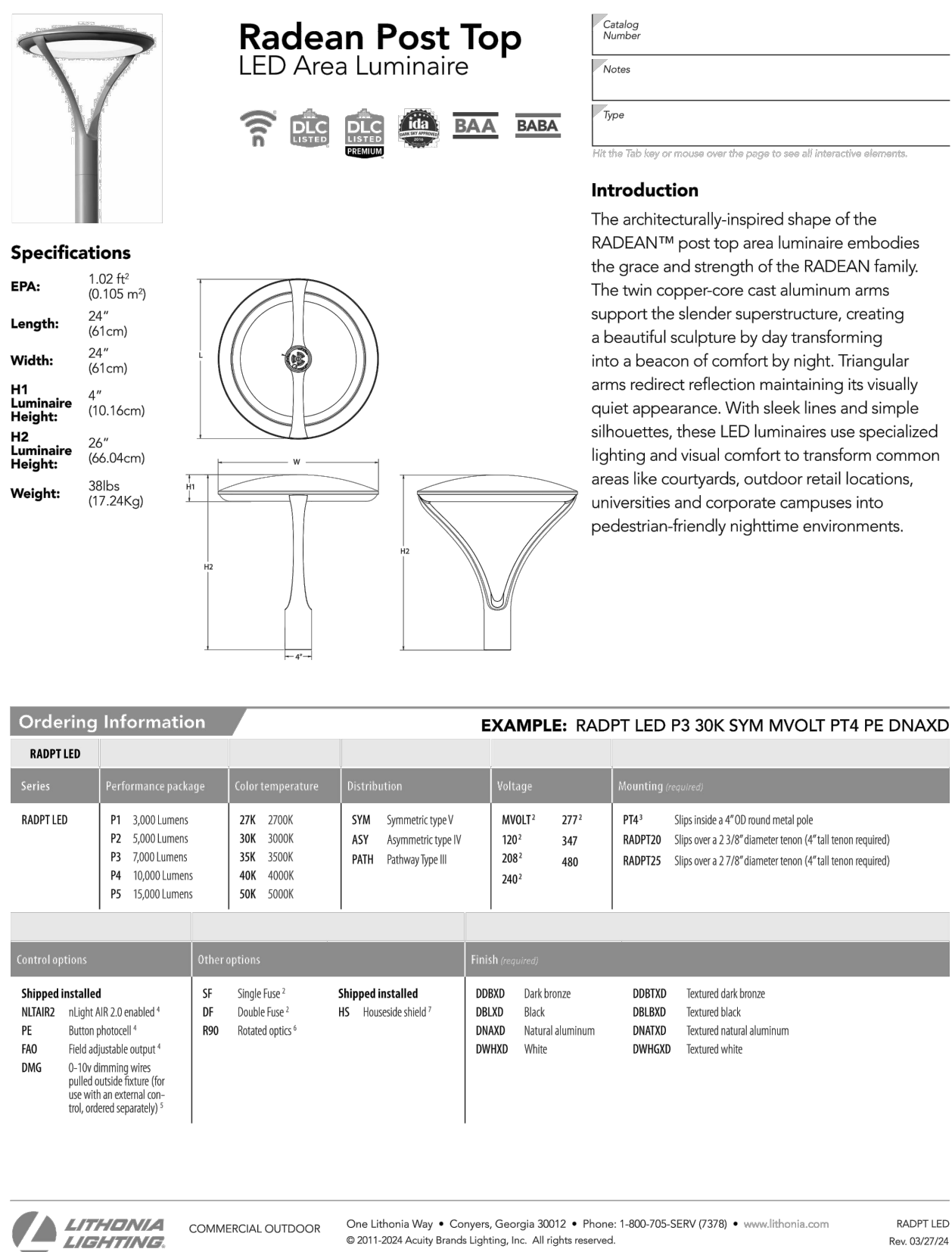
A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

DATE: 09 / 30 / 2024

REVISIONS	
DATE	DESCRIPTION
12 / 03 / 2024	DA SUBMITTAL #2
01 / 28 / 2025	DA SUBMITTAL #3

STANLEY 98 MULTI-FAMILY - DA-2393-01

TYPE: ROW



1

STANLEY 98 MULTI-FAMILY - DA-2393-01

TYPE: VR

PUCK XT

Recessed LED Handrail Luminaire

WILA

DESCRIPTION

Puck XT is a self-contained recessed luminaire for installation into round or square metal handrail profiles or similar metallic structures. The lighting module is available in warm or neutral color temperatures with a choice of light distributions to satisfy a variety of installation conditions.

FEATURES

- Self-contained stainless steel (IP-66 rated) LED module
- Remote drive allows up to 15 PUCK XT modules per circuit
- Shunt bypass allows remaining modules to operate in case of single failure
- Three light distributions to meet varying applications
- 2700K, 3000K, or 4000K color temperatures, or True Amber

Date: _____ Type: _____ Catalog Number: _____

Name: _____

ORDERING INFORMATION

LUMINAIRE

MODEL	APPLICATION	CCIT	OPTIC
PUCKXT	RD	27K	ASB
LED Recessed Module	Round Handrail	2700K	Asymmetric Beam
	SQ	30K	DSB
	Square Handrail	3000K	Double-Sided Beam
		40K	OSB
			One-Sided Beam (For round handrail applications only)
		A	
			True Amber (980 to 995nm - Extended Lead Time)

REMOTE POWER SUPPLY WITH ENCLOSURE

RMTPS UNV-20-500 DIM

Remote Power Supply With Enclosure, Universal 100/277V Input, 20 Watts, 500mA Drive Current, 0-10V Dimming, Powers 1 to 12 PUCK XT LED Modules

RMTPS UNV-25-500 DIM

Remote Power Supply With Enclosure, Universal 100/277V Input, 25 Watts, 500mA Drive Current, 0-10V Dimming, Powers 4 to 15 PUCK XT LED Modules

ACCESSORIES

MP003	MP008
Gold Thread Connector	Trim Kit BS
MP011	MP009
PUCK XT Installation Tool	Trim Tap
MP016	
PUCK XT DVI Guide Jig	

EXPERIENCE
BRANDS™

www.WilaNorthAmerica.com

For other Experience® Brands companies, please visit www.Experiencebrandsusa.com

This is a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials. Technical specification sheets that appear online are the latest version available. Consult the factory for current status of this Wila/Experience compliance.

1/5

Rev 2/20/2020

DEFENDER Round Vandal Resistant Luminaire		Spitzer LIGHTING																													
MODEL NO.	TYPE	PROJECT/DATE																													
KEY FEATURES <ul style="list-style-type: none"> • Cast aluminum housing with impact proof PC lens and Torx screw • Factory installed integrated emergency driver with waterproof test switch • Field changeable or factory pre-set CCT 																															
TECHNICAL SUMMARY <table border="1"> <tr> <td>SIZE:</td><td>8", 10", 14"</td></tr> <tr> <td>WATTAGE:</td><td>15W, 25W, 30W</td></tr> <tr> <td>LUMEN/EFFICACY</td><td>1200LM / 2500LM, 3500LM / 115LM/W (w/ visor: 600lm, 1200lm, 1700lm)</td></tr> <tr> <td>INPUT VOLTAGE</td><td>120-277Vac</td></tr> <tr> <td>AVAILABLE CCT/CRI</td><td>3000/4000/5000K CCT changeable / 70+ CRI</td></tr> <tr> <td>CONTROL</td><td>0-10V dimmable, Wall mount photocell option</td></tr> <tr> <td>VALIDATIONS</td><td>ETL wet location listed/PAS/IK10 rated, 8" and 10" is ADA compliant, FCC, RoHS</td></tr> <tr> <td>LIFETIME</td><td>L70 > 70000 Hours, 5 year warranty</td></tr> <tr> <td>OPERATION TEMP</td><td>-40°F - 131°F / -22°F - 122°F</td></tr> <tr> <td>FINISH</td><td>Black, White, Dark Bronze, Custom</td></tr> </table>				SIZE:	8", 10", 14"	WATTAGE:	15W, 25W, 30W	LUMEN/EFFICACY	1200LM / 2500LM, 3500LM / 115LM/W (w/ visor: 600lm, 1200lm, 1700lm)	INPUT VOLTAGE	120-277Vac	AVAILABLE CCT/CRI	3000/4000/5000K CCT changeable / 70+ CRI	CONTROL	0-10V dimmable, Wall mount photocell option	VALIDATIONS	ETL wet location listed/PAS/IK10 rated, 8" and 10" is ADA compliant, FCC, RoHS	LIFETIME	L70 > 70000 Hours, 5 year warranty	OPERATION TEMP	-40°F - 131°F / -22°F - 122°F	FINISH	Black, White, Dark Bronze, Custom								
SIZE:	8", 10", 14"																														
WATTAGE:	15W, 25W, 30W																														
LUMEN/EFFICACY	1200LM / 2500LM, 3500LM / 115LM/W (w/ visor: 600lm, 1200lm, 1700lm)																														
INPUT VOLTAGE	120-277Vac																														
AVAILABLE CCT/CRI	3000/4000/5000K CCT changeable / 70+ CRI																														
CONTROL	0-10V dimmable, Wall mount photocell option																														
VALIDATIONS	ETL wet location listed/PAS/IK10 rated, 8" and 10" is ADA compliant, FCC, RoHS																														
LIFETIME	L70 > 70000 Hours, 5 year warranty																														
OPERATION TEMP	-40°F - 131°F / -22°F - 122°F																														
FINISH	Black, White, Dark Bronze, Custom																														
<i>*Delivered lumens may vary, refer to photometric for full performance data</i>																															
<div> </div>																															
<div> </div>																															
DIMENSIONS <div> </div>																															
		<table border="1"> <thead> <tr> <th>Model No.</th><th>A</th><th>B</th><th>C</th><th>D</th><th>E</th><th>WEIGHT</th></tr> </thead> <tbody> <tr> <td>DF-08</td><td>8.8"</td><td>7.2"</td><td>2.8"</td><td>3.2"</td><td>1.6"</td><td>3.5 lbs 4.7 lbs (w/ visor)</td></tr> <tr> <td>DF-10</td><td>10.67"</td><td>9.2"</td><td>3"</td><td>3.35</td><td>1.4</td><td>5 lbs 6.4 lbs (w/ visor)</td></tr> <tr> <td>DF-14</td><td>14.3"</td><td>11.6"</td><td>4.86"</td><td>6"</td><td>2.56"</td><td>9 lbs 10.8 lbs (w/ visor)</td></tr> </tbody> </table>		Model No.	A	B	C	D	E	WEIGHT	DF-08	8.8"	7.2"	2.8"	3.2"	1.6"	3.5 lbs 4.7 lbs (w/ visor)	DF-10	10.67"	9.2"	3"	3.35	1.4	5 lbs 6.4 lbs (w/ visor)	DF-14	14.3"	11.6"	4.86"	6"	2.56"	9 lbs 10.8 lbs (w/ visor)
Model No.	A	B	C	D	E	WEIGHT																									
DF-08	8.8"	7.2"	2.8"	3.2"	1.6"	3.5 lbs 4.7 lbs (w/ visor)																									
DF-10	10.67"	9.2"	3"	3.35	1.4	5 lbs 6.4 lbs (w/ visor)																									
DF-14	14.3"	11.6"	4.86"	6"	2.56"	9 lbs 10.8 lbs (w/ visor)																									
		with Visor																													
<div> </div>																															
<div> </div>																															
Spitzer LIGHTING																															
7522 Interchange Blvd., Newark, NJ 10711		www.spitzerlighting.com	Specification is subject to change without notice																												
			<div> </div>																												

STANLEY 98 MULTI-FAMILY

A LOT AND A BLOCK, STANLEY 98 SUBDIVISION FILING NO.1,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

1. ALL LIGHTING CONTROLS, FINISHES, ADDITIONAL OPTIONS, AND MOUNTING TYPES TO BE CONFIRMED/SELECTED BY ARCHITECT AND ENGINEER DESIGNING BUILDING SYSTEM.

TYPE: PL

WAC LIGHTING

Cylinder

Wall Mount 3000K

Model	Color Temp & CRI	Lumens	Finish
1 WS-W190208	3000 90-98	285	<input type="checkbox"/> BK Black <input type="checkbox"/> BZ Bronze <input type="checkbox"/> WT White

Fixture Type:

Catalog Number:

Project:

Location:

Example: WS-W190208-30-WT

For custom requests please contact customs@waclighting.com

FEATURES

- Multiple LED array for uniform illumination
- WS-W190208 is one direction, WS-W190212 is an up & down light
- ACLED driverless technology
- 5 Year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI	80
Dimming:	ELV: 100-10%
Rated Life:	50,000 Hours
Mounting:	Installs over a 3" or 4" Junction Box. Can be mounted on wall in all orientations
Standards:	ETL, cETL, ADA, Wet Location Listed
Construction	Die-cast aluminum

FINISHES:

LINE DRAWING:

waclighting.com | Phone (800) 526-2588 | Fax (800) 526-2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. December 2024

1

DATE: 09 / 30 / 2024

REVISIONS	
DATE	DESCRIPTION
12 / 03 / 2024	DA SUBMITTAL #2
01 / 28 / 2025	DA SUBMITTAL #3

SHEET 25
PHOTOMETRIC
CUTSHEETS