

BENCHMARK

ELEVATIONS ARE BASED ON CITY OF AURORA POINT J-045, WITH A PUBLISHED ELEVATION OF 5474.44 FEET (NAVD88), BEING A 2" BRASS CAP LOCATED AT THE SOUTHWEST CORNER OF LOCKHEED DRIVE AND LAREDO STREET.

BASIS OF BEARINGS

GPS DERIVED BEARINGS ARE BASED ON A BEARING OF N00°22'13"W ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 8, BETWEEN A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX "LS 22100" AT THE CENTER QUARTER CORNER OF SECTION 8, AND A FOUND #6 REBAR W/ 3-1/4" ALUMINUM CAP IN RANGE BOX "LS 13155" AT THE CENTER NORTH SIXTEENTH CORNER OF SECTION 8 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

LAND USE DATA:

- MUNICIPALITY:
• CITY OF AURORA
• UNIFIED DEVELOPMENT CODE ZONING (CHAPTER 146)

- PARCEL ID:
• 1975-08-2-14-011 (PARCEL A)
• 1975-08-2-14-007 (PARCEL B)

- ADDRESS:
• 255 N. LAREDO STREET, AURORA, CO 80011

- LOT AREA:
• 70,105 SF (1.61 ACRES)

- OWNER:
• GOOD MORNING, LLC.
• 6584 S CATAWBA CIRCLE, AURORA, CO 80016

- ZONE:
• I-1 BUSINESS/TECH DISTRICT

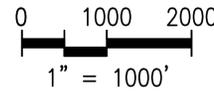
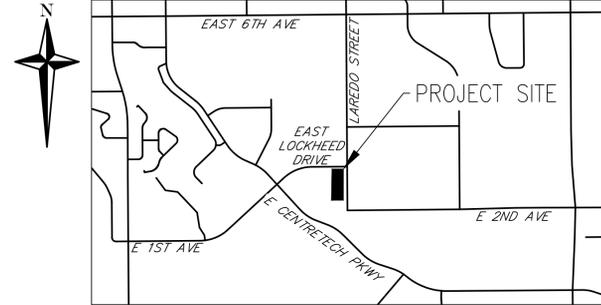
- USE:
• OFFICE AND WAREHOUSE

- MAX. HEIGHT:
• STORIES ALLOWED: 6
• HEIGHT ALLOWED: 100'
• STORIES PROPOSED: 1
• HEIGHT PROPOSED: 33'-10 3/4"

IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

VICINITY MAP



PREPARED BY



1 BROADWAY, A225 DENVER, CO 80203

PREPARED FOR

IRON HAMMER, INC.
12001 E. 33RD AVE., UNIT G
AURORA, CO 80010

Sheet List Table

Table with 2 columns: Sheet Number, Sheet Title. Lists sheets 1 through 11 including COVER, SITE PLAN, OVERALL GRADING PLAN, etc.

Site Data table containing Lot Area (70,105 SF), Current Zoning (I-1), Building Area (18,500 SF), and various setbacks and buffers.

SIGNATURE BLOCK: IRON HAMMER AT CENTRETECH SITE PLAN AMENDMENT

LEGAL DESCRIPTION

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO - RECEPTION NO. D8030422.

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.

IN WITNESS WHEREOF, _____ HAS CAUSED THESE (CORPORATION, COMPANY, OR INDIVIDUAL)

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

By: _____ (PRINCIPALS OR OWNERS)

STATE OF COLORADO
CITY AND COUNTY OF ADAMS

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

(PRINCIPALS OR OWNERS)

WITNESSED MY HAND AND OFFICIAL SEAL.

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ NOTARY BUSINESS ADDRESS: _____

City of Aurora Approvals form with fields for City Attorney, Planning Director, Planning Commission, City Council, and Attest.

Project Owner/Developer Signature Block with fields for signature and date of Iron Hammer Inc.

DESIGN TEAM:

OWNER/APPLICANT
IRON HAMMER, INC.
12001 E. 33RD AVE., UNIT G
AURORA, CO 80010
720-323-9477

CIVIL ENGINEER
BRIGHTLIGHTER ENGINEERING LLC
1 BROADWAY, A225
DENVER, CO 80203
CONTACT: JESSE DONOVAN, PE
720-504-8629
jesse@brightlightereng.com

ARCHITECT
S-ARCH LLC.
12 MORNINGSIDE DRIVE
WHEAT RIDGE, CO
CONTACT: MARK HARRIS
720-364-0056
mharris@s-arch.com

SURVEYOR
FLATIRONS, INC.
4501 LOGAN ST.
DENVER, CO 80216
JOSHUA BREDLOVE, PLS
303-936-6997
jbredlove@flatironsinc.com

LANDSCAPE ARCHITECT
OUTDOOR DESIGN GROUP
5690 WEBSTER STREET
ARVADA, CO 80002
CONTACT: MATTHEW CORRIAN, PLA
303-993-4811
mcorrian@odgdesign.com

UTILITY CONTACTS:

WATER
AURORA WATER
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
303-739-7370

SANITATION
AURORA PUBLIC WORKS
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
303-739-7300

STORMWATER
AURORA PUBLIC WORKS
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
303-739-7300

FIRE
AURORA FIRE RESCUE
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
303-326-8986

ELECTRIC
XCEL ENERGY
1123 WEST 3RD AVENUE
DENVER, CO 80223
CONTACT: DONNA GEORGE
303-571-3306
donna.l.george@xcelenergy.com

NATURAL GAS
XCEL ENERGY
1123 WEST 3RD AVENUE
DENVER, CO 80023
CONTACT: DONNA GEORGE
303-571-3306
donna.l.george@xcelenergy.com

NOT FOR CONSTRUCTION



Project information table with fields for Project #, Project Date, Designer, and Reviewer.



SITE PLAN AMENDMENT
IRON HAMMER AT CENTRETECH
279 LAREDO STREET
AURORA, CO
JESSE DONOVAN, P.E. 720-504-8629

Revision Description table with columns for Revision Number, Description, and Date.

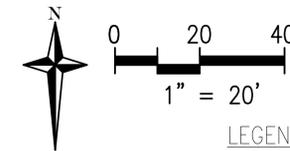
COVER

AMENDMENT BLOCK

IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

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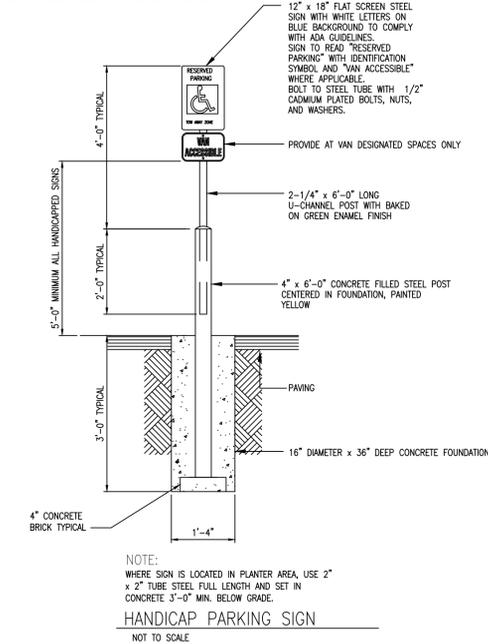
PROJECT #	IH2215
PROJECT DATE	04/28/2023
DESIGNER	SAK
REVIEWER	JSD



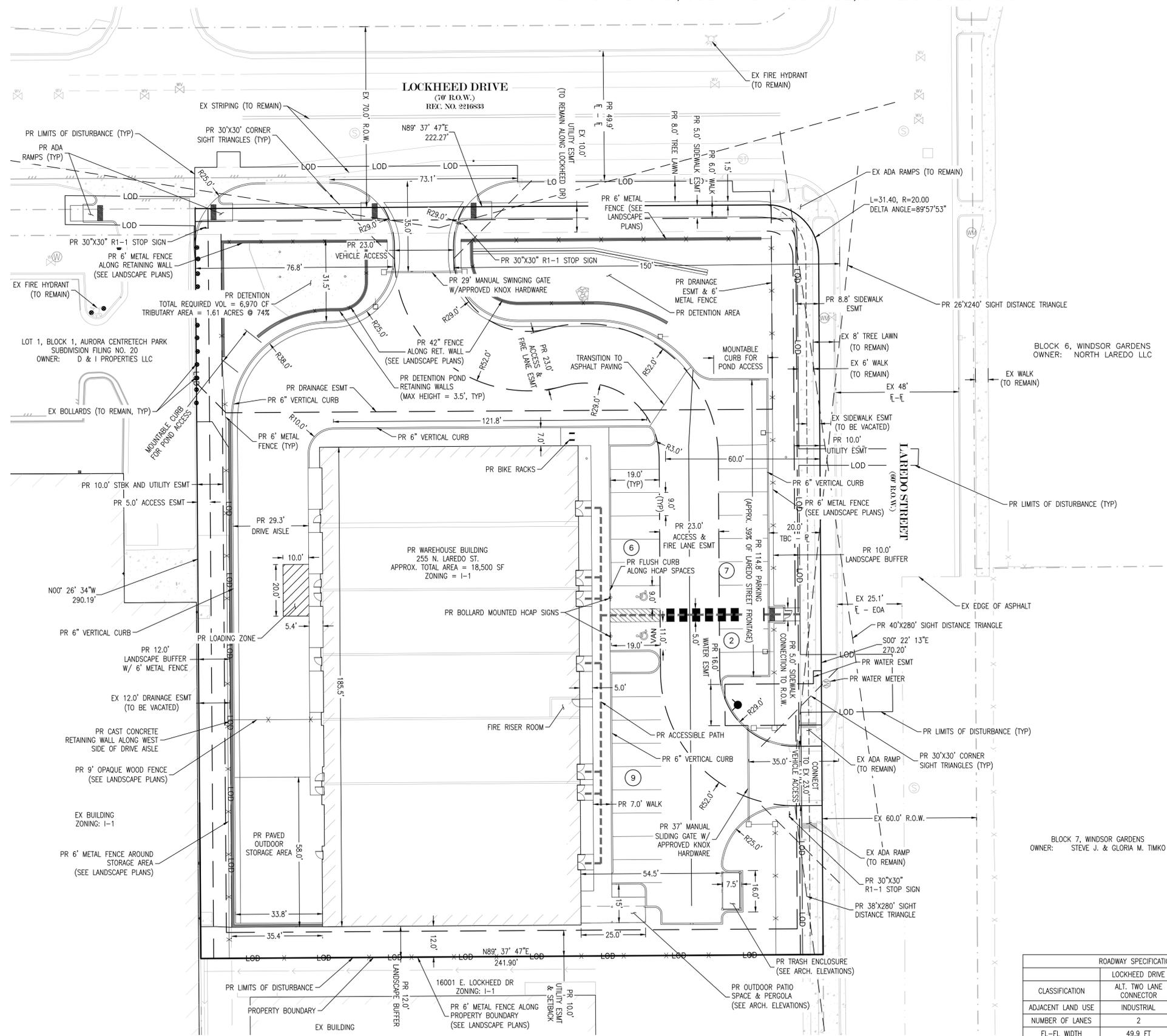
LEGEND	
	PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SETBACK LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED STRIPING
	PROPOSED ADA PARKING STRIPING
	PROPOSED SIGNAGE
	PROPOSED BUILDING FOOTPRINT
	PROPOSED / EXISTING TREE
	PROPOSED HCAP STRIPING
	PROPOSED ACCESSIBLE ROUTE
	PROPOSED CROSSWALK
	PROPOSED FENCE

NOTES:

- PROPOSED STREETLIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- A LICENSED CONTRACTOR IS REQUIRED TO OBTAIN A VALID BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE INSTALLATION OF ANY GATING SYSTEM UTILIZED BY EMERGENCY RESPONDERS TO ENTER THE SITE.



ROADWAY SPECIFICATIONS		
	LOCKHEED DRIVE	LAREDO STREET
CLASSIFICATION	ALT. TWO LANE CONNECTOR	LOCAL STREET TYPE 2
ADJACENT LAND USE	INDUSTRIAL	INDUSTRIAL
NUMBER OF LANES	2	2
FL-FL WIDTH	49.9 FT	48 FT
PEDESTRIAN ACTIVITY	MEDIUM	MEDIUM
PAVEMENT TYPE	R3	R3



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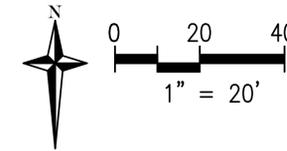
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SITE PLAN

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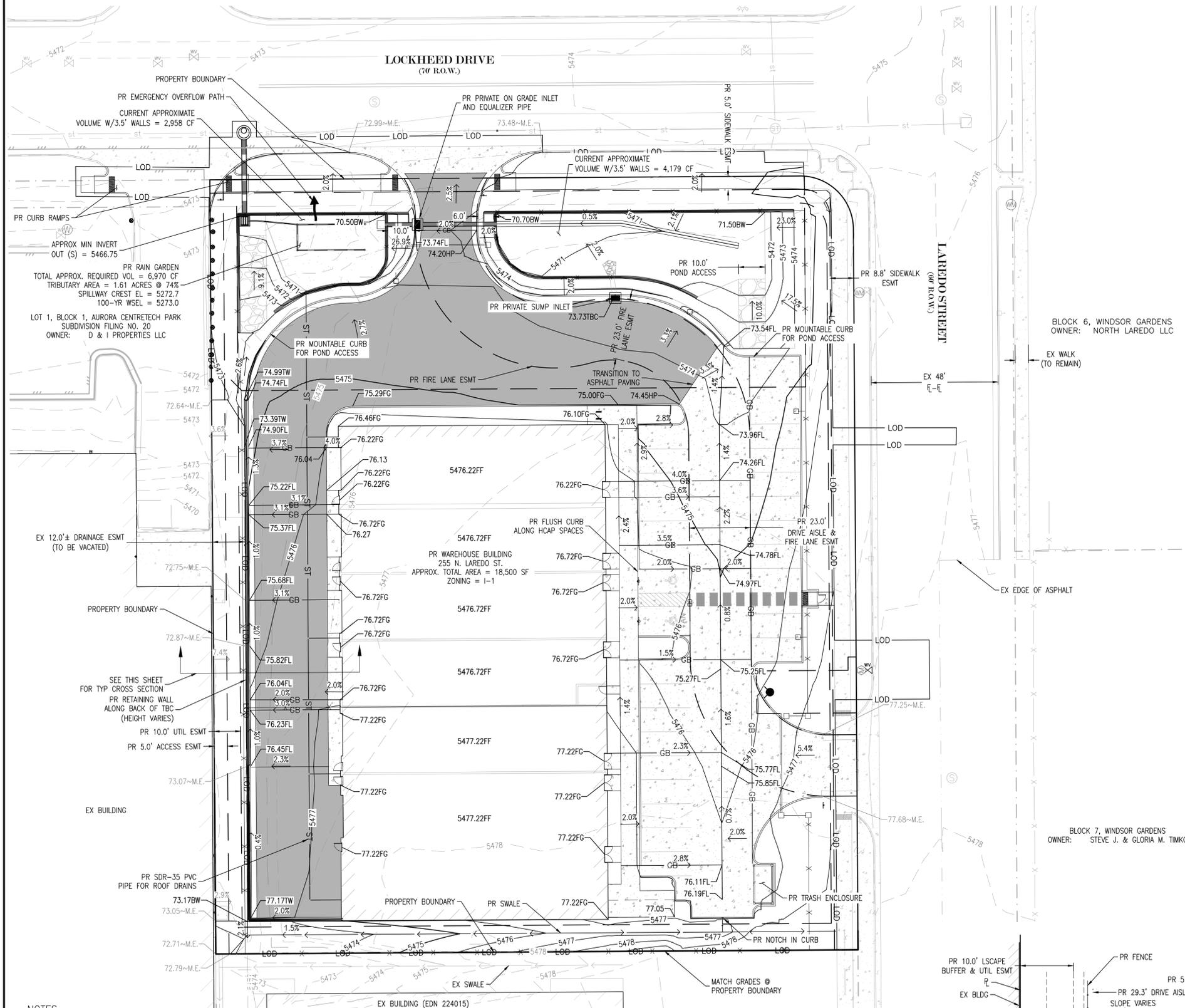
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SITE PLAN AMENDMENT
IRON HAMMER AT CENTRETECH
 279 LAREDO STREET
 AURORA, CO
 JESSE DONOVAN, P.E. 720-504-8629



LEGEND

	PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SETBACK LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED PERCENT SLOPE
	EXISTING PERCENT SLOPE
	PROPOSED SPOT ELEVATION (SEE ABBR. LIST)
	EXISTING SPOT ELEVATION (SEE ABBR. LIST)
	PROPOSED GRADE BREAK
	EXISTING GRADE BREAK
	PROPOSED DITCH FLOWLINE

** ABBREVIATIONS

BW	FG @ BOTTOM OF WALL
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
M.E.	MATCH EXISTING
TBC	TOP BACK OF CURB
TW	FG @ TOP OF WALL
TR	TOP OF RISER
BR	BOTTOM OF RISER

EARTHWORK NOTE

EARTHWORK NUMBERS ARE UNADJUSTED FOR SHRINK/SWELL, DO NOT ACCOUNT FOR TOPSOIL REMOVAL, AND ARE MEASURED TO THE FINISHED GRADE AND FINISHED FLOOR ELEVATIONS. CONTRACTOR MUST SUBTRACT FOR SLABS, PAVEMENTS, FOUNDATIONS, STRUCTURAL FILL, ETC. SEE GEOTECHNICAL REPORT FOR MORE INFORMATION.

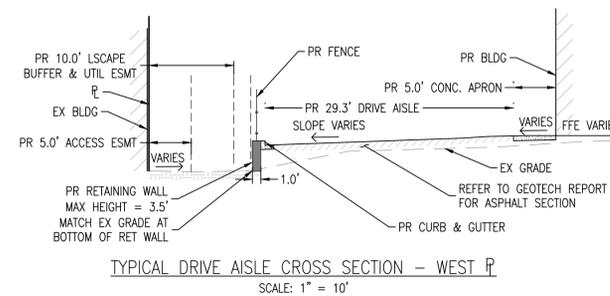
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- NOTES:**
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
 2. THE MAXIMUM SLOPE WITHIN THE RIGHT-OF-WAY IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE THE RIGHT-OF-WAY IS 3:1.
 3. THE 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 OF 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.
 4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR (4) PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN (10) PERCENT.
 5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO (2) PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE (5) PERCENT.



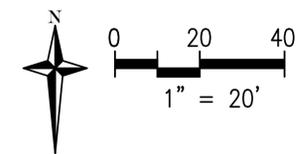
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OVERALL GRADING PLAN

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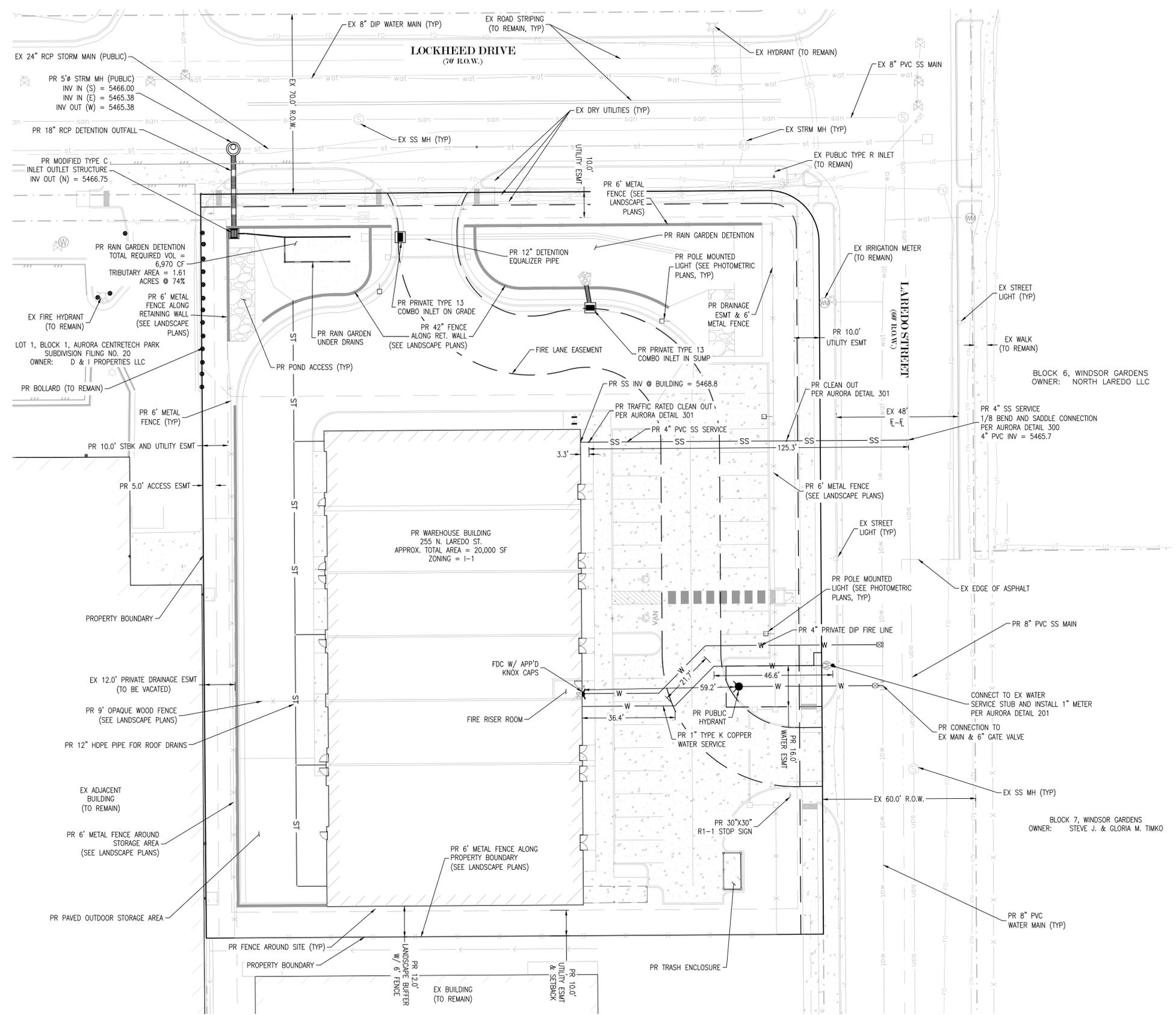
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SITE PLAN AMENDMENT
IRON HAMMER AT CENTRETECH
 279 LAREDO STREET
 AURORA, CO
 JESSE DONOVAN, P.E. 720-504-8629



LEGEND

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	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SETBACK LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED UTILITY (TYP)
	EXISTING UTILITY (TYP)
	PROPOSED STORM <18"
	EXISTING STORM <18"
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED WATER LINE
	EXISTING WATER LINE

	PROPOSED		EXISTING	STORM MANHOLE
	PROPOSED		EXISTING	STORM STRUCTURE
	PROPOSED		EXISTING	SANITARY MANHOLE
	PROPOSED		EXISTING	FIRE HYDRANT
	PROPOSED		EXISTING	FIRE DEPARTMENT CONNECTION
	PROPOSED		EXISTING	WATER METER IN MANHOLE
	PROPOSED		EXISTING	WATER METER IN VAULT
	PROPOSED		EXISTING	CORP STOP
	PROPOSED		EXISTING	CURB STOP
	PROPOSED		EXISTING	TAP SLEEVE AND VALVE
	PROPOSED		EXISTING	OPEN GATE VALVE

ALL PIPES ARE CLASS III RCP UNLESS OTHERWISE NOTED. CALCULATIONS TO TOP OF PIPE (TOP) FOR REINFORCED CONCRETE PIPE (RCP) ASSUMES WALL THICKNESS AS SHOWN BELOW:

PIPE I.D. (INCHES)	WALL THICKNESS (INCHES)	PIPE O.D. (INCHES)
12	2.00	16.00
15	2.25	19.50
18	2.50	23.00
21	2.75	26.50
24	3.00	30.00
27	3.25	33.50
30	3.50	37.00
33	3.75	40.50
36	4.00	44.00

PIPE LENGTH NOTE
 LENGTHS OF STORM/SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

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- NOTES:**
1. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER.
 2. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
 3. ALL STORM IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 4. CONTRACTOR TO CONFIRM LOCATION OF EXISTING WATER SERVICES. IN THE EVENT THAT THE EXISTING SERVICES ARE INACTIVE, NEW TAPS WILL BE INSTALLED ALONG THE MAIN.

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OVERALL UTILITY PLAN

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PLAN SET INDEX

SHEET	NAME
5	LANDSCAPE COVER SHEET & PLANT LIST
6	LANDSCAPE PLAN
7	LANDSCAPE NOTES & DETAILS

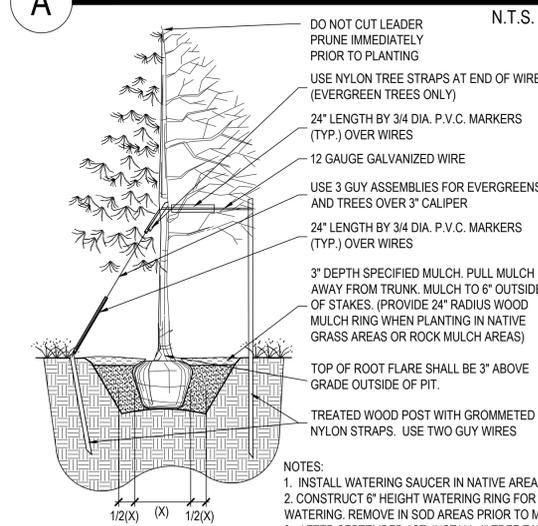
LANDSCAPE PLANT LIST

DECIDUOUS SHADE TREES										
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION		
SKC	Seedless Kentucky Coffeetree	Gymnodia dioica 'Espresso'	9	50-60'	40-50'	Low	Sun	2 1/2' Cal., B&B		
CSO	Crimson Spire Oak	Quercus crimson Spire	3	40-60'	15-20'	Medium	Sun	2' Cal., B&B		
WEH	Western Hackberry	Celtis occidentalis	1	50-60'	40-50'	Low	Sun	2 1/2' Cal., B&B		
ORNAMENTAL TREES										
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION		
CBC	Coralburst Crabapple	Malus 'Coralburst'	3	12-15'	12-15'	Medium	Sun	2' Cal., B&B		
TSC	Tina Sargent Crabapple	Malus sargentii 'Tina'	7	8-10'	8-12'	Medium	Sun	2' Cal., B&B		
CCP	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	5	20-30'	15-20'	Medium	Sun	2' Cal., B&B		
DECIDUOUS SHRUBS										
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION		
SOS	Standing Ovaton Serviceberry	Amelanchier alnifolia Standing Ovaton	3	12-15'	3-4'	Medium	Sun / Part Shade	5 Gallon Cont		
LEP	Leadplant	Amorpha canescens	10	2-4'	2-4'	Very Low	Sun	5 Gallon Cont		
BMS	Blue Mist Spirea	Caryopteris x dandonensis 'Blue Mist'	83	3-4'	2-3'	Low	Sun	5 Gallon Cont		
AFD	Arctic Fire Dogwood	Cornus sericea Arctic Fire	41	3-4'	3-4'	Medium	Adaptable	5 Gallon Cont		
CMD	Carol Mackie Daphne	Daphne x burkwoodii 'Carol Mackie'	6	3-5'	3-5'	Medium	Part Shade / Shade	5 Gallon Cont		
BBB	Beauty Bush	Kolkwitzia amabilis	7	6-10'	6-10'	Low	Sun / Part Shade	5 Gallon Cont		
DSP	Dakota Sunspot Potentilla	Potentilla fruticosa Dakota Sunspot	14	2-3'	2-3'	Low	Sun	5 Gallon Cont		
CWS	Creeping Western Sand Cherry	Prunus besseyi Pawnee Buttes	31	15-18"	4-6"	Low	Sun	5 Gallon Cont		
DFS	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	31	2-3'	6-8"	Low	Sun	5 Gallon Cont		
TES	Tiger Eyes Slaghorn Sumac	Rhus typhina Tiger Eyes	22	6-8'	6-8"	Low	Sun	5 Gallon Cont		
ALC	Alpine Currant	Ribes alpinum	23	3-6"	3-6"	Low	Sun / Part Shade	5 Gallon Cont		
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	16	4-6"	4-6"	Low	Sun	5 Gallon Cont		
CAC	Compact American Cranberrybush	Viburnum trilobum Bailey Compact	18	4-5"	4-5"	Medium	Adaptable	5 Gallon Cont		
EVERGREEN SHRUBS										
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION		
CMZ	Chieftan manzanilla	Arctostaphylos x coloradoensis 'Chieftan'	20	18-36"	5-8"	Low	Sun / Part Shade	5 Gallon Cont		
JFB	Joint Fir Bluestem	Ephedra equisetina	36	3-5"	2-3"	Low	Sun / Part Shade	5 Gallon Cont		
DAP	Dwarf Austrian Pine	Pinus nigra 'Hetza'	2	3-6"	3-6"	Low	Sun	5 Gallon Cont		
CGE	Canadale Gold Euonymus	Euonymus fortunei 'Emerald Gaiety'	43	18-24"	3-4"	Medium	Sun / Part Shade	5 Gallon Cont		
BUF	Buffalo Juniper	Juniperus sabinna 'Buffalo'	12	12-18"	6-8"	Low	Sun / Part Shade	5 Gallon Cont		
WMJ	Woodward columnar juniper	Juniperus scopulorum 'Woodward'	8	20"	2-4"	Low	Sun	5 Gallon Cont		
SGJ	Sea Green Juniper	Juniperus x media 'Sea Green'	49	5-6"	6-8"	Low	Sun	5 Gallon Cont		
AND	Adam's Needle Yucca	Yucca filamentosa	12	2-3"	3-4"	Low	Sun	5 Gallon Cont		
ORNAMENTAL GRASSES										
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION		
VFG	Variagated Feather Reed Grass	Calamagrostis acutiflora 'Overdam'	16	1-3"	1-3"	Low	Sun / Part Shade	5 Gallon Cont		

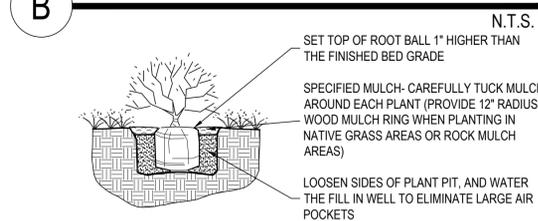
NATIVE SEEDING - DRYLAND MIX

Pawnee Buttes Seed Mixes (www.pawneebuttesseed.com); PBSI Low Grow Mix; Application Rate: 5 LBS/1,000 SF

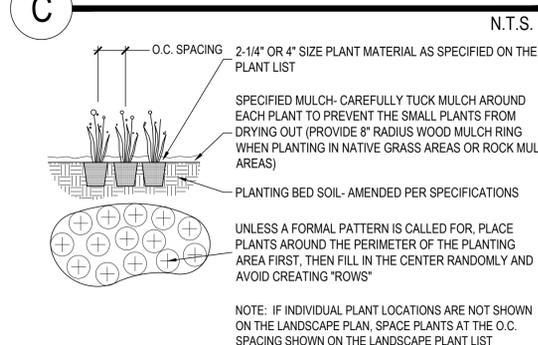
A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



B PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON



C PLANTING DETAIL FOR PERENNIALS, ANNUALS, & ALL CONTAINER PLANTS 1 GALLON OR SMALLER



AURORA NOTES

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

LANDSCAPE REFERENCE MANUAL NOTES

1. ALL FREE STANDING POLE LIGHTS ARE APPROVED STREET LIGHT FIXTURES AND POLES PER THE DRAFT LIGHTING STANDARDS FOR APPROVED STREET LIGHT FIXTURES AND POLES.

2. ALL SIDEWALKS AND PLAZAS TO BE CONCRETE. ALL DRIVE AISLE AND PARKING TO BE ASPHALT EXCEPT AREAS UNDER THE COVERED PODIUM. REFER TO THE SITE PLAN AND THE SITE PLAN LEGEND FOR CONCRETE PAVED PARKING AREA.

3. "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."

4. "ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY 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."

5. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY

6. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IS THE MINIMUM AMOUNT CURRENTLY REQUIRED TO OBTAIN A LAWN PERMIT.

LANDSCAPE REQUIREMENTS

LOCATION	BUFFER WIDTH REQ.	BUFFER WIDTH PROV.	LANDSCAPE REQ.	TREE REQ./ TREE PROV.	SHRUBS REQ./ SHRUBS PROV.
LOCKHEED DR. CURBSIDE LANDSCAPE (1,371 SF. & 130 LF.)	N / A	N / A	1 TREE / 40 LF. + 1 SHRUB / 40 SF.	3 / 3	33 / 33
LAREDO ST. CURBSIDE LANDSCAPE (1,936 SF. & 219 LF.)	N/A	N/A	1 TREE / 40 LF. + 1 SHRUB / 40 SF.	6 / 6	48 / 48
LOCKHEED DR. STREET FRONTAGE BUFFER (209 LF.)	10' (8' W/ FENCE)	8' W/ 6' FENCE	1 TREE & 10 SHRUBS / 40 LF.	5 / 1 - AND - 40 SHRUBS REPLACEMENTS REQ	92 / 92
LAREDO ST. STREET FRONTAGE BUFFER (261 LF.)	10'	12.5' - 13.8' W/ 6' FENCE	1 TREE & 10 SHRUBS / 40 LF.	7 / 7	66 / 66
WEST NON-STREET PERIMETER BUFFER (291 LF.)	20' (12' W/ FENCE)	12' W/ FENCE	1 TREE & 5 SHRUBS / 40 LF. - 30% EVERGREEN TREES	7 / 0 - OR - 70 SHRUB REPLACEMENTS	106 / 106
SOUTH NON-STREET PERIMETER BUFFER (242 LF.)	20' (12' W/ FENCE)	12' W/ FENCE	1 TREE & 5 SHRUBS / 40 LF. - 30% EVERGREEN TREES	6 / 0 - OR - 60 SHRUB REPLACEMENTS	91 / 91
BUILDING PERIMETER NORTH (101 LF.)	6'	20.5'	1 TREE / 40 LF.	3 / 3	0 / 6
BUILDING PERIMETER EAST (142 LF.)				4 / 4	0 / 12
PARKING LOT INTERIOR	N / A	N / A	1 SHADE TREE & 6 SHRUBS / 9 X 19' ISLAND	5 / 4 - AND - 10 SHRUB REPLACEMENTS	40 / 40
DETENTION POND (1,773 SF)	N / A	N / A	1 TREE + 10 SHRUBS / 4,000 SF.	0 / 0	0 / 0

GENERAL LANDSCAPE NOTES

1. ALL LOW PERENNIAL AND GROUND COVER PLANTING AREAS SHALL BE MULCHED WITH SHREDDED WESTERN RED CEDAR WOOD MULCH, AT A DEPTH OF 2". WEED BARRIER FABRIC IS NOT REQUIRED UNDER WOOD MULCH.

2. ALL OTHER PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" GRAY ROSE MULTI-COLORED RIVER ROCK, AT A DEPTH OF 3", INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN WOOD MULCH AND ROCK MULCH AREAS.

3. SOD EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING (DARK GREEN COLOR) IN THE LOCATIONS ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD ABUTS CONCRETE.

4. ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.

5. ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.

6. EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.

7. ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

8. BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.

PROJECT #
PROJECT DATE 04/28/2023
DESIGNER
REVIEWER

OUTDOOR DESIGN GROUP

WWW.ODGDESIGN.COM
OUTDOOR DESIGN GROUP INC.
5600 WEBSTER STREET
AURORA, CO 80002
(303) 993-4811



SITE PLAN AMENDMENT

IRON HAMMER AT CENTRETECH

255 LAREDO STREET
AURORA, CO

JESSE DONOVAN, P.E. 720-504-8629

REVISION NUMBER	DATE	REVISION DESCRIPTION
00	09/21/2023	FIRST SUBMITTAL
01	02/05/2024	SECOND SUBMITTAL
02	04/08/2024	THIRD SUBMITTAL
03	09/13/2024	FOURTH SUBMITTAL
04	10/24/2024	FIFTH SUBMITTAL

LANDSCAPE COVER SHEET & PLANT LIST

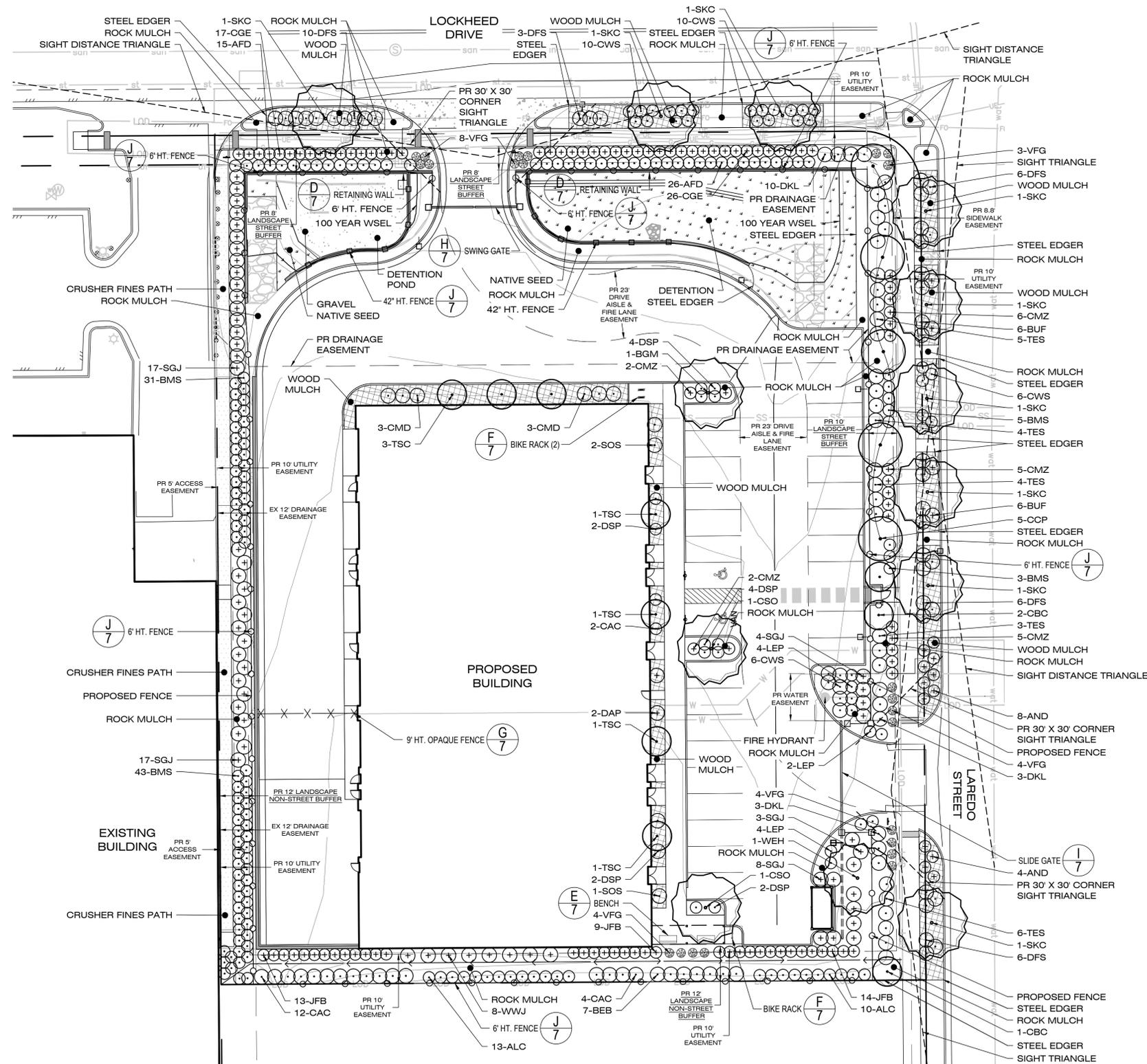
IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOT FOR CONSTRUCTION



LANDSCAPE PLAN



LANDSCAPE LEGEND

(SEE SHEET L1 FOR FULL PLANT LIST)

- DECIDUOUS SHADE TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LARGE PERENNIALS
- DRYLAND NATIVE SEED
- WOOD MULCH
- MAINTENANCE PATH
- 6' HT. METAL FENCE
- 42" HT. METAL FENCE
- 9' HT. OPAQUE FENCE
- RETAINING WALL

PROJECT #
PROJECT DATE 04/28/2023
DESIGNER
REVIEWER

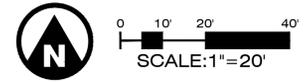
OUTDOOR DESIGN GROUP
WWW.ODGDESIGN.COM
OUTDOOR DESIGN GROUP, INC.
5600 WEBSTER STREET
AURORA, CO 80002
(303) 993-4811



SITE PLAN AMENDMENT
IRON HAMMER AT CENTRETECH
 255 LAREDO STREET
 AURORA, CO
 JESSE DONOVAN, P.E. 720-504-8629

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LANDSCAPE PLAN



IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

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NOT FOR CONSTRUCTION



PROJECT #	
PROJECT DATE	04/28/2023
DESIGNER	
REVIEWER	



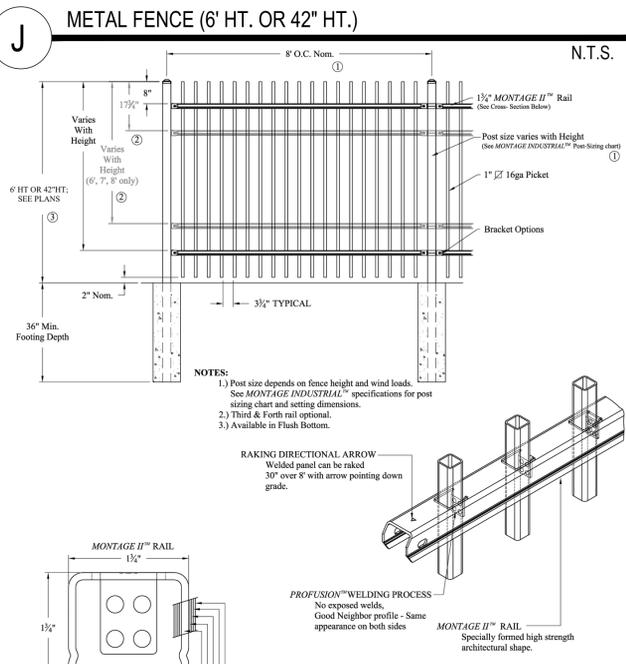
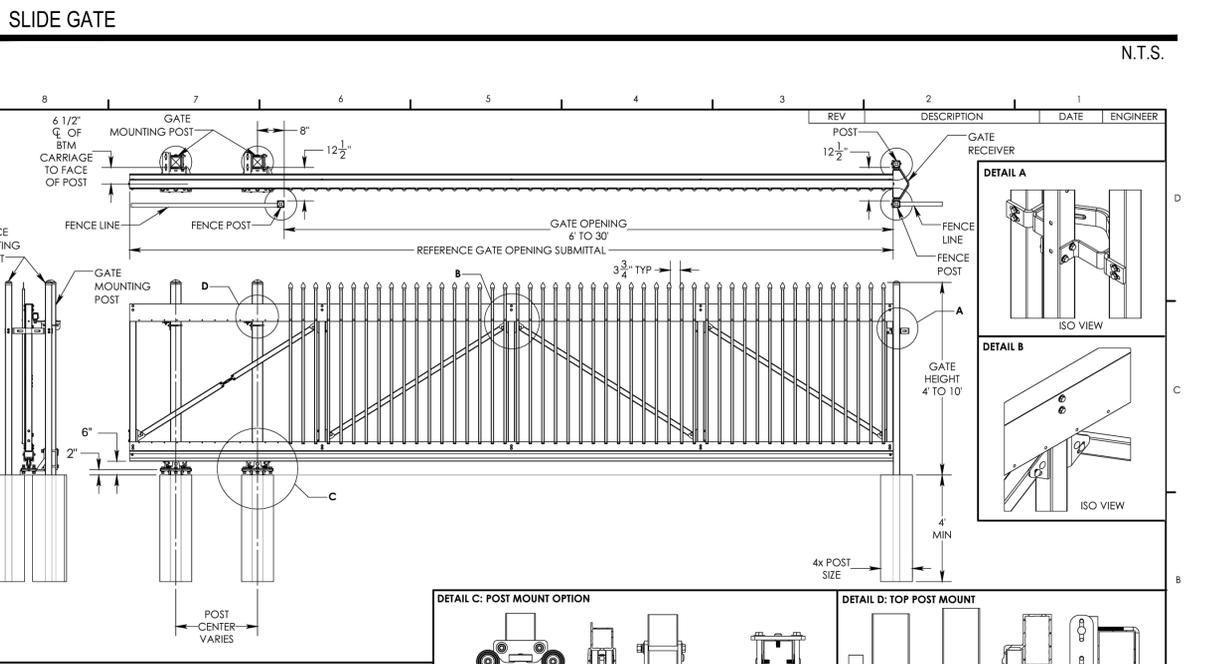
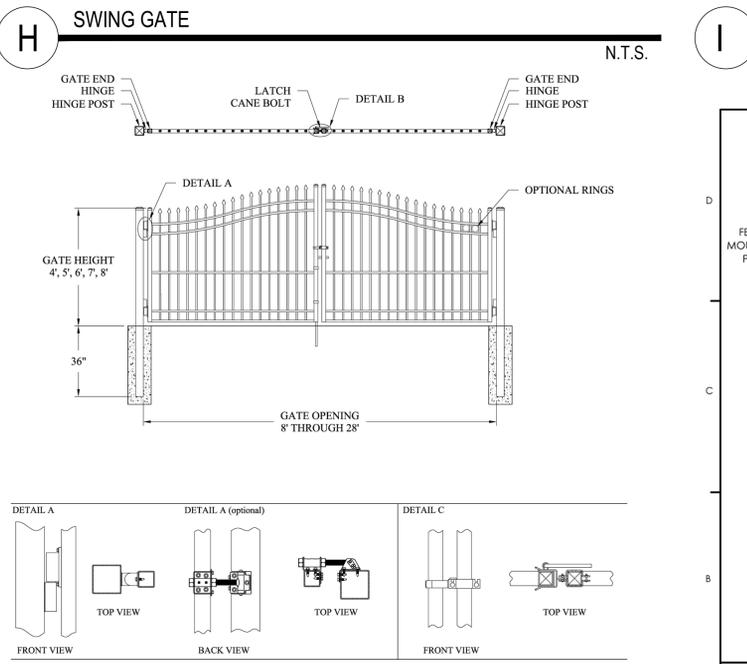
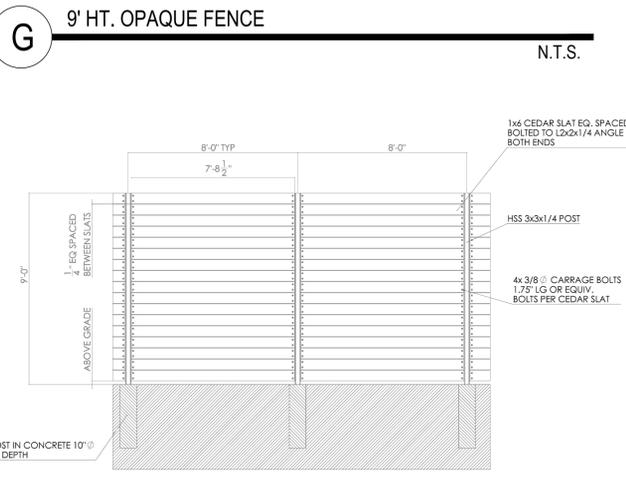
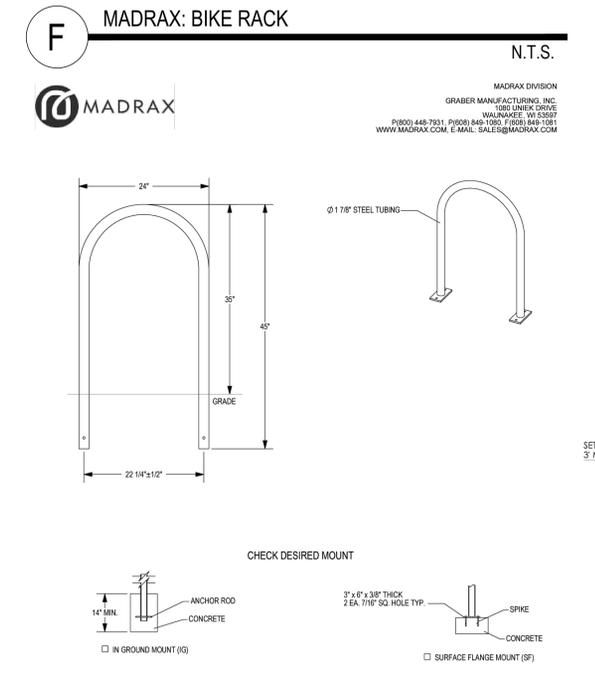
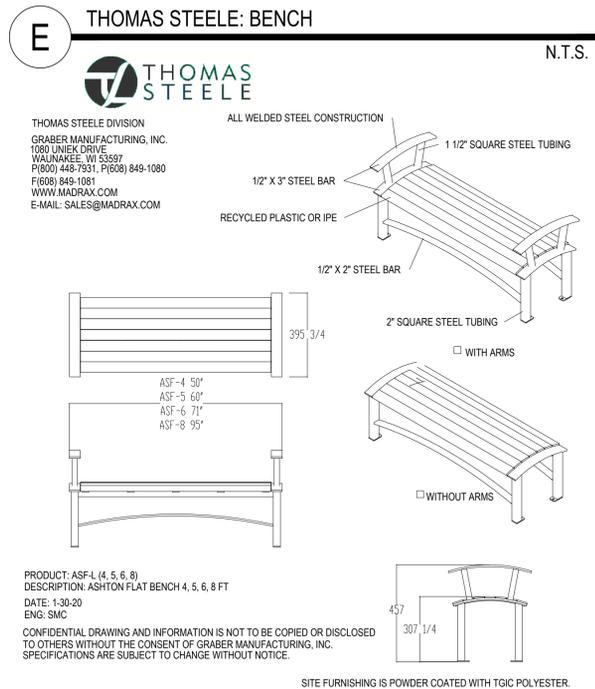
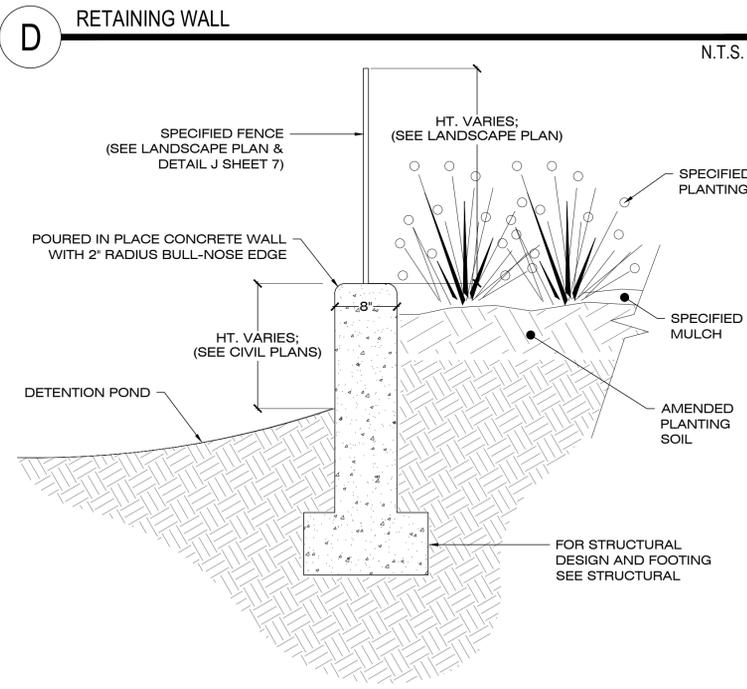
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IRON HAMMER AT CENTRETECH
 255 LAREDO STREET
 AURORA, CO
 JESSE DONOVAN, P.E. 720-504-8629

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LANDSCAPE NOTES & DETAILS

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

7



ESTATE™ ALUMINUM ENTRY GATE

Ornamental Pickets: 3/4" Square x .125" Wall
Uprights: 2" Square x .250" Wall
Rails: 1" x 2" x .250" Wall

DR: NJB SH: lof1 SCALE: DO NOT SCALE
 CK: BS Date: 3/25/13 REV: A

1555 N. Mingo
 Tulsa, OK 74116
 1-888-333-3422
 www.ameristarfence.com

ASSA ABLOY

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UNLESS OTHERWISE SPECIFIED TOLERANCES:
 DIMENSIONS: ±.005
 ANGLES: ±0.5°
 SURFACE FINISH: AS MANUFACTURED

DRAWING COMPLETES WITH:
 ASME Y14.1M - 1994
 FIRST ANGLE
 THIRD ANGLE
 PROJECTION: FIRST ANGLE
 HEAT TREATMENT: SEE BOM
 MATERIALS: SEE BOM

IT-II CNT CLS 2R FLB 4" GAP ARCHITECTURAL DRAWING
 DATE CREATED: 11/4/2021
 DRAWN BY: rjathan
 DESIGNED BY: rjathan
 SCALE: 1:28
 SHEET: 1 OF 2
 LEGACY ID:

HEAVY INDUSTRIAL STRENGTH WELDED STEEL PANEL

PRE-ASSEMBLED

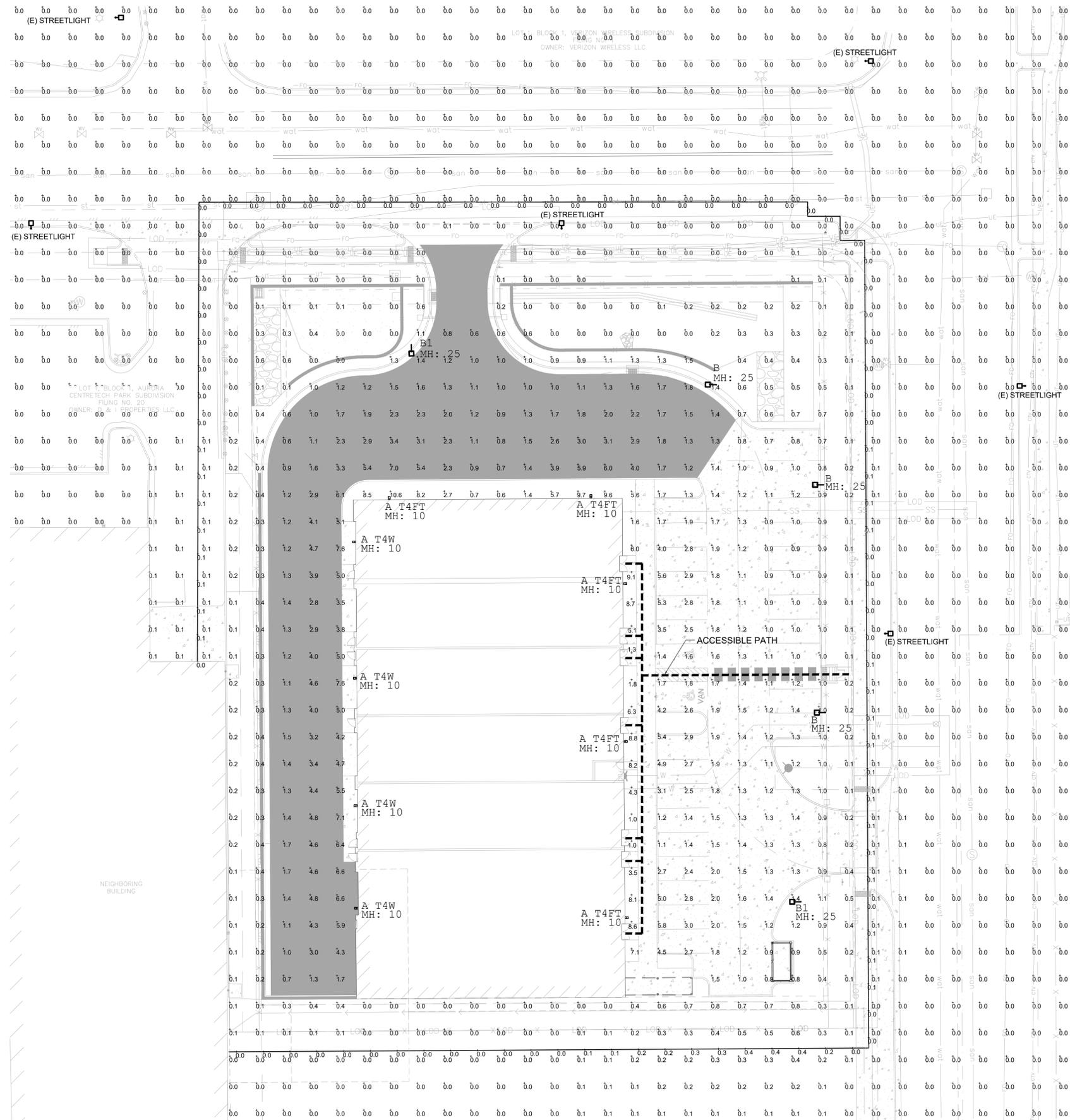
MONTAGE INDUSTRIAL GENESIS 2/3/4-RAIL
 DR: CI SH: lof1 SCALE: DO NOT SCALE
 CK: ME Date: 6/28/10 REV: b

1555 N. Mingo
 Tulsa, OK 74116
 1-888-333-3422
 www.ameristarfence.com

IRON HAMMER - SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



NOTES:

- 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".
- ENSURE THAT F.O. LOCATION IS COORDINATED WITH EXISTING STREETLIGHT LOCATIONS ALONG LOCKHEED BETWEEN CURB AND SIDEWALK.

LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	WATTS	LUMENS	LLF	CATALOG
	4	A T4W	59	7502	0.900	GWC-SA1C-740-U-T4W
	2	B1	54	7484	0.900	PRV-PA1A-740-U-T4W
	3	B	54	5420	0.900	PRV-PA1A-740-U-T4W-HSS
	5	A T4FT	67	8337	0.900	GWC-SA1D-740-U-T4FT

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
10' PROPERTY LINE	Fc	0.05	0.4	0.0	N.A.	N.A.
ENTIRE SITE	Fc	0.09	10.6	0.0	N.A.	N.A.
SIDEWALK_Planar	Fc	4.15	9.0	0.9	4.61	10.00
PARKING	Fc	2.12	7.6	0.6	3.53	12.67

PROJECT #	IH2215
PROJECT DATE	04/28/2023
DESIGNER	SAK
REVIEWER	JSD

SITE PHOTOMETRIC PLAN
IRON HAMMER
 255 LAREDO STREET
 AURORA, CO
 JESSE DONOVAN, P.E. 720-504-8629

REVISION NUMBER	REVISION DESCRIPTION	DATE
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SITE PHOTOMETRIC PLAN

IRON HAMMER - SITE PLAN AMENDMENT

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NOT FOR CONSTRUCTION

PROJECT #	IH2215
PROJECT DATE	04/28/2023
DESIGNER	SAK
REVIEWER	JSD

Project	Iron Hammer	Catalog #	PRV-PA1A-740-U-T4W PRV-PA1A-740-U-T4W-HSS	Type	B B1
Prepared by		Notes	MOUNTING HEIGHT = 25'-0"	Date	



Lumark Prevail Discrete LED

Area / Site Luminaire

Product Features

- Lighting Technology
- BAA

Product Certifications

- UL LISTED
- DLC LISTED
- ES100
- IP66
- 5 YEAR

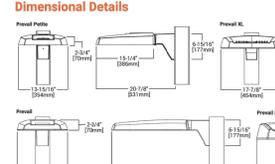
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 6
- Energy and Performance Data page 7, 8
- Control Options page 8

Quick Facts

- Direct mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quik mount arm with universal drill pattern

Dimensional Details



COOPER Lighting Solutions

Lumark

Ordering Information

SAMPLE NUMBER: PRV-XL-PA4B-740-U-T4W-BZ

Product Family	Configuration	Drive Current	Color Temperature	Voltage	Distribution	Mounting (Included)	Finish
PRV-XL-Prevail	PA1-1 Panel, 24 LED Rectangles	A-100mA Nominal B-100mA Nominal C-100mA Nominal	4000K 5000K 6000K	120V 208V 277V	T2-Type II T3-Type II Urban T4-Type II Urban T5-Type II Urban T6-Type II Urban T7-Type II Urban T8-Type II Urban T9-Type II Urban T10-Type II Urban T11-Type II Urban T12-Type II Urban	SA-QM Standard Versatile MA-QM Mast Arm MA-QM Mast Arm	AP-Gray BC-Black CR-White GR-Charcoal MA-Matte MA-Matte MA-Matte MA-Matte MA-Matte MA-Matte MA-Matte MA-Matte

Options (Add as Suffix)

COOPER Lighting Solutions

Lumark

Ordering Information

SAMPLE NUMBER: PRV-XL-PA4B-740-U-T4W-BZ

Product Family	Configuration	Drive Current	Color Temperature	Voltage	Distribution	Mounting (Included)	Finish
PRV-XL-Prevail	PA1-1 Panel, 24 LED Rectangles	A-100mA Nominal B-100mA Nominal C-100mA Nominal	4000K 5000K 6000K	120V 208V 277V	T2-Type II T3-Type II Urban T4-Type II Urban T5-Type II Urban T6-Type II Urban T7-Type II Urban T8-Type II Urban T9-Type II Urban T10-Type II Urban T11-Type II Urban T12-Type II Urban	SA-QM Standard Versatile MA-QM Mast Arm MA-QM Mast Arm	AP-Gray BC-Black CR-White GR-Charcoal MA-Matte MA-Matte MA-Matte MA-Matte MA-Matte MA-Matte MA-Matte MA-Matte

Options (Add as Suffix)

COOPER Lighting Solutions

Project	Iron Hammer	Catalog #	GWC-SA1C-740-U-T4W GWC-SA1D-740-U-T4W	Type	A T4W A T4FT
Prepared by		Notes		Date	



McGraw-Edison GWC Galleon Wall

Wall Mount Luminaire

Product Features

- Lighting Technology
- BAA

Product Certifications

- UL LISTED
- DLC LISTED
- ES100
- IP66
- 5 YEAR

Interactive Menu

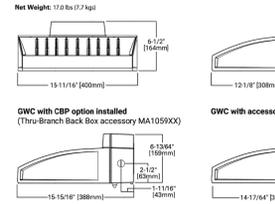
- Ordering Information page 2
- Product Specifications page 3
- Optical Configurations page 4
- Energy and Performance Data page 5
- Control Options page 6

Quick Facts

- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 107,656
- Efficacies up to 154 lumens per watt

Dimensional Details

Net Weight: 12.6 lbs (5.7 kg)



COOPER Lighting Solutions

McGraw-Edison

Ordering Information

SAMPLE NUMBER: GWC-SA2C-740-U-T4FT-GM

Product Family	Configuration	Drive Current	Color Temperature	Voltage	Distribution	Finish
GWC-Galleon Wall	SA2D Square	A-100mA B-100mA C-100mA	2700K 3000K 3500K	120V 208V 277V	T2-Type II T3-Type II T4-Type II T5-Type II T6-Type II T7-Type II T8-Type II T9-Type II T10-Type II T11-Type II T12-Type II	AP-Gray BC-Black CR-White GR-Charcoal MA-Matte MA-Matte MA-Matte MA-Matte MA-Matte MA-Matte MA-Matte MA-Matte

Options (Add as Suffix)

COOPER Lighting Solutions

McGraw-Edison

Ordering Information

SAMPLE NUMBER: GWC-SA2C-740-U-T4FT-GM

Product Family	Configuration	Drive Current	Color Temperature	Voltage	Distribution	Finish
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Options (Add as Suffix)

COOPER Lighting Solutions

SITE PHOTOMETRIC DETAILS

IRON HAMMER

255 LAREDO STREET

AURORA, CO

JESSE DONOVAN, P.E. 720-504-8629

REVISION NUMBER	DATE	DESCRIPTION
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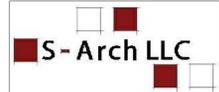
SITE PHOTOMETRIC DETAILS

IRON HAMMER - SITE PLAN AMENDMENT

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LOCATED
IN
THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOT FOR CONSTRUCTION

PROJECT #	23-002-IH
PROJECT DATE	7-25-2023
DESIGNER	MAH
REVIEWER	MAH



12 MORNINGSIDE DRIVE
WHEAT RIDGE, CO
80215
720-364-0056

SITE PLAN AMENDMENT
IRON HAMMER

255 LAREDO STREET
AURORA, CO
JESSE DONOVAN, P.E. 720-504-8629



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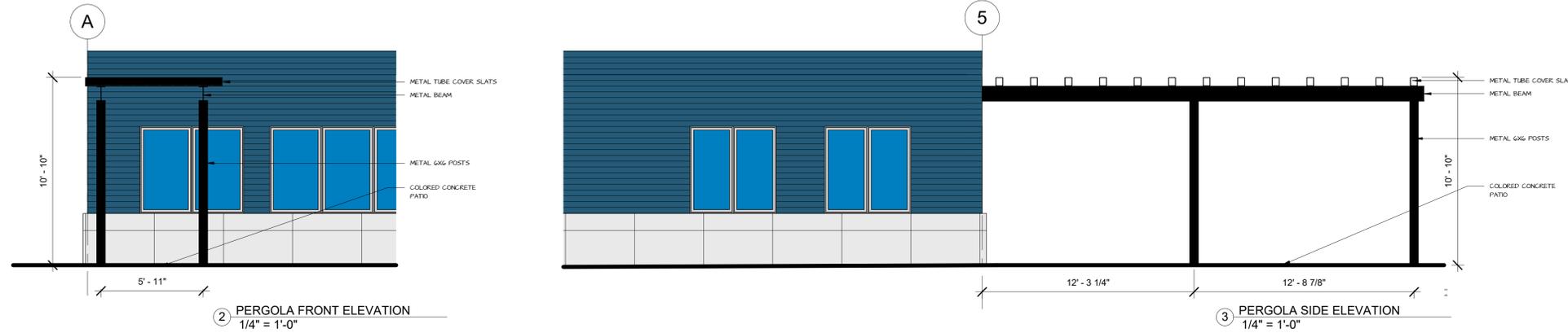
EXTERIOR ELEVATIONS

IRON HAMMER - SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

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IN
THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PROJECT #	23-002-IH
PROJECT DATE	7-25-2023
DESIGNER	MAH
REVIEWER	MAH



EXTERIOR MATERIALS SPECIFICATIONS

CONCRETE WAINSCOT
FORMED AND CAST IN PLACE
ARCHITECTURAL CONCRETE W/ TIES

VERTICAL METAL SIDING
METAL BUILDING OUTLET CORP.
INSULATED METAL PANEL
SOLAR WHITE

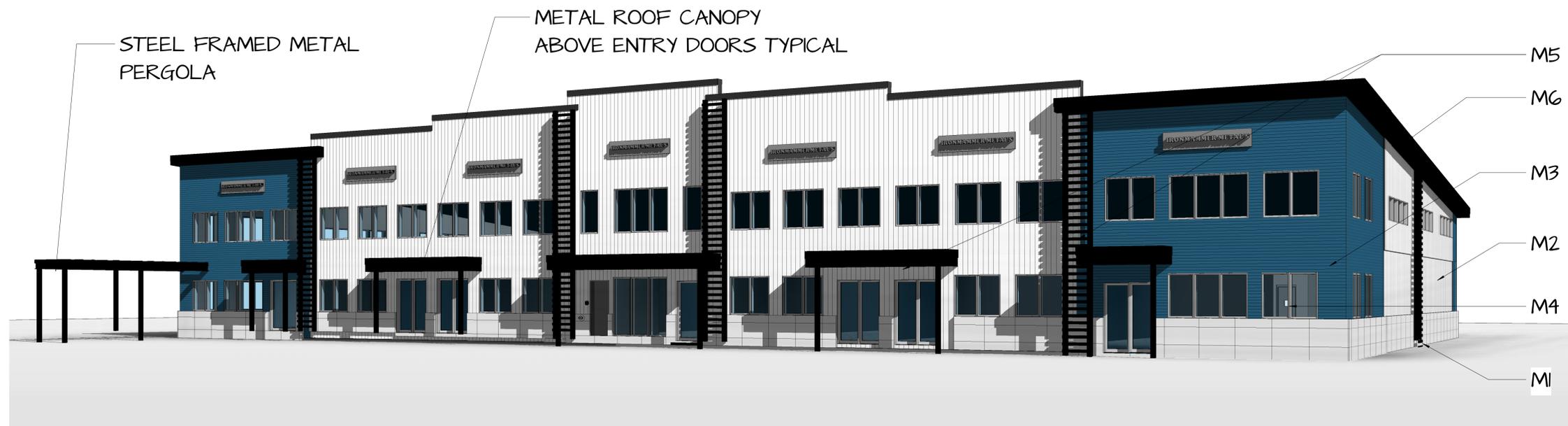
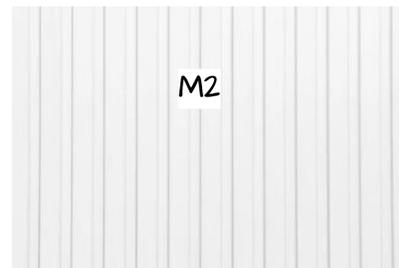
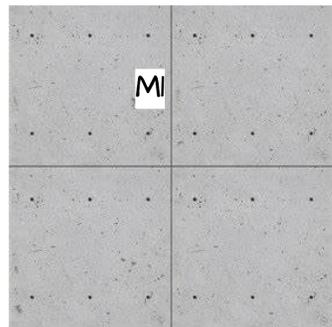
HORIZONTAL METAL SIDING
METAL BUILDING OUTLET CORP.
INSULATED METAL PANEL
HAWAIIAN BLUE

WINDOWS & DOORS
ALUMINUM

ACCENT METAL
BLACK METAL

FASCIA & SOFFIT
BLACK METAL

METAL ROOF
STANDING SEAM METAL ROOF
DREXEL METALS
"BLACK"



SITE PLAN AMENDMENT

IRON HAMMER

255 LAREDO STREET
AURORA, CO
JESSE DONOVAN, P.E. 720-504-8629

REVISION NUMBER	REVISION DESCRIPTION	DATE
00	FIRST SUBMITTAL	
01	SECOND SUBMITTAL	07/23/2024
02	THIRD SUBMITTAL	08/13/2024
03	FOURTH SUBMITTAL	10/24/2024
04	FIFTH SUBMITTAL	

MATERIAL BOARD