

APARTMENTS AT REFLECTIONS II

SITE PLAN
SHEET 1 OF 3

GENERAL NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOT OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 34-122 AND 34-129 OF THE AURORA CITY CODE.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED DEPUT 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, ET CETERA 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.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAN 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- THE APPLICANT REQUESTS THAT A WAIVER BE GRANTED TO ALLOW FOR THE CONSTRUCTION OF A 26.0-FOOT FLOWLINE-TO-FLOWLINE STREET SECTION ON A 26.0-FOOT EASEMENT INSTEAD OF THE REQUIRED 36-FOOT FLOWLINE-TO-FLOWLINE WITH 60-FOOT EASEMENT.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

SITE DATA

MINIMUM STRUCTURE SETBACKS:

| | |
|-----------------|-----------|
| PARKER ROAD | 50.0 FEET |
| E. TUFTS DRIVE | 50.0 FEET |
| E. TEMPLE DRIVE | 50.0 FEET |

MINIMUM DISTANCE BETWEEN BUILDINGS
MAXIMUM ALLOWABLE BUILDING HEIGHT
MINIMUM PARKING SETBACK
EXISTING ZONING

| | |
|----------------|----------------|
| LOT 1, BLOCK 1 | R-3 AND C.O.D. |
| LOT 2, BLOCK 1 | C.O.D. |
| LOT 3, BLOCK 1 | C.O.D. |

PROPOSED ZONING

| | |
|----------------|-----|
| LOT 1, BLOCK 1 | R-3 |
| LOT 2, BLOCK 1 | R-3 |
| LOT 3, BLOCK 1 | R-3 |

PERMITTED MAXIMUM SIGN AREA
TYPE OF SIGN

| |
|-----------------------------------|
| 96.0 SQUARE FEET FREE-STANDING |
|-----------------------------------|

PARKING STALLS

| | |
|----------------------------------|--|
| STANDARD AND CARPORT HANDICAP | 9 FEET BY 18 FEET 8.5 FEET BY 18 FEET WITH ADJACENT 5.0 FEET, ACCESS RAMP |
| HANDICAP VAN | 8.5 FEET BY 18 FEET WITH ADJACENT 8.0 FEET, ACCESS RAMP |
| PRIVATE DRIVES | 26.0 FEET WIDE |

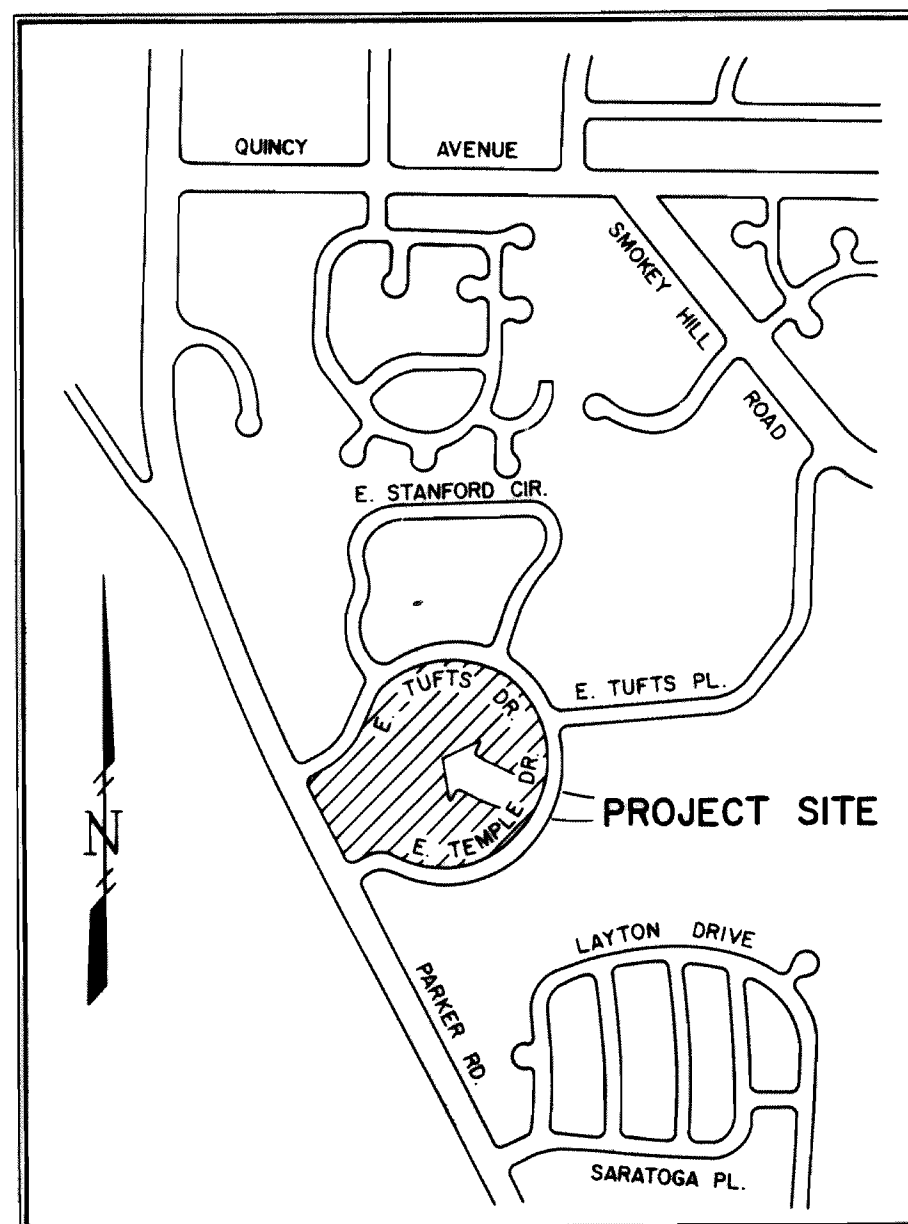
- THE "ACCESSIBLE ROUTE OF TRAVEL" SHALL CONNECT THE EXTERIOR OPENABLE DOORS AND EXITS WITHIN SIX INCHES OF GRADE WITH THE ACCESSIBLE PARKING SPACES AND THE PUBLIC WAY. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP AND SHALL BE PAINTED WITH WHITE STRIPES. THE "ACCESSIBLE ROUTE OF TRAVEL" MUST COMPLY WITH U.B.C. CHAPTER 31, APPENDIX 31 AND A.N.S.I. 117.1. THE FIRST FLOOR UNITS OF ALL BUILDINGS ARE ACCESSIBLE.
- MAINTENANCE OF ONSITE DETENTION POND TO BE THE RESPONSIBILITY OF THE MANAGEMENT ASSOCIATION. THE OWNERSHIP OF THE POND IS TO BE HELD BY THE OWNER OF THE PROPERTY.
- THE PROPERTY OWNER, SUCCESSORS AND ASSIGNS AGREE TO ESCROW 25% OF THE COST OF THE TRAFFIC SIGNAL AT TEMPLE DRIVE AND PARKER ROAD FOR A PERIOD OF FIVE YEARS PRIOR TO OR AT THE TIME OF THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR THE FIRST APARTMENT BUILDING ON THE SITE.

NOISE MITIGATION DESIGN METHODS

LOCATION: ALL BUILDINGS UNLESS NOTED OTHERWISE.

CONSTRUCTION METHODS AND MATERIALS:

- ALL PENETRATIONS OF WALLS AND ROOFS BY PIPES, DUCTS OR CONDUIT TO BE SEALED WITH NON-SHRINK, NON-HARDENING SEALANT.
 - DOOR AND WINDOW OPENINGS IN EXTERIOR WALLS SHALL BE FLASHED WITH A VAPOR BARRIER AND SEALED IN AN AIRTIGHT MANNER.
 - BASE PLATES TO BE SEALED AT SLAB.
 - EXTERIOR WALL ASSEMBLY TO BE STUCCO OR SIDING ON 1/2-INCH GYPSUM SHEATHING ON 2 X 6 WOOD STUDS AT 16-INCH O.C., R-13 FIBERGLASS BATT INSULATION, 5/8-INCH GYPSUM BOARD ON RESILIENT CHANNELS AT BUILDING 1 ONLY. OMIT RESILIENT CHANNELS AT OTHER BUILDINGS.
 - UNITS TO BE MECHANICALLY AIR-CONDITIONED.
 - UNITS DO NOT HAVE FIREPLACES.
 - ROOF/CEILING ASSEMBLY TO BE COMPOSITION SHINGLES ON FELT ON 1/2-INCH PLYWOOD DECK ON WOOD TRUSSES. ATTIC SPACE, R-30 FIBERGLASS BATT INSULATION, 5/8-INCH GYPSUM CEILING BOARD ON RESILIENT CHANNELS AT BUILDING 1 ONLY. OMIT RESILIENT CHANNELS AT OTHER BUILDINGS.
 - WINDOWS TO BE SINGLE-HUNG DOUBLE GLAZED WITH AIR SPACE. REFER TO AURORA ZONING CODE, CHAPTER 9, TABLE 9-3, WINDOW TYPE G11 OR G34.
 - OUTSIDE TO INSIDE NOISE REDUCTION MINIMUM 25 DBa FOR BUILDING NO. 1.
17. ATTENTION BUILDING DIVISION: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND PREPARED ACCORDING TO THE NOVEMBER, 1992, PLANNING APPLICATION GUIDEBOOK INSTRUCTIONS (EXHIBIT 1) WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH AN OUTSIDE-TO-INSIDE MINIMUM NOISE REDUCTION OF 25 DBa UNDER WORST-CASE NOISE CONDITIONS FOR BUILDING NO. 1 ONLY (I.E., THE CLOSEST APARTMENT BUILDING TO PARKER ROAD).



VICINITY MAP
N.T.S.

LAND USE SUMMARY

| | |
|-----------------------------|------------------|
| TOTAL ACREAGE | 11.35 ACRES |
| TOTAL NO. OF UNITS | 208 |
| GROSS DENSITY | 18.3 DU/ACRE |
| BUILDING COVERAGE | 2.33 ACRES 20.5% |
| PARKING AND STREET COVERAGE | 3.71 ACRES 32.7% |
| OPEN SPACE COVERAGE | 5.31 ACRES 46.8% |
| TOTAL | 11.35 ACRES 100% |

PARKING

| | |
|---------------|-------------------------------|
| PARKING RATIO | 1.5 SPACES PER 1 BEDROOM UNIT |
| | 2.0 SPACES PER 2 BEDROOM UNIT |
| | 2.0 SPACES PER 3 BEDROOM UNIT |

NUMBER OF SPACES REQUIRED:

| | | | |
|---------------------|-----|---------|-----|
| ONE-BEDROOM UNITS | 64 | X 1.5 = | 96 |
| TWO-BEDROOM UNITS | 80 | X 2.0 = | 160 |
| THREE-BEDROOM UNITS | 64 | X 2.0 = | 128 |
| | 208 | | 384 |

GUEST PARKING 10% OF 384 =

38

TOTAL PARKING REQUIRED

422

MINIMUM NO. OF HANDICAP SPACES
MINIMUM NO. OF HANDICAP VAN SPACES

9
1

TOTAL NUMBER OF SPACES PROVIDED:

| | | |
|------------------------|-----|-------|
| STANDARD | 321 | 75.6% |
| CARPORT | 60 | 14.2% |
| HANDICAP | 18 | 4.3% |
| HANDICAP VAN | 2 | 0.4% |
| EV PARKING STALLS, ADA | 1 | 0.2% |
| EV PARKING STALLS | 3 | 0.7% |
| TOTAL | 425 | 100% |

PROJECT UNIT MIX

| UNIT | NO. OF UNITS | MIX (%) |
|---------------------|--------------|---------|
| A-1 (ONE BEDROOM) | 64 | 31% |
| B-2 (TWO BEDROOM) | 80 | 38% |
| C-1 (THREE BEDROOM) | 64 | 31% |
| TOTAL | 208 | 100% |

| BUILDING DESIGNATION | UNIT TYPE | | | TOTAL UNITS PER BLDG. | TOTAL S.F. PER FLOOR |
|------------------------------|----------------|----------------|-----------------|--------------------------|-------------------------|
| | A1 649 S.F. | B2 849 S.F. | C1 1091 S.F. | | |
| 1,2,4,7,15 (5 buildings) | | | | | |
| 1st FLOOR | 4 | 4 | | 8 | 7310 |
| 2nd FLOOR | 4 | 4 | | 8 | 7310 |
| TOTAL UNITS/BUILDING | 8 | 8 | | 16 | 14620 |
| 8,12 (2 buildings) | | | | | |
| 1st FLOOR | 4 | 4 | | 8 | 7787 |
| 2nd FLOOR | 4 | 4 | | 8 | 7787 |
| 3rd FLOOR | 4 | 4 | | 8 | 7787 |
| TOTAL UNITS/BUILDING | 12 | 12 | | 24 | 23361 |
| 3,5,9,10,11,14 (6 buildings) | | | | | |
| 1st FLOOR | | | 4 | 4 | 5148 |
| 2nd FLOOR | | | 4 | 4 | 5148 |
| TOTAL UNITS/BUILDING | | | 8 | 8 | 10296 |
| 6,13 (2 buildings) | | | | | |
| 1st FLOOR | | 4 | 4 | 8 | 9281 |
| 2nd FLOOR | | 4 | 4 | 8 | 9281 |
| TOTAL UNITS/BUILDING | | 8 | 8 | 16 | 18562 |
| RECREATION/LEASING BLDG | N.A. | N.A. | N.A. | N.A. | 2566 |

SHEET INDEX

| | |
|--------|--------------|
| 1 OF 3 | COVER SHEET |
| 2 OF 3 | SITE PLAN |
| 3 OF 3 | SITE DETAILS |

LEGAL DESCRIPTION

LOT 1, BLOCK 1, REFLECTIONS SUBDIVISION FILING NO. 5, BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, CONTAINING 11.34 ACRES, MORE OR LESS

SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFOR, 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, REQUIREMENT, 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, PROPERTY TRUST OF AMERICA, A REAL ESTATE INVESTMENT TRUST, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 199__.

BY Walter J. Jannin
AS Vice President

STATE OF Colorado } SS
COUNTY OF Arapahoe }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF January, 199__, BY Walter J. Jannin AS Vice President OF PROPERTY TRUST OF AMERICA, A REAL ESTATE INVESTMENT TRUST.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES June 1, 1997

James M. Sabatky
NOTARY PUBLIC
ADDRESS 1401 So. Wilson St.
Aurora, CO 80017

CITY OF AURORA APPROVALS

CITY ATTORNEY: St. Remy DATE 2-1-94
PLANNING DIRECTOR: Walter J. Jannin DATE 2-4-94
PLANNING COMMISSION: Walter J. Jannin DATE 4/14/94
CHAIRMAN
CITY COUNCIL: Walter J. Jannin DATE 2-7-94
MAYOR
ATTEST: James L. Jannin DATE 4-11-94
CITY CLERK

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 199__.

CLERK AND RECORDER
DEPUTY

PREPARED FOR

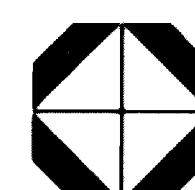
SECURITY CAPITAL (SW) MULTIFAMILY INCORPORATED
125 LINCOLN AVENUE
SANTA FE, NEW MEXICO 87501



ATTN: MARK N. TENNISON, VICE PRESIDENT
(505) 982-9292

PREPARED BY

Carroll & Lange
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
303/980-0200



SHEET 1-7

APARTMENTS AT REFLECTIONS II

SITE PLAN SHEET 2 OF 3

ADM. ADMT. 4-24-95
CONSTRUCT 12 CARPORTS W/4 CARS EACH TOTAL 48 COVERED SPACES

ADM. ADMT. 9-14-95
REVISIONS TO SIDEWALK LAYOUT/RETAINING WALLS
POOL FENCE, RELOCATE PROJECT ID SIGN

ADM. ADMT. 3-4-98
CONSTRUCT 3 GARAGE BUILDINGS FOR 6 CARS EA.

CONSTRUCT STORAGE BUILDING

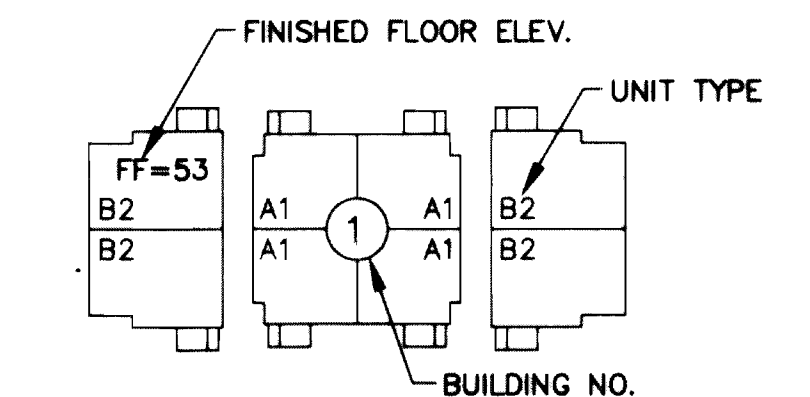
Minor Amndmt - 8/20/2004 - 1993-4005-10

5 Renovate existing signs (2 locations) and add flagpoles behind sign on Parker Road (see paper files)

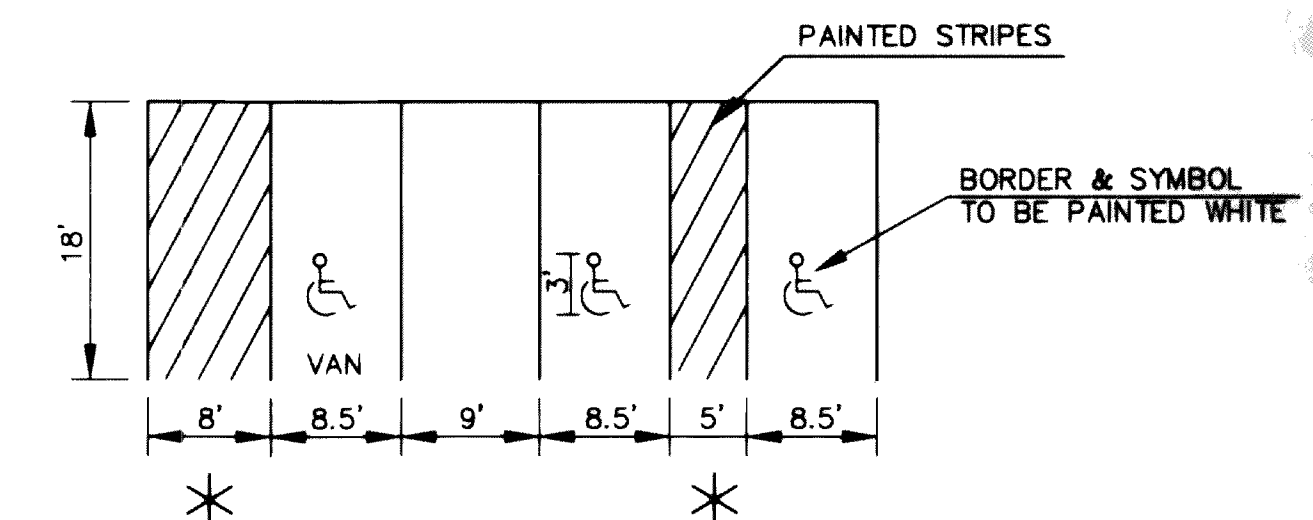
6 Adding two dual port electrical vehicle chargers and associated electrical equipment. See "MA 1993-4005-11" for more information.

REFLECTIONS SUBDIVISION
FILING NO. 2 LOT 1, BLOCK 1

PROPERTY TRUST OF AMERICA
125 LINCOLN AVENUE
SANTE FE, NM 85701



TYP. FLOOR PLAN
(SEE SHEET 3 FOR TYP. BLDG. DIM.)



REFLECTIONS SUBDIVISION FILING NO. 3 LOT 1, BLOCK 1

PARKING SPACE DETAIL

THE 2ND APPLETREE EAST CONDOMINIUM ASSOC.
C/O WEST MANAGEMENT INC.
1400 WEST 122ND AVENUE
WESTMINSTER, CO 80234

LEGEND

| | | | |
|--|---|--|---------------------------|
| | TRASH ENCLOSURE | | STORM SEWER (EXISTING) |
| | HANDICAP PARKING | | STORM INLET (PROPOSED) |
| | HANDICAP VAN PARKING | | STORM INLET (EXISTING) |
| | CARPORTS | | MANHOLE (PROPOSED) |
| | PROPOSED CONTOURS | | MANHOLE (EXISTING) |
| | STONE RETAINING WALL (SEE DETAIL ON SHEET 3) | | WATER (PROPOSED) |
| | WATER METER PIT (PROPOSED) | | WATER (EXISTING) |
| | FIRE HYDRANT (PROPOSED) | | SANITARY SEWER (PROPOSED) |
| | FIRE HYDRANT (EXISTING) | | SANITARY SEWER (EXISTING) |
| | STORM SEWER (PROPOSED) | | HANDICAP ACCESS ROUTE |
| | TYPE AA LUMINAIRE | | TYPE BB1 LUMINAIRE |
| | TYPE AA1 LUMINAIRE | | TYPE CC1 LUMINAIRE |
| | TYPE AA2 LUMINAIRE | | EXISTING LUMINAIRE |
| | | | PROPOSED CROSSWALK |

1 EXISTING WATER, SANITARY SEWER AND STORM SEWER LOCATED ON SITE TO BE ABANDONED AND REMOVED.

REFLECTIONS SUBDIVISION

FILING NO. 1 LOT 1, BLOCK 1

APPLETREE EAST CONDOMINIUM ASSOC.
C/O CONDOMINIUM CARE
6450 S. QUEBEC STREET, UNIT 558
ENGLEWOOD, CO 80111

$\Delta = 47^{\circ}30'00''$
 $R = 120.00'$
 $T = 52.80'$
 $L = 99.48'$

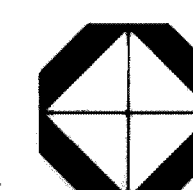
$\Delta = 139^{\circ}45'21''$
 $R = 395.00'$
 $T = 1078.10'$
 $L = 963.48'$

$\Delta = 89^{\circ}04'53''$
 $R = 340.00'$
 $T = 334.59'$
 $L = 528.62'$

$\Delta = 56^{\circ}19'50''$
 $R = 160.00'$
 $T = 85.67'$
 $L = 157.30'$

REFLECTIONS SUBDIVISION
FILING NO. 3 LOT 1, BLOCK 2

THE ROSE FOUNDATION
425 S. CHERRY STREET
DENVER, CO 80222

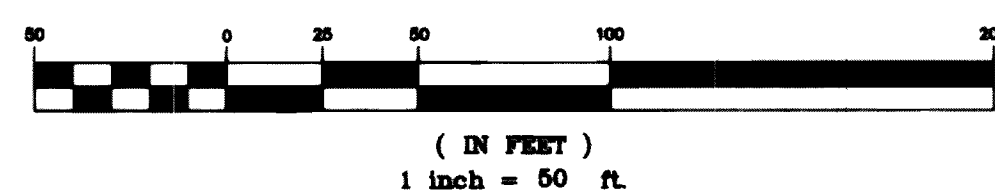


Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

UNPLATTED

DOUGLAS M. PERRY
6065 IOLA WAY
ENGLEWOOD, CO 80111

GRAPHIC SCALE



REFLECTIONS SUBDIVISION
FILING NO. 1
LOT 1, BLOCK 1
TRACT A

DOUGLAS M. PERRY
6065 IOLA WAY
ENGLEWOOD, CO 80111
 $\Delta = 40^{\circ}00'00''$
 $R = 195.00'$
 $T = 70.97'$
 $L = 136.14'$

$\Delta = 90^{\circ}00'00''$
 $R = 25.00'$
 $T = 25.00'$
 $L = 39.27'$

KEY NOTES:

1. SERVICE EQUIPMENT GREATER THAN 4' IN HEIGHT MUST BE SCREENED BY ARCHITECTURALLY COMPATIBLE WALLS, FENCES, AND/OR LANDSCAPING PER UDO, SEC. 4.7.8 (b)(1)(c) AND 4.8.11 (b)(2).

UNPLATTED

PARK PLACE DEVELOPMENT
5720 SNOWMASS CREEK ROAD
SNOWMASS, CO 81654

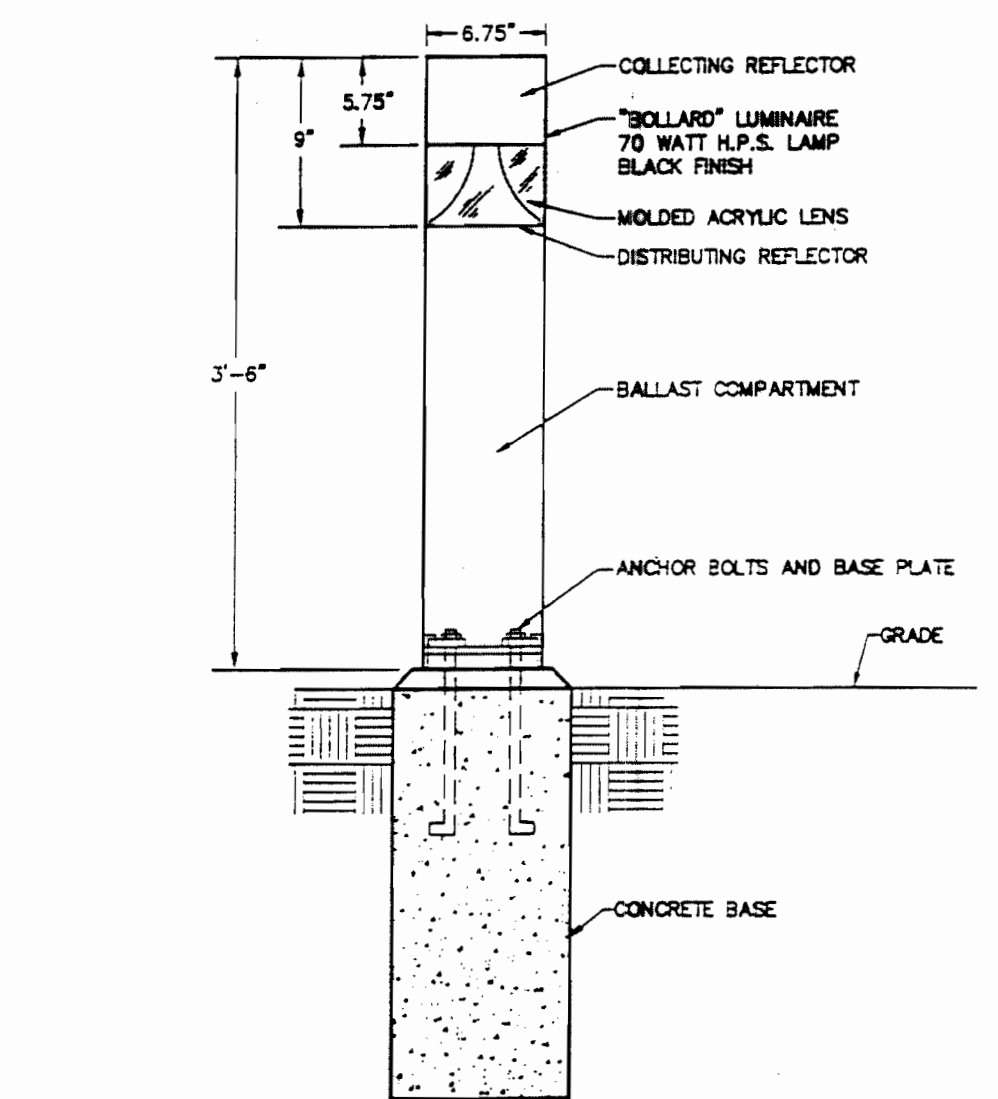
$\Delta = 90^{\circ}00'00''$
 $R = 25.00'$
 $T = 25.00'$
 $L = 39.27'$

$S 61^{\circ}35'04'' W$
0.03'

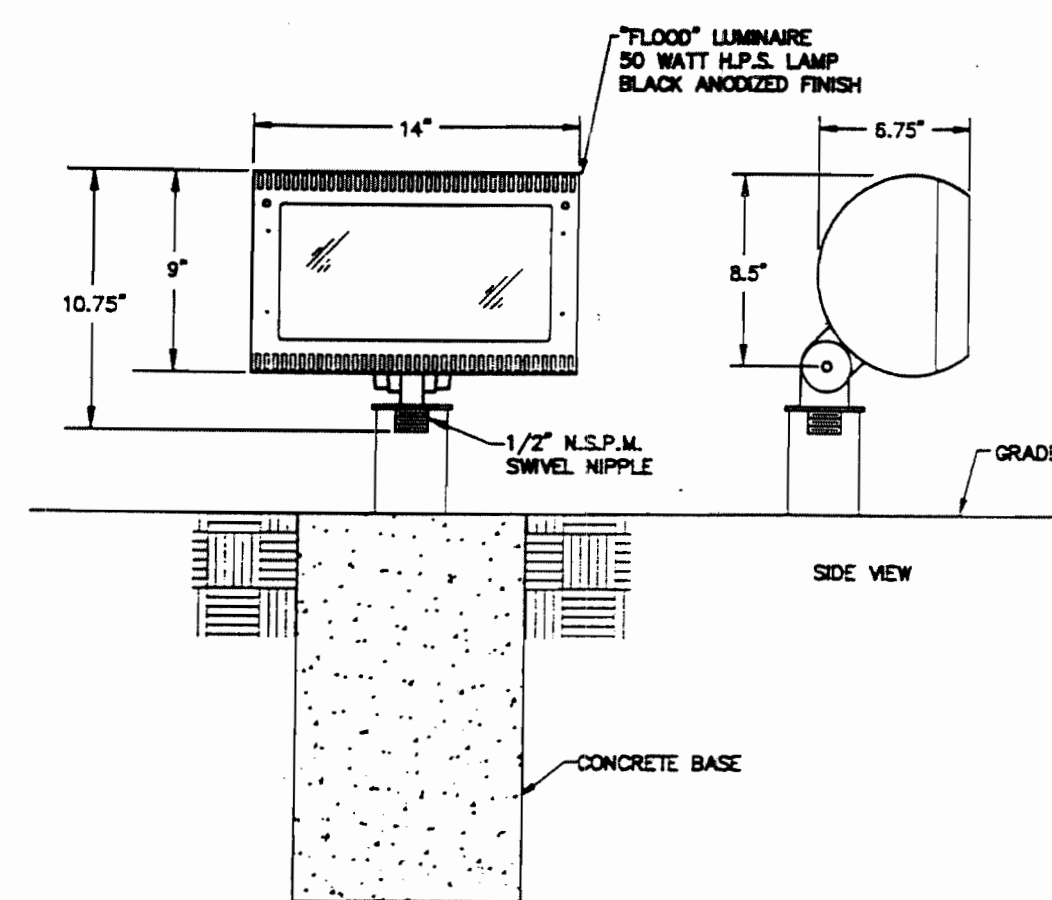
BENCHMARK
CHISELED "C" NORTHWEST CORNER INLET 20' NORTH OF CURB
RETURN AT NORTHWEST CORNER OF EAST TUFTS DRIVE AND PARKER COA = 5645.34 (1985 NGS)

APARTMENTS AT REFLECTIONS II

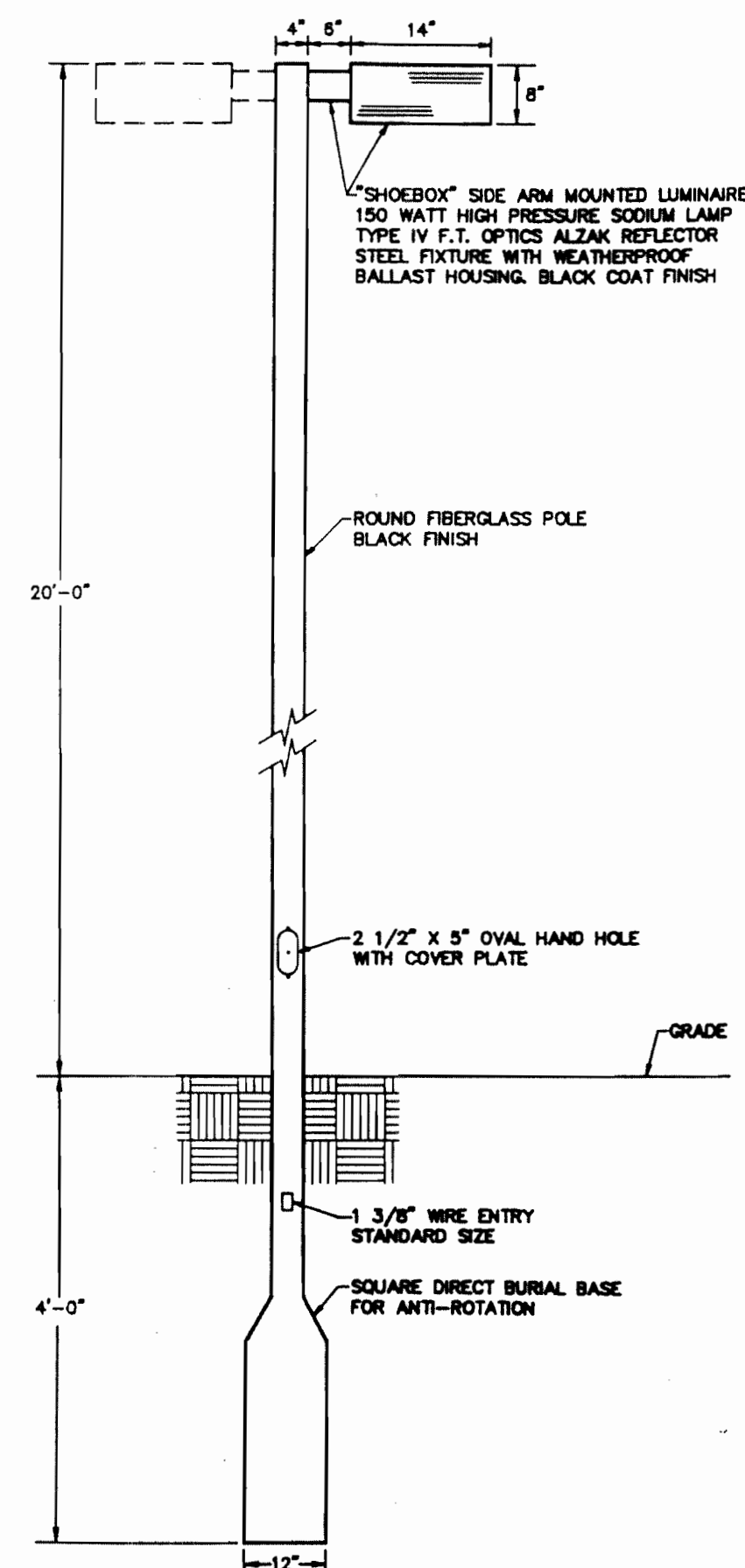
SITE PLAN
SHEET 3 OF 3



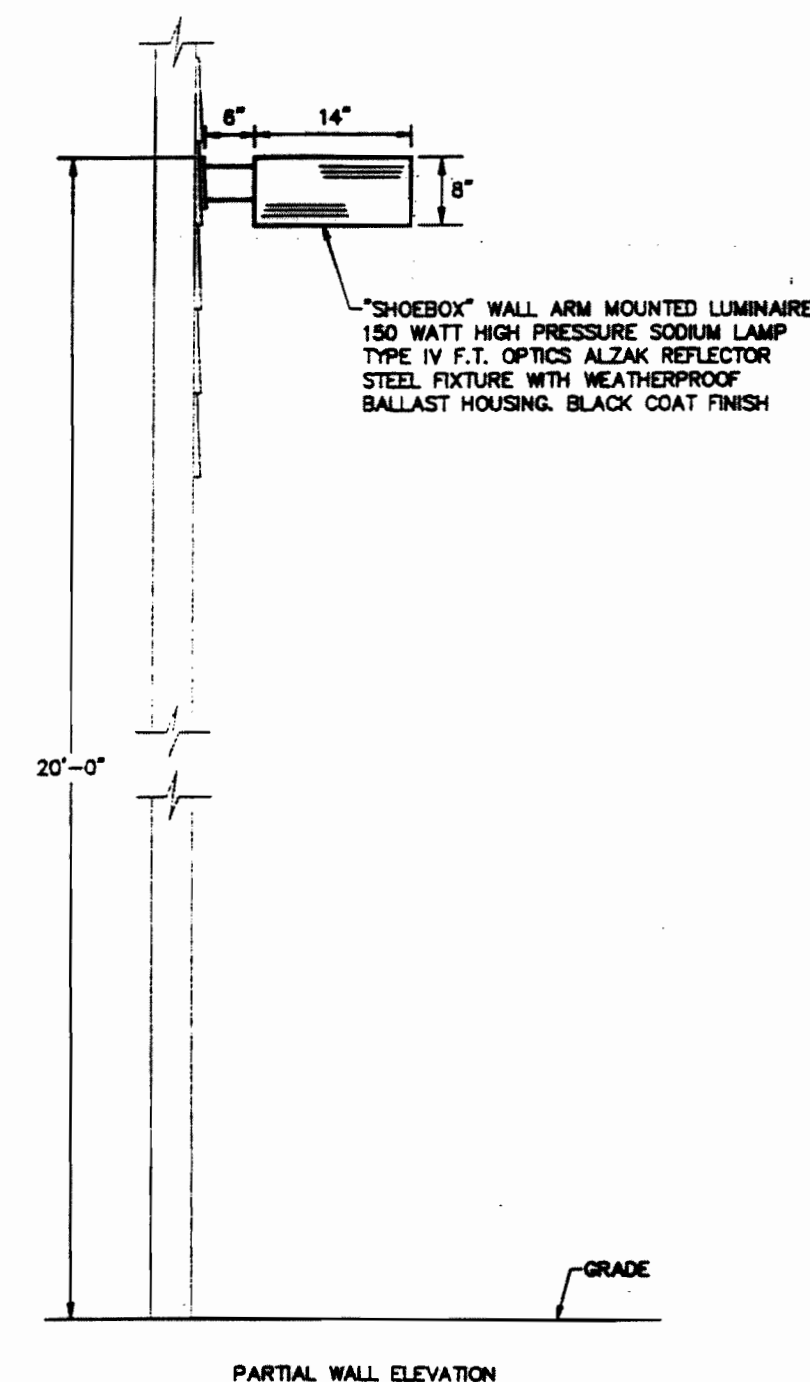
TYPE "BB1" LUMINAIRE DETAIL
NOT TO SCALE



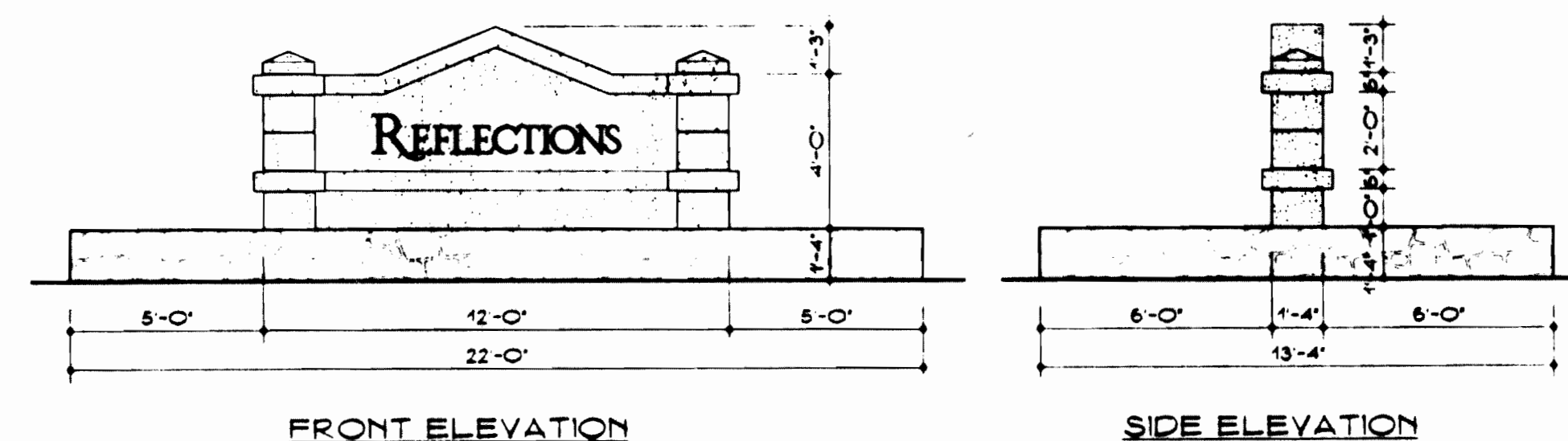
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NOT TO SCALE



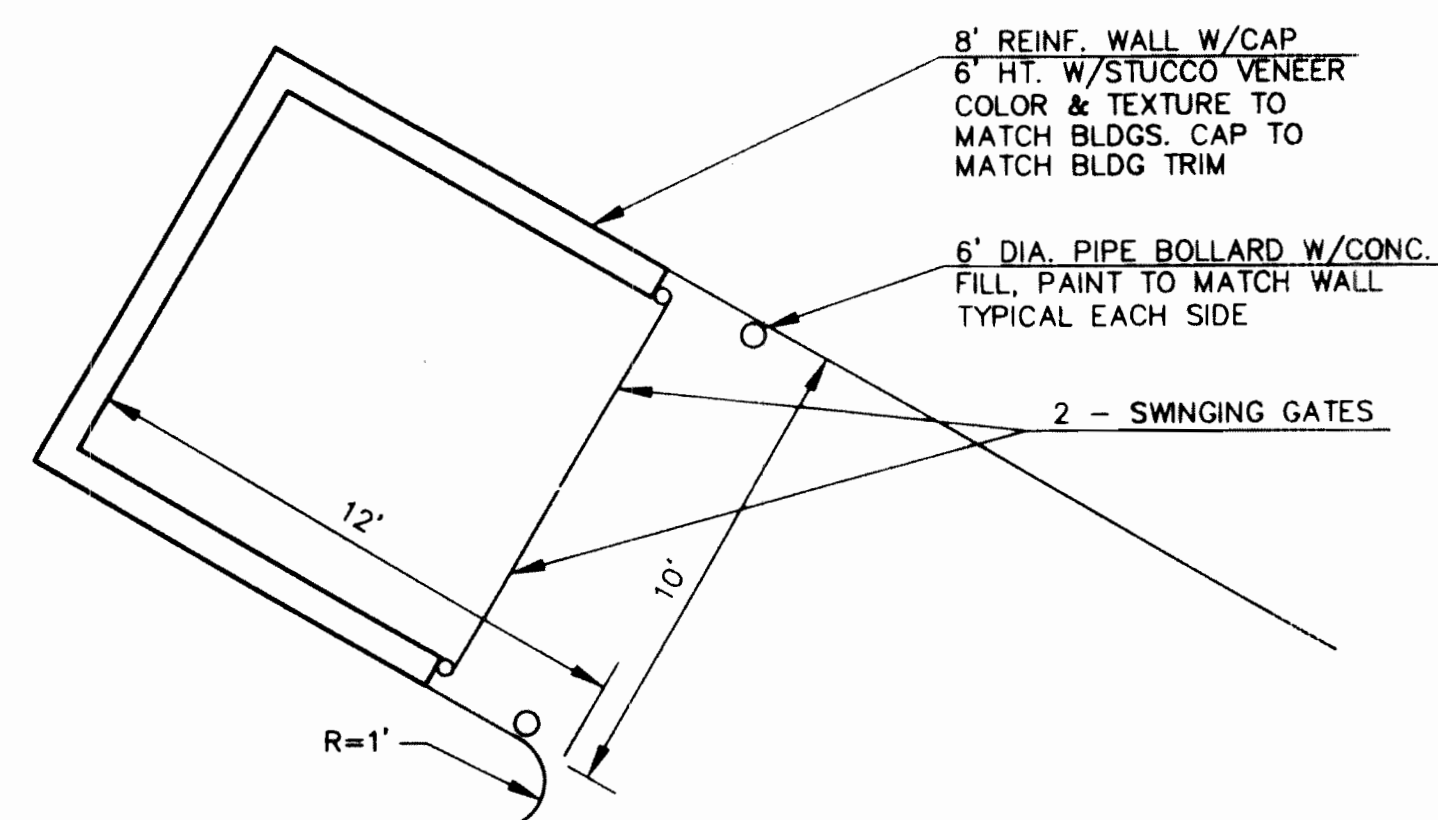
TYPES "AA1" AND "AA2"
LUMINAIRE DETAIL
NOT TO SCALE



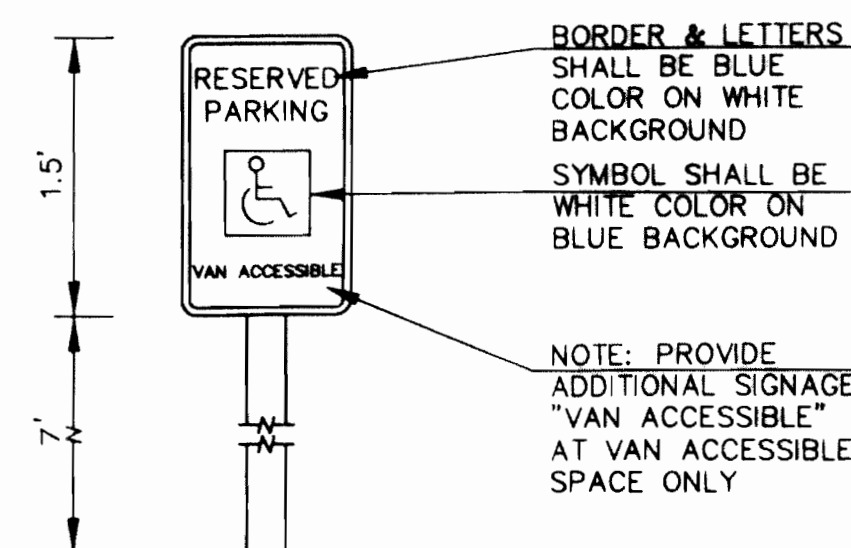
TYPE "AA" LUMINAIRE DETAIL
NOT TO SCALE



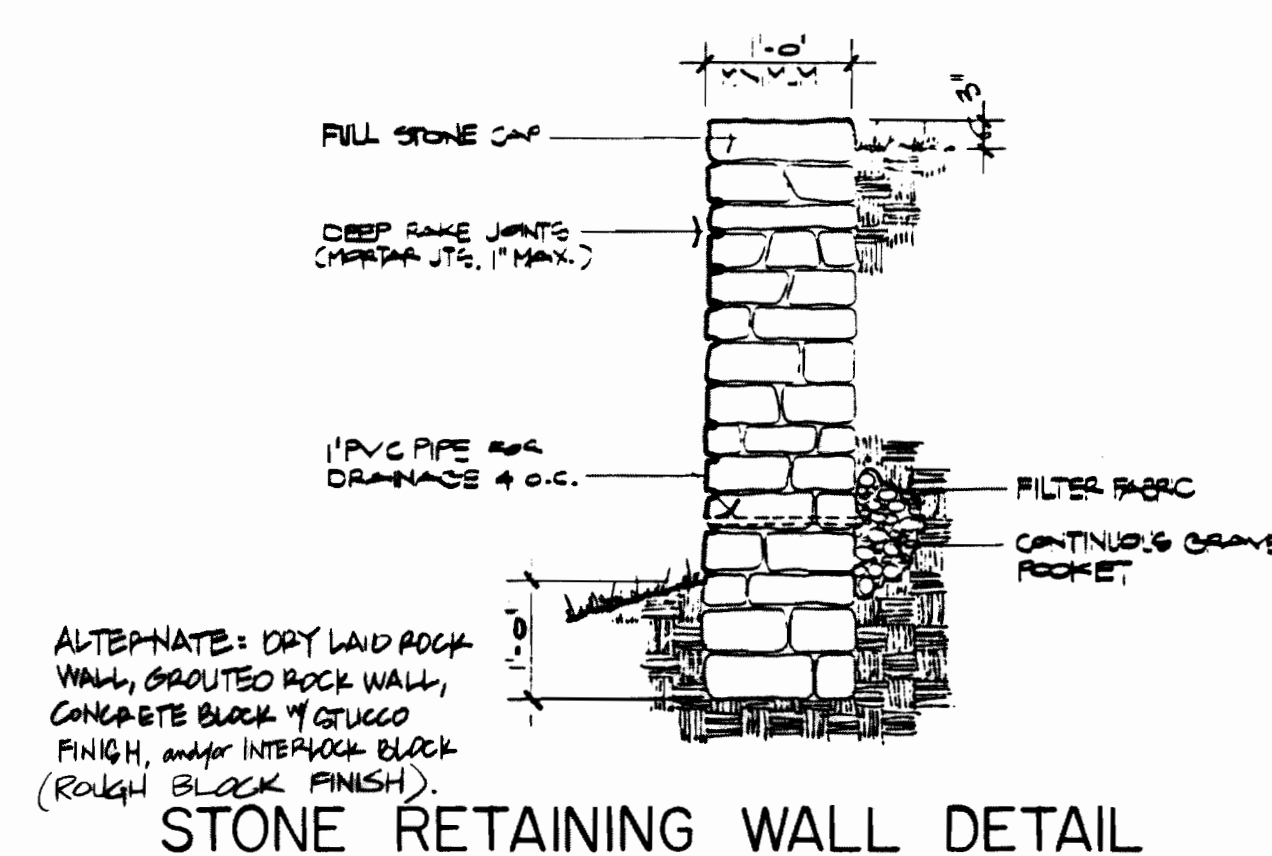
PROJECT SIGN ELEVATION
1' 4" = 1'-0"



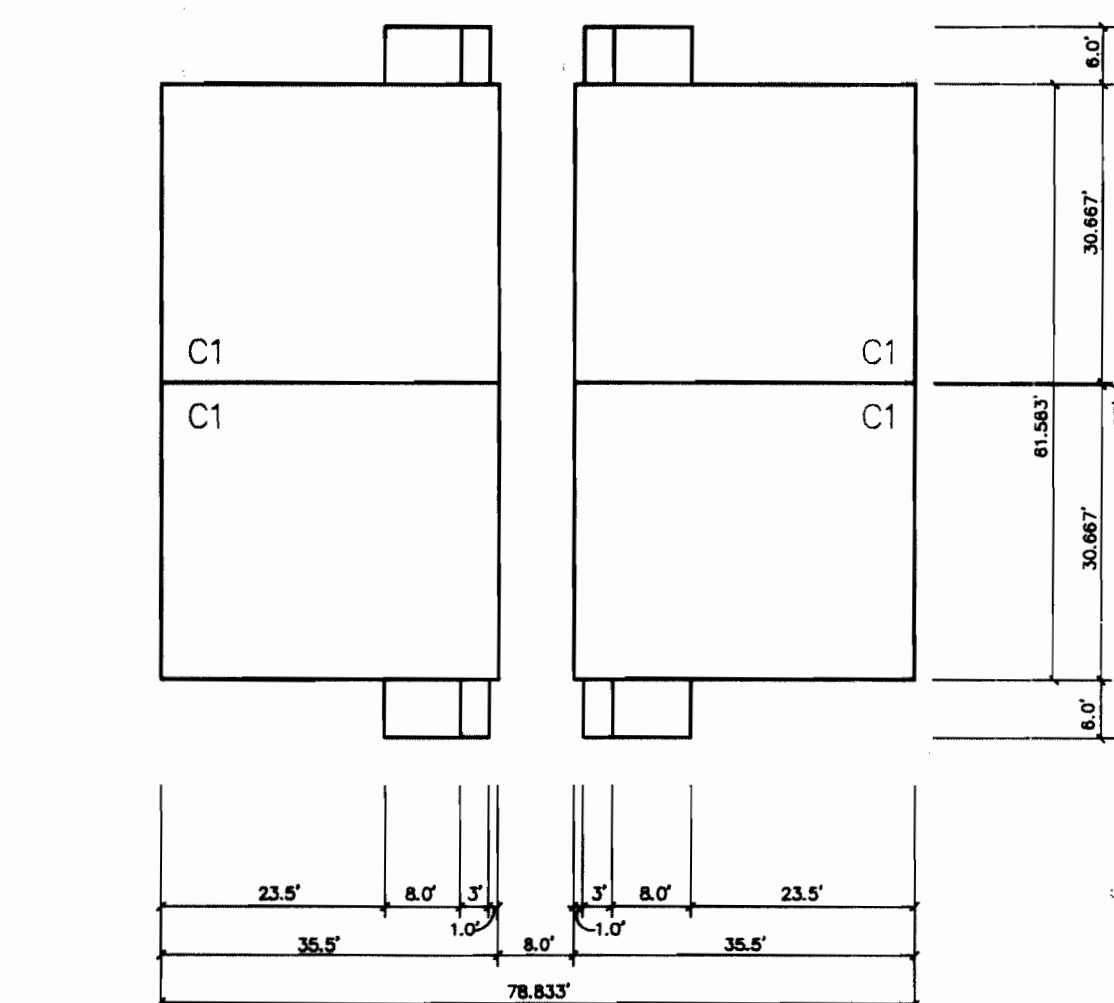
TRASH ENCLOSURE DETAIL



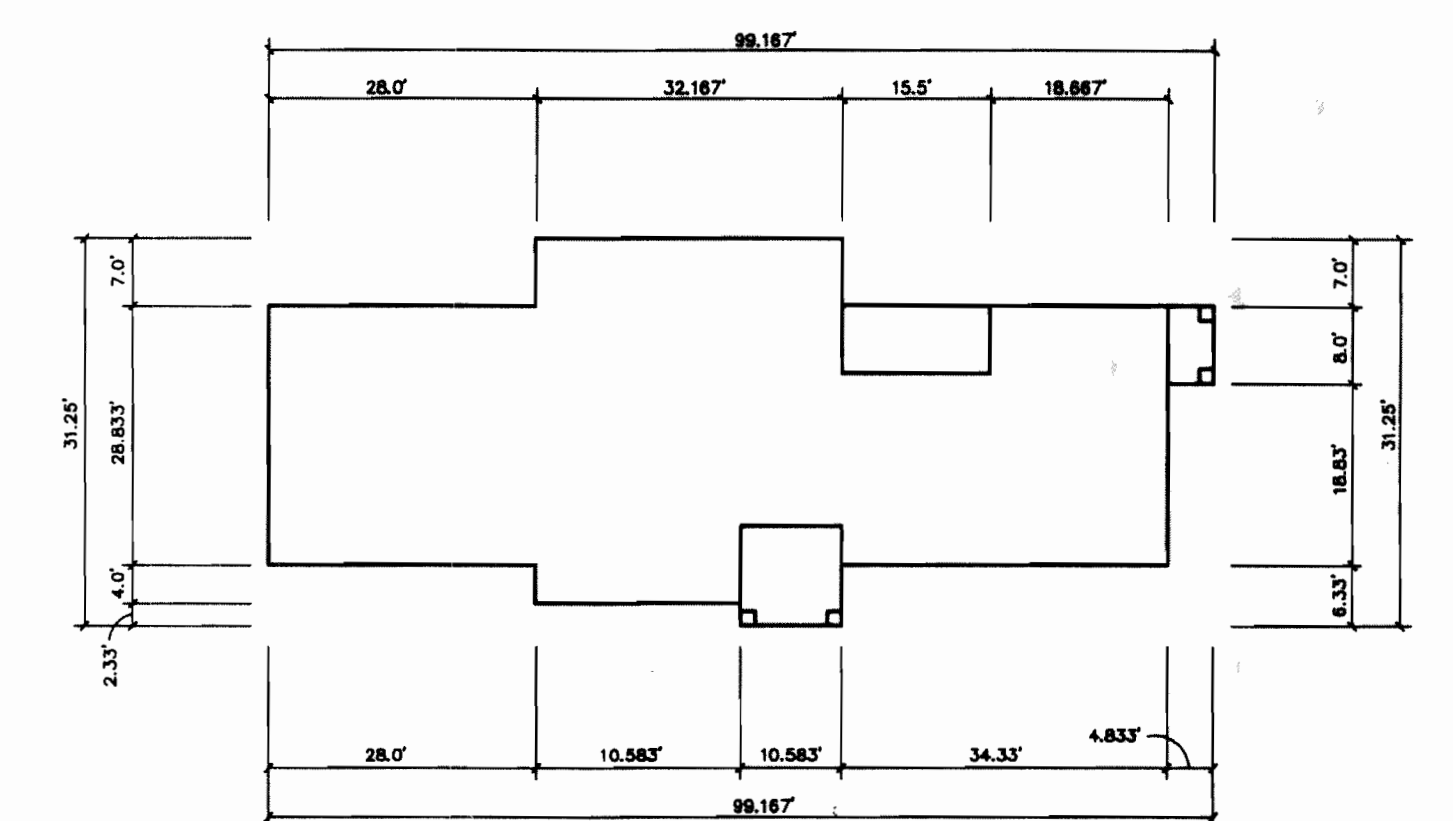
SIGN DETAIL



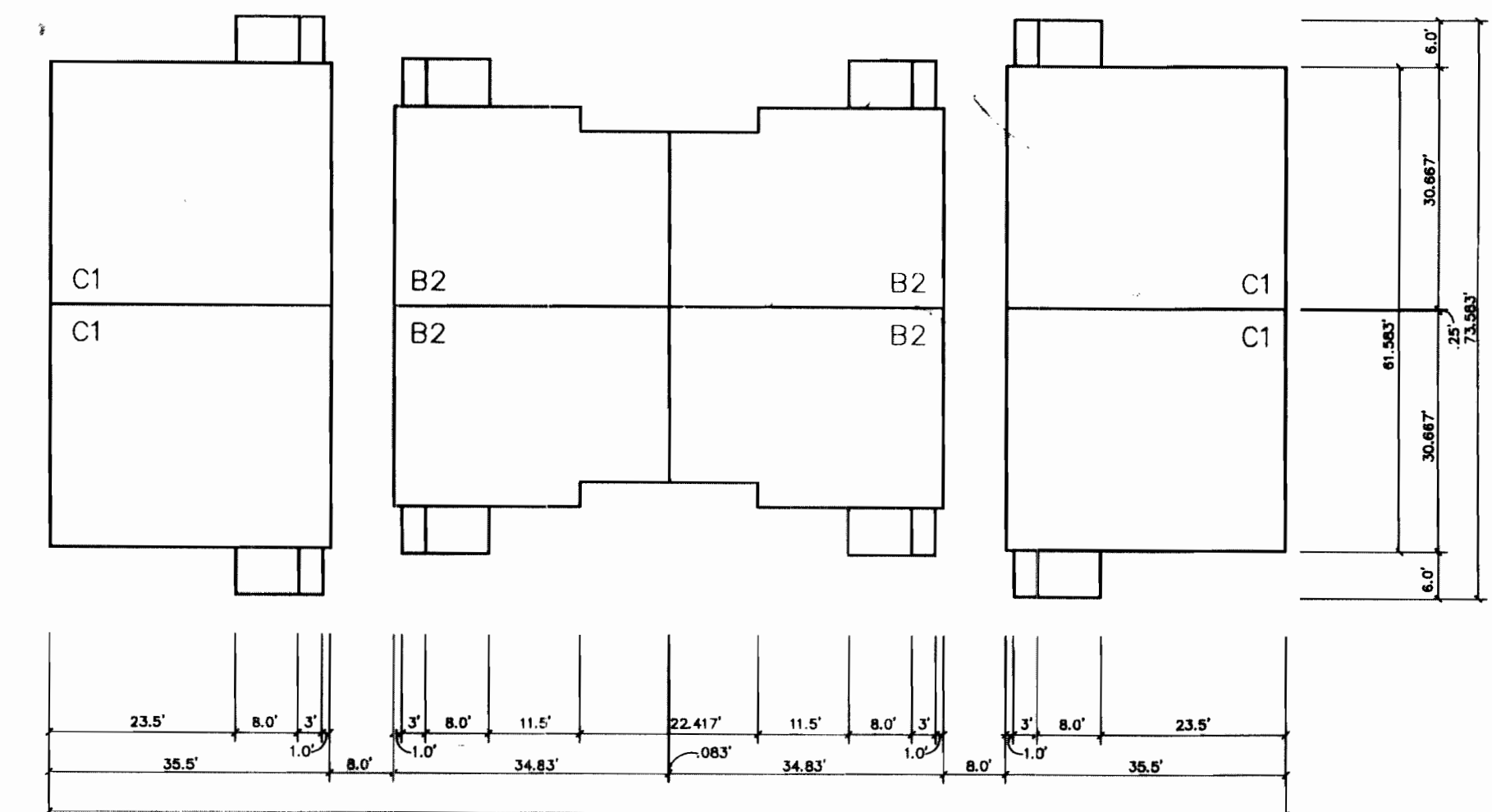
STONE RETAINING WALL DETAIL



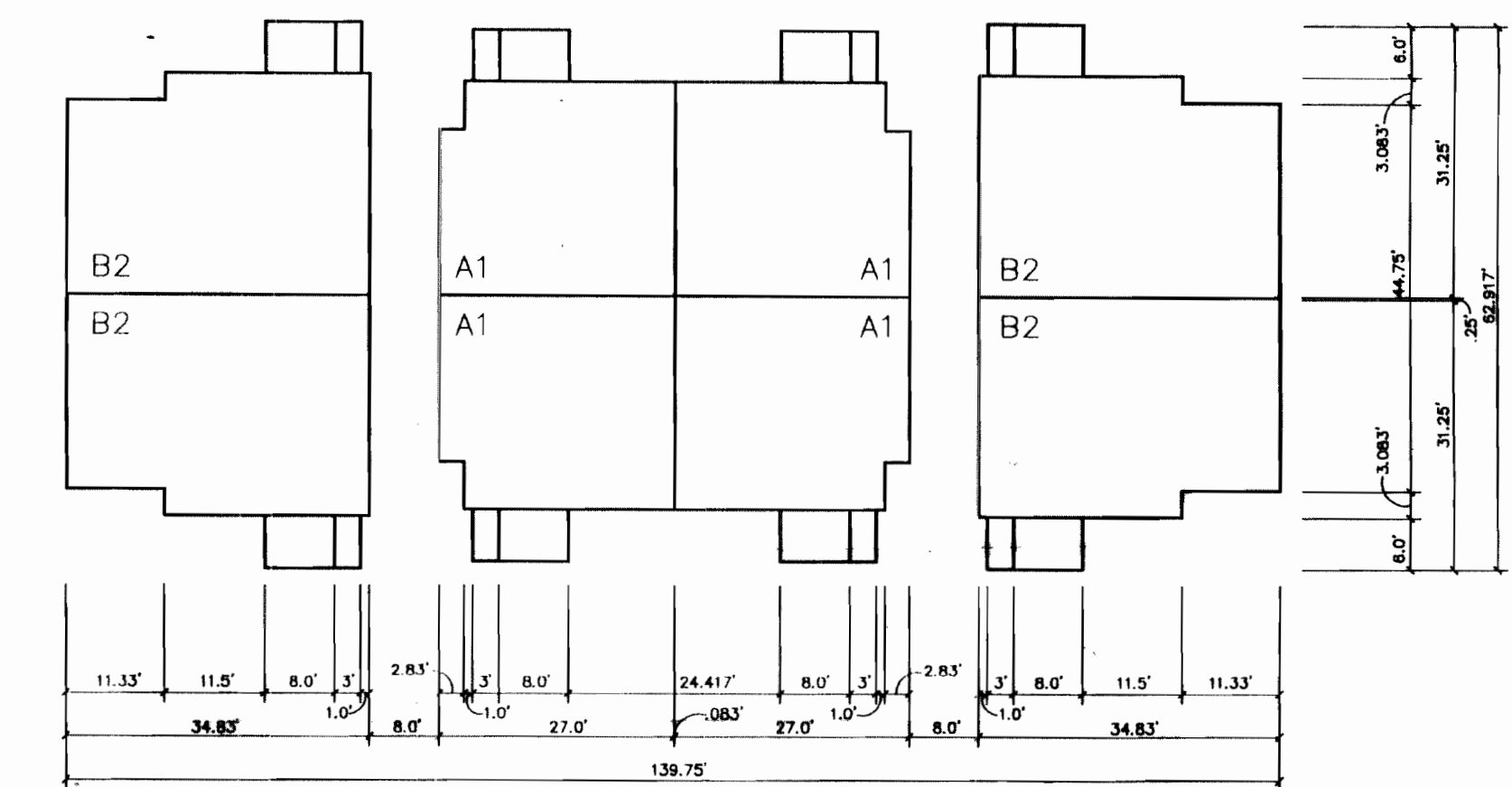
TYPICAL FOOTPRINT FOR BLDG'S 3,5,9,10,11,14



TYPICAL FOOTPRINT FOR LEASING/RECREATION BLDG



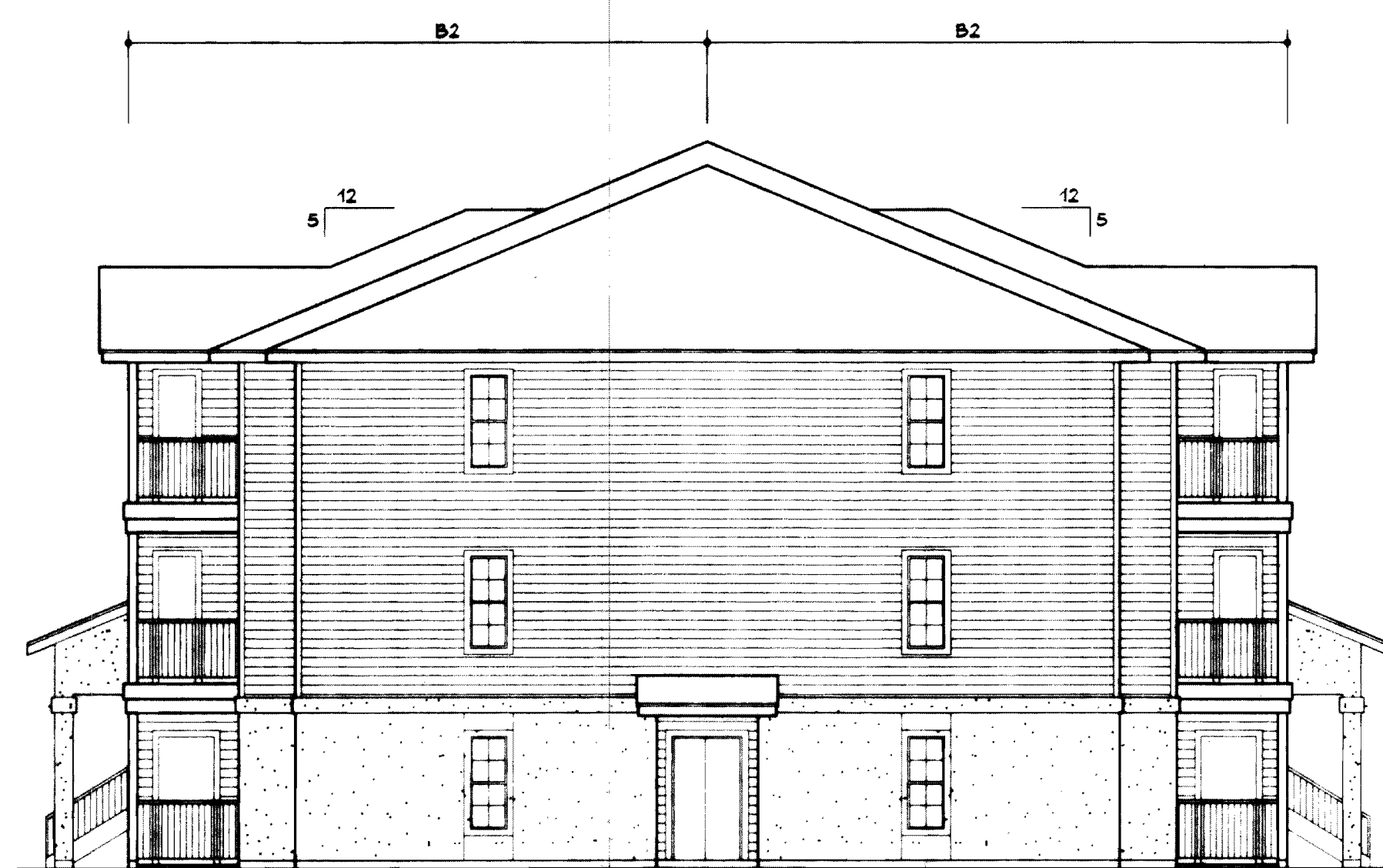
TYPICAL FOOTPRINT FOR BLDG'S 6,13



TYPICAL FOOTPRINT FOR BLDG'S 1,2,4,7,15
BLDG'S 8,12 (3 STORY)



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303/980-0200



5 SIDE ELEVATION
1/8" = 1'-0"

BUILDINGS 8, 12



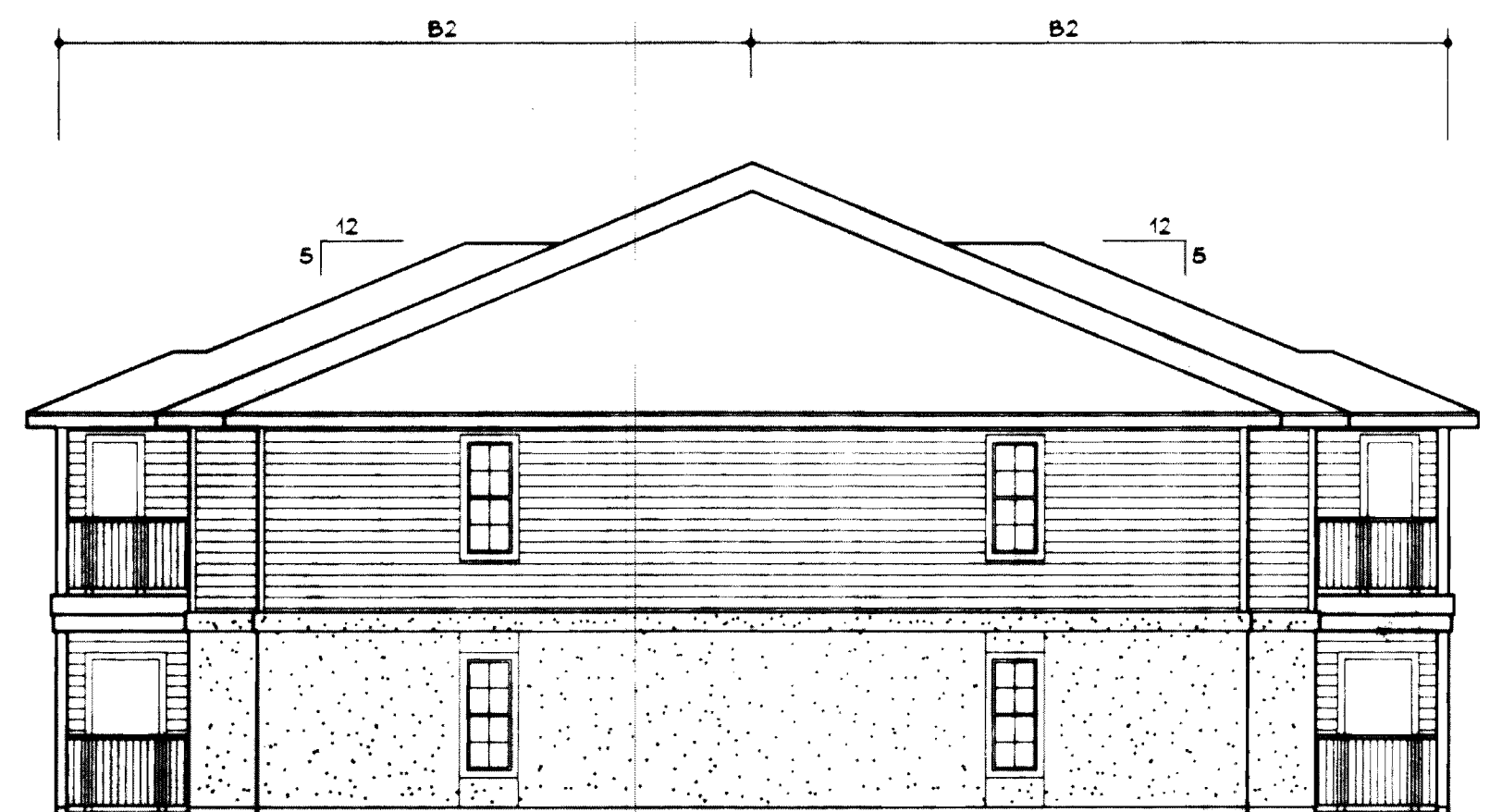
4 FRONT ELEVATION
1/8" = 1'-0"

BUILDINGS 8, 12



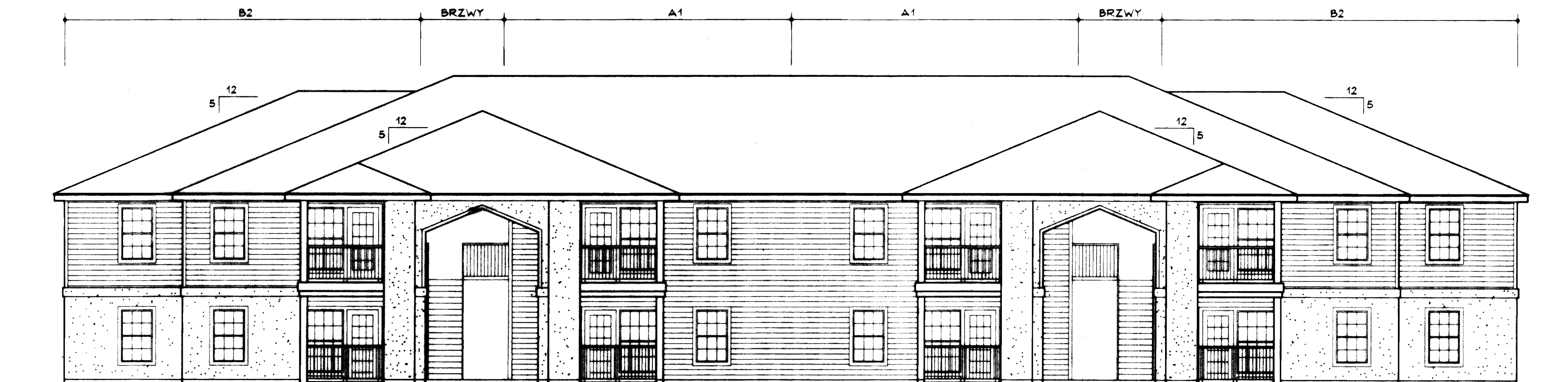
3 FRONT ELEVATION
1/8" = 1'-0"

BUILDINGS 2, 4, 7, 15



2 SIDE ELEVATION
1/8" = 1'-0"

BUILDINGS 1, 2, 4, 7, 15



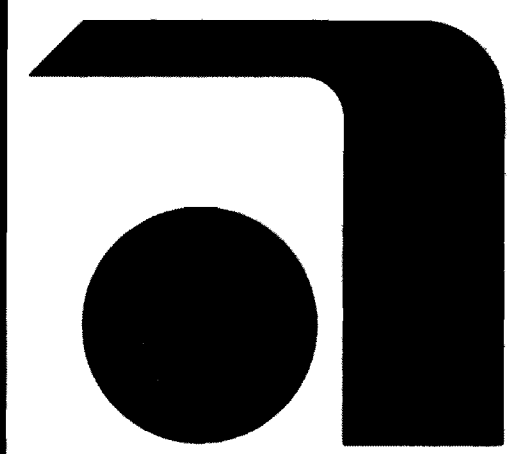
1 FRONT ELEVATION
1/8" = 1'-0"

BUILDING 1

REVISED CONCEPTUAL ELEVATIONS

APARTMENTS AT REFLECTIONS - PHASE 2

DON E. LEWIS C/O



ARCHON CORPORATION
ARCHITECTS / PLANNERS
2710 OAK LAWN AVENUE
SUITE 101 DALLAS, TEXAS
75218 214/288-0721

DATE 14 SEP. 94

PROJECT 9311

SHEET 4-7

93-4005-1

© Archon 94

ADD ADMT. 9-19-94

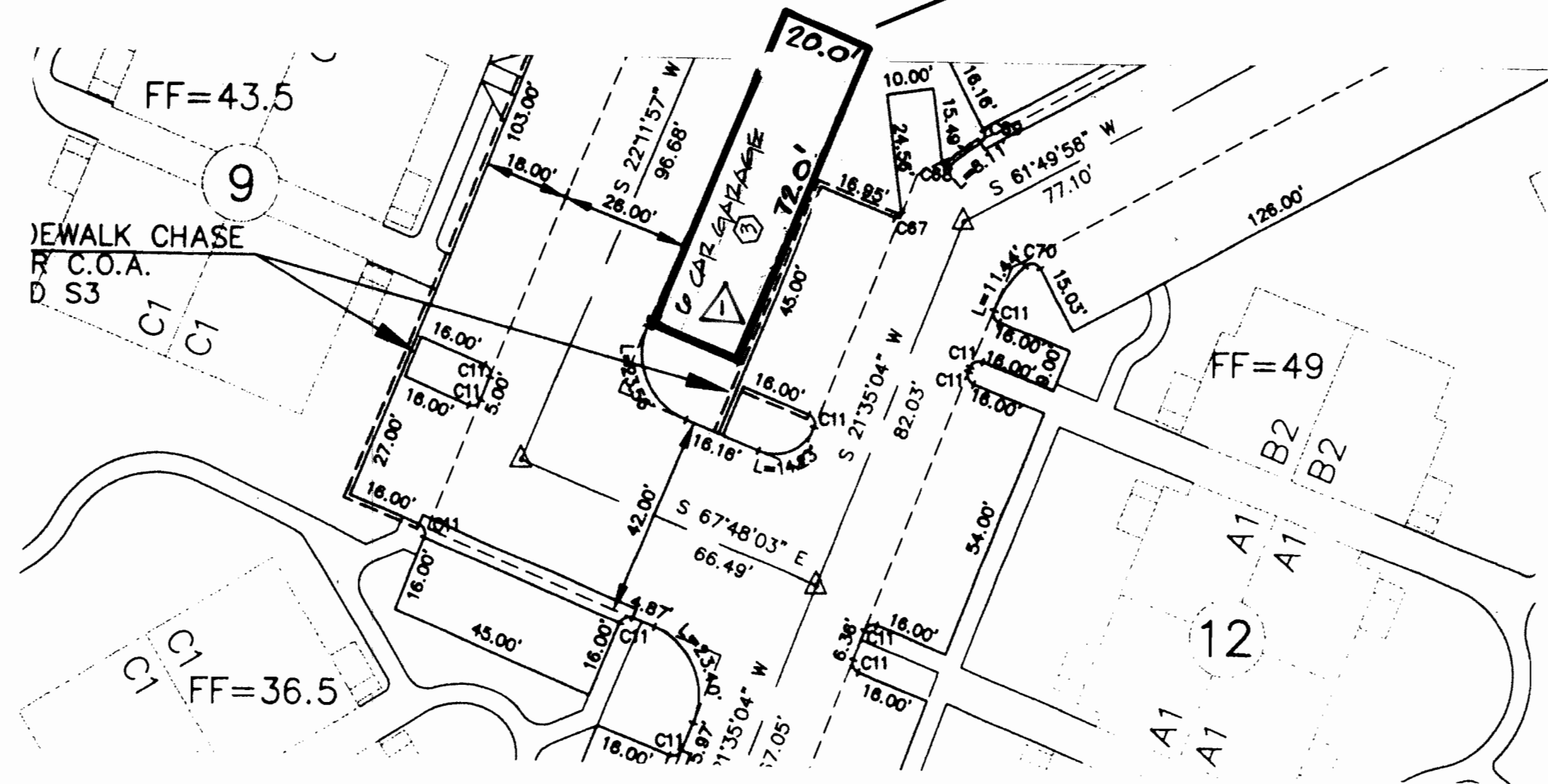
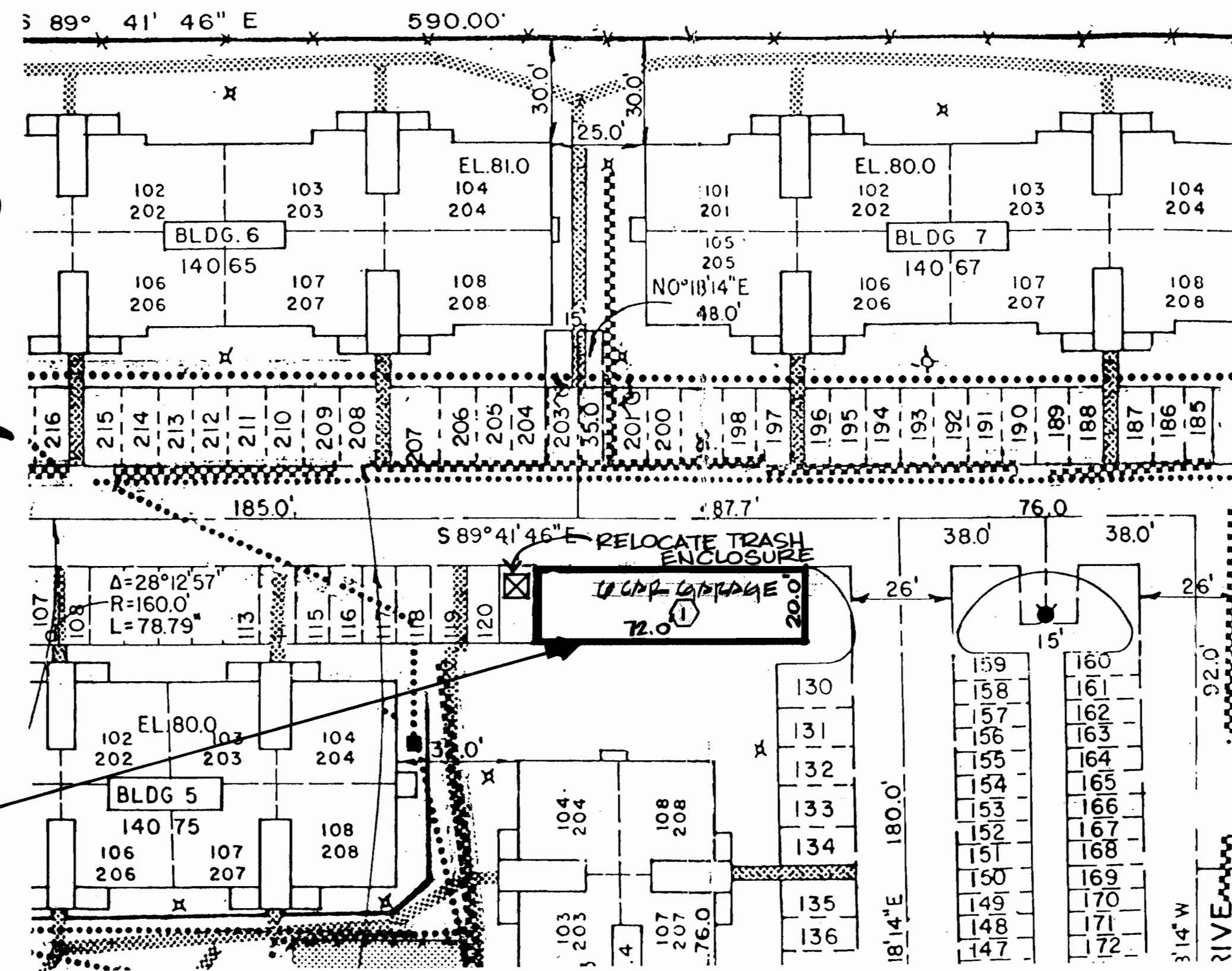
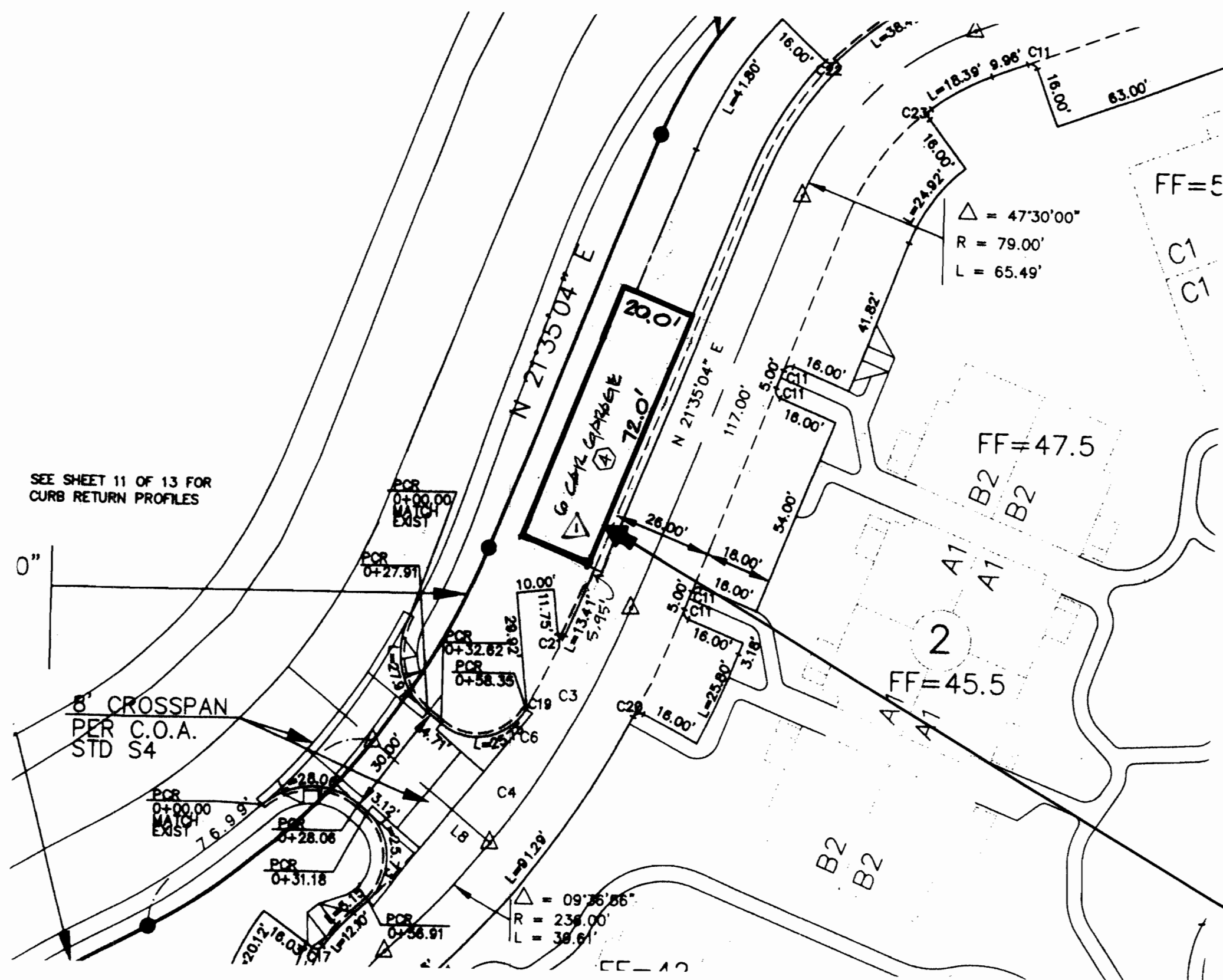
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| revision | | |
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| no. | date | by |
| 1 | 1.14.98 | SO |
| 2 | 2.16.98 | SO |
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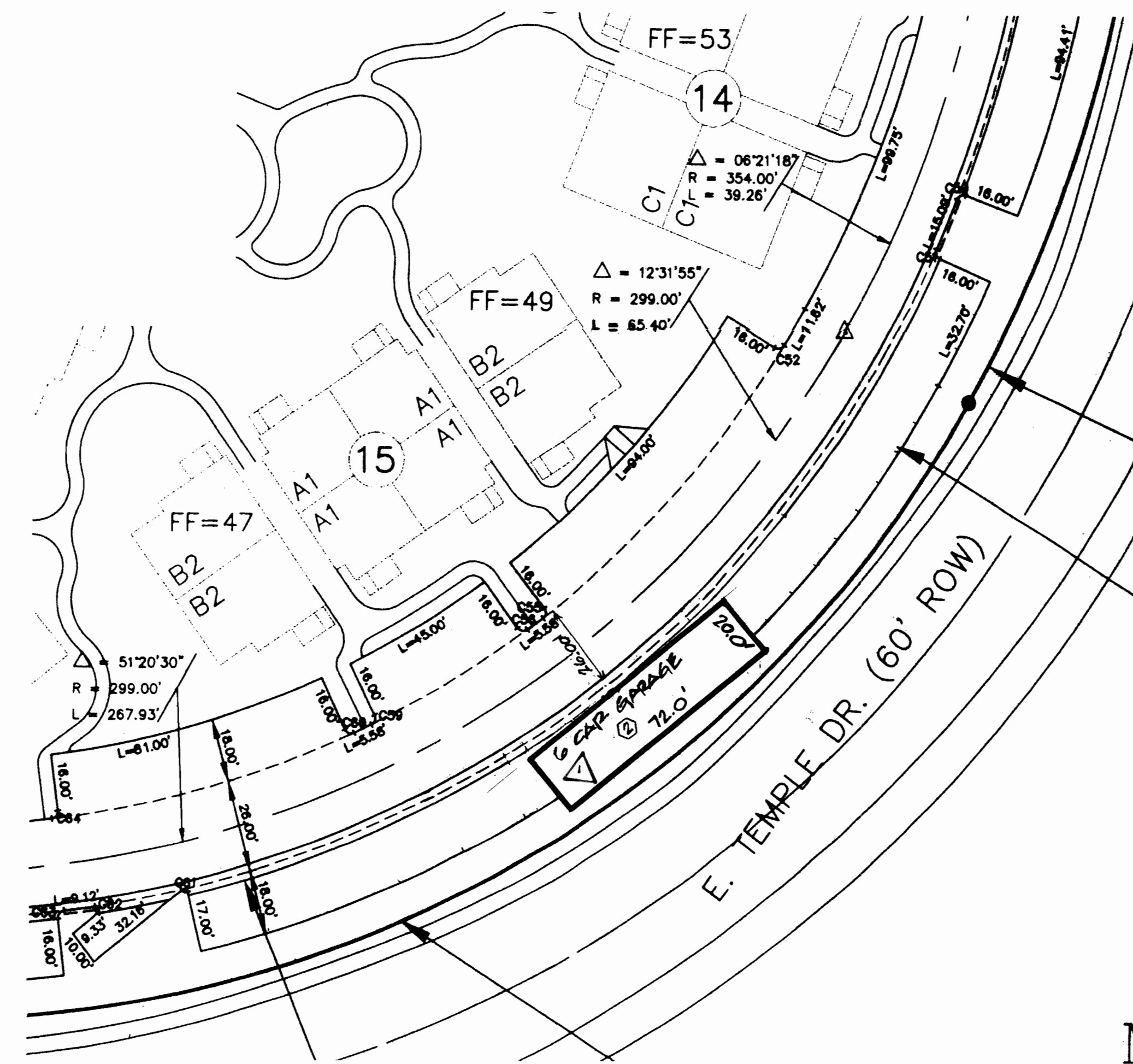
WAGNER
ARCHITECTURAL TEAM, LTD.
10730 E. BETTANY DR., #113
ARAPAHO, CO. 80014
(303) 331-4414

REFLECTIONS
GARAGES
ARAPAHO COUNTY OF DENVER, COLORADO
FOR
SECURITY CAPITAL GROUP/SMITH

project no.
97245
date
12/04/97
drawn
BPS
checked
DRW
sheet
SD-1
SHEET 5-7



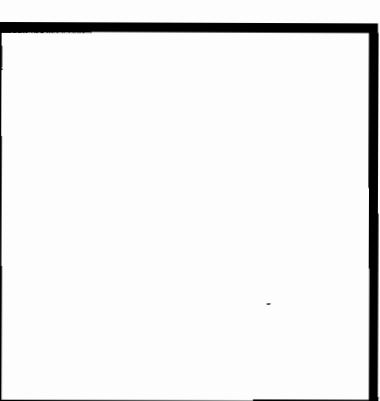
ADMINISTRATIVE AMENDMENTS
ADM. AMDT. 3-4-98
ADD 3 GARAGE BLDG. 6 CARS EACH
ELEVATIONS 300 SHEET 6 OF 7
ADD 1 STORAGE BLDG.
DETAILS ON SHEET 7 OF 7



ADM. AMDT. 3-4-98

APARTMENTS AT REFLECTIONS - PHASE II 93-4003-1

| revision | | |
|----------|---------|-----|
| no. | date | by |
| 1 | 2/17/98 | MDA |
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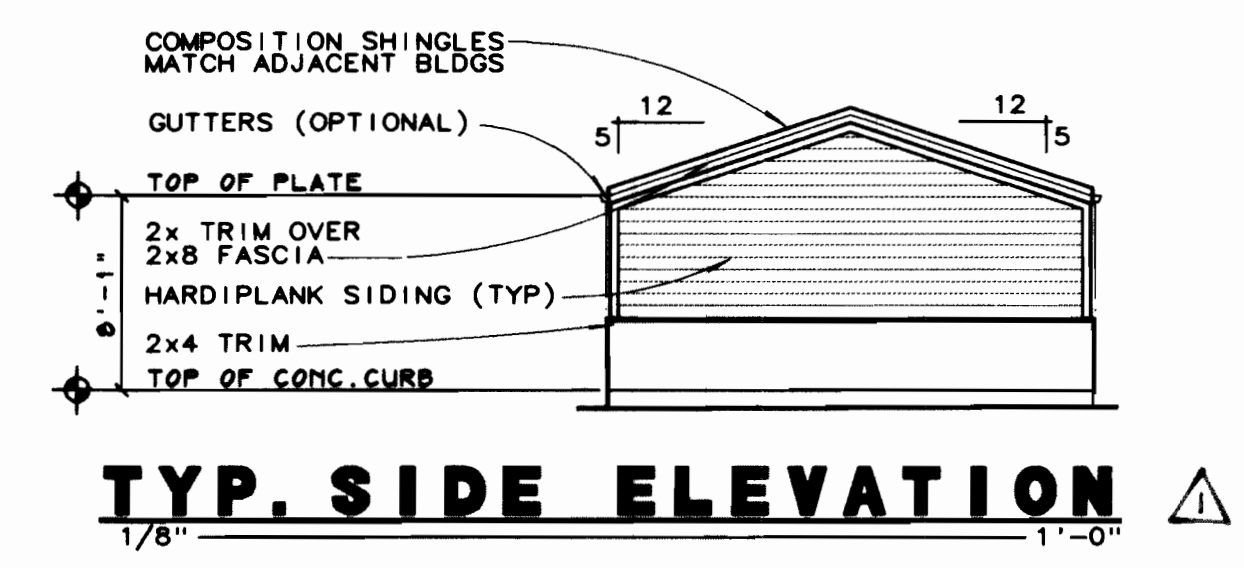
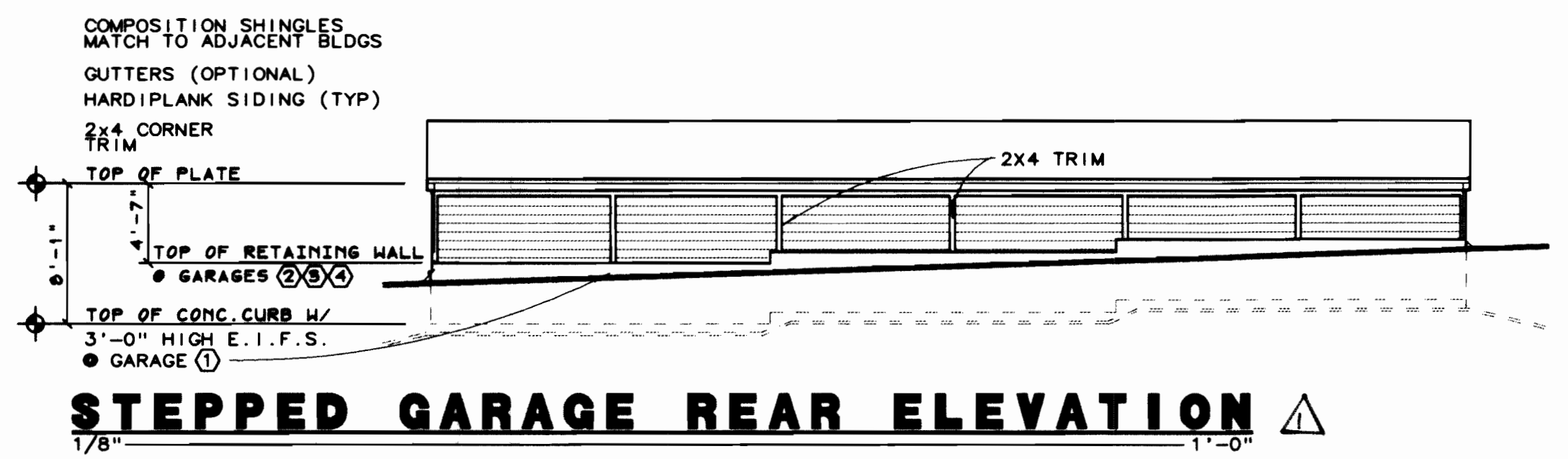
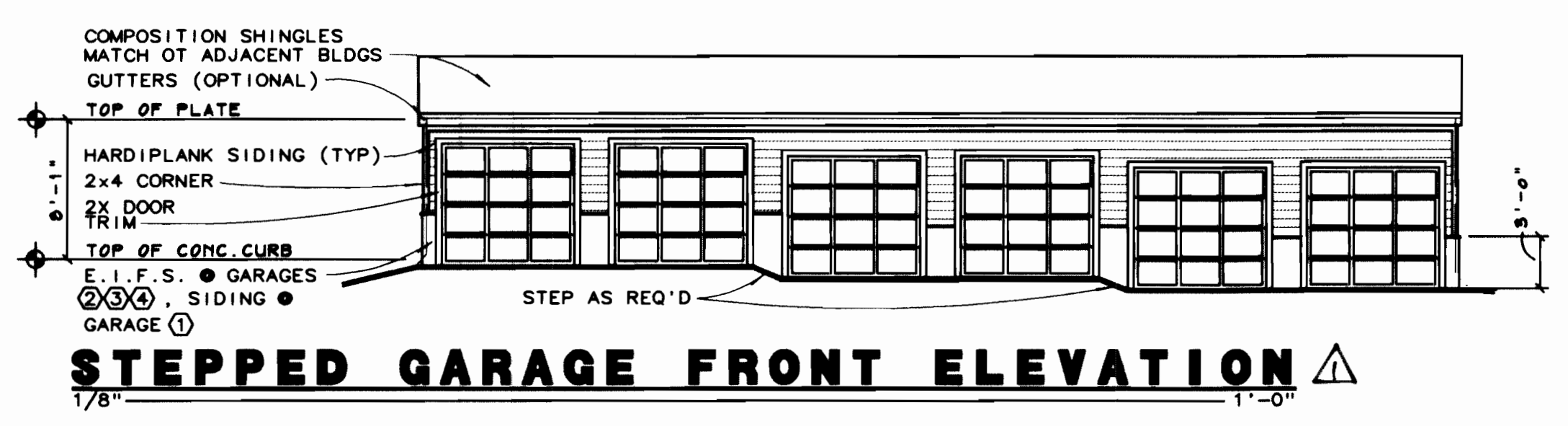
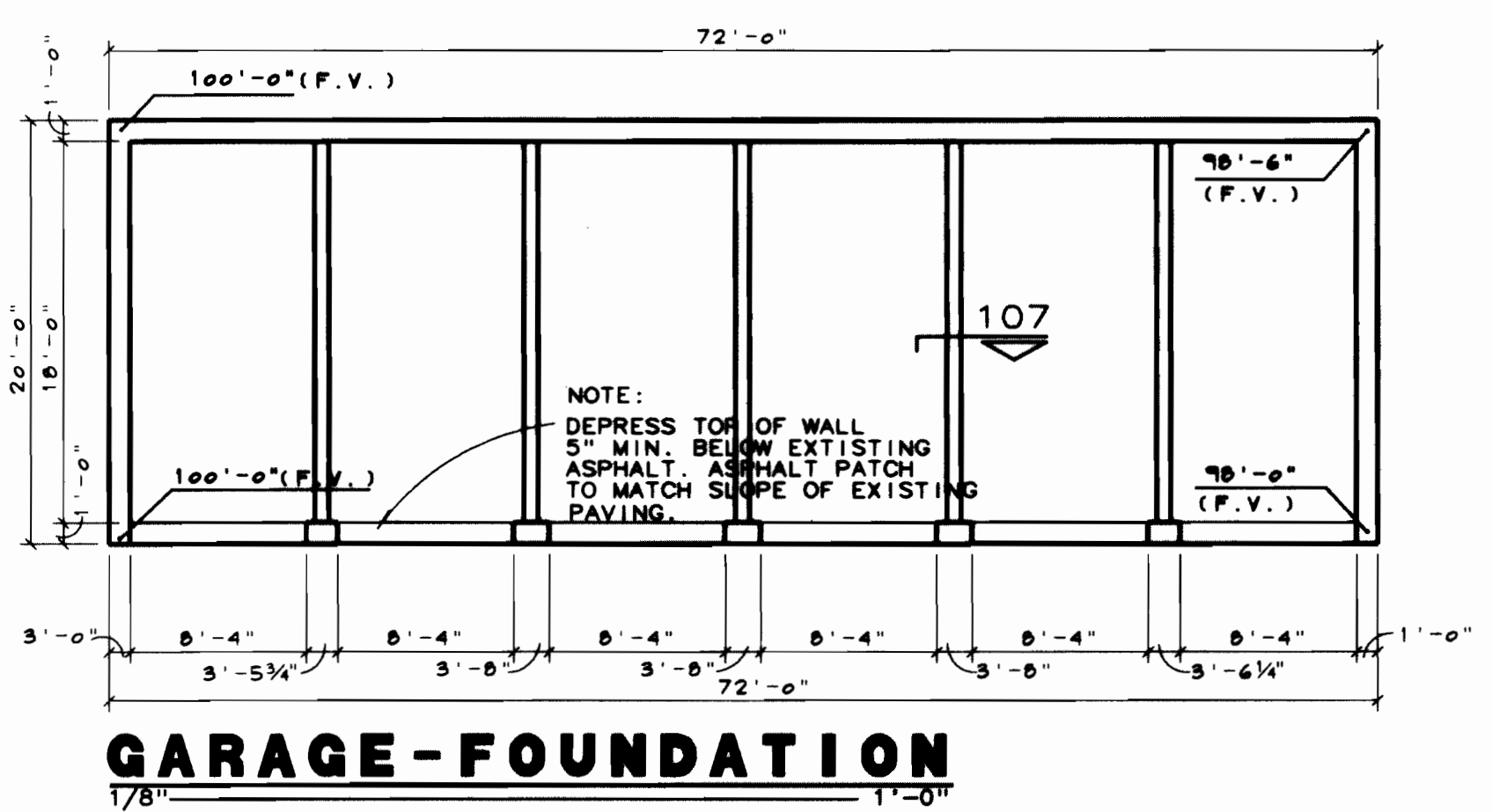
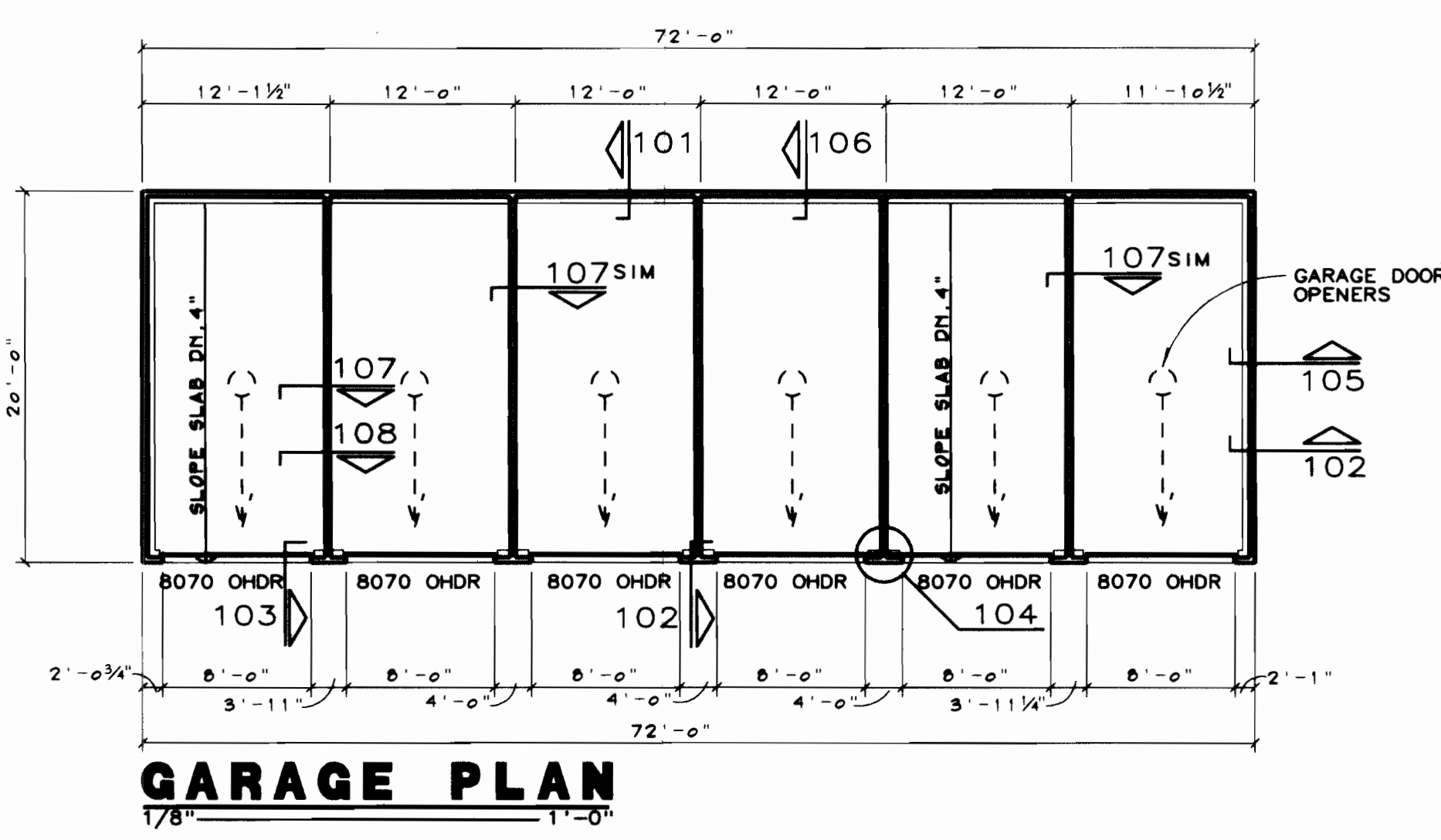


WAGNER
ARCHITECTURAL TEAM, LTD.
10330 E. BEATTY DR. #113
DENVER, CO 80231
(303) 337-8144

REFLECTIONS
GARAGES
ARAPAHOE COUNTY OF DENVER, COLORADO
FOR
SECURITY CAPITAL GROUP/SMITH

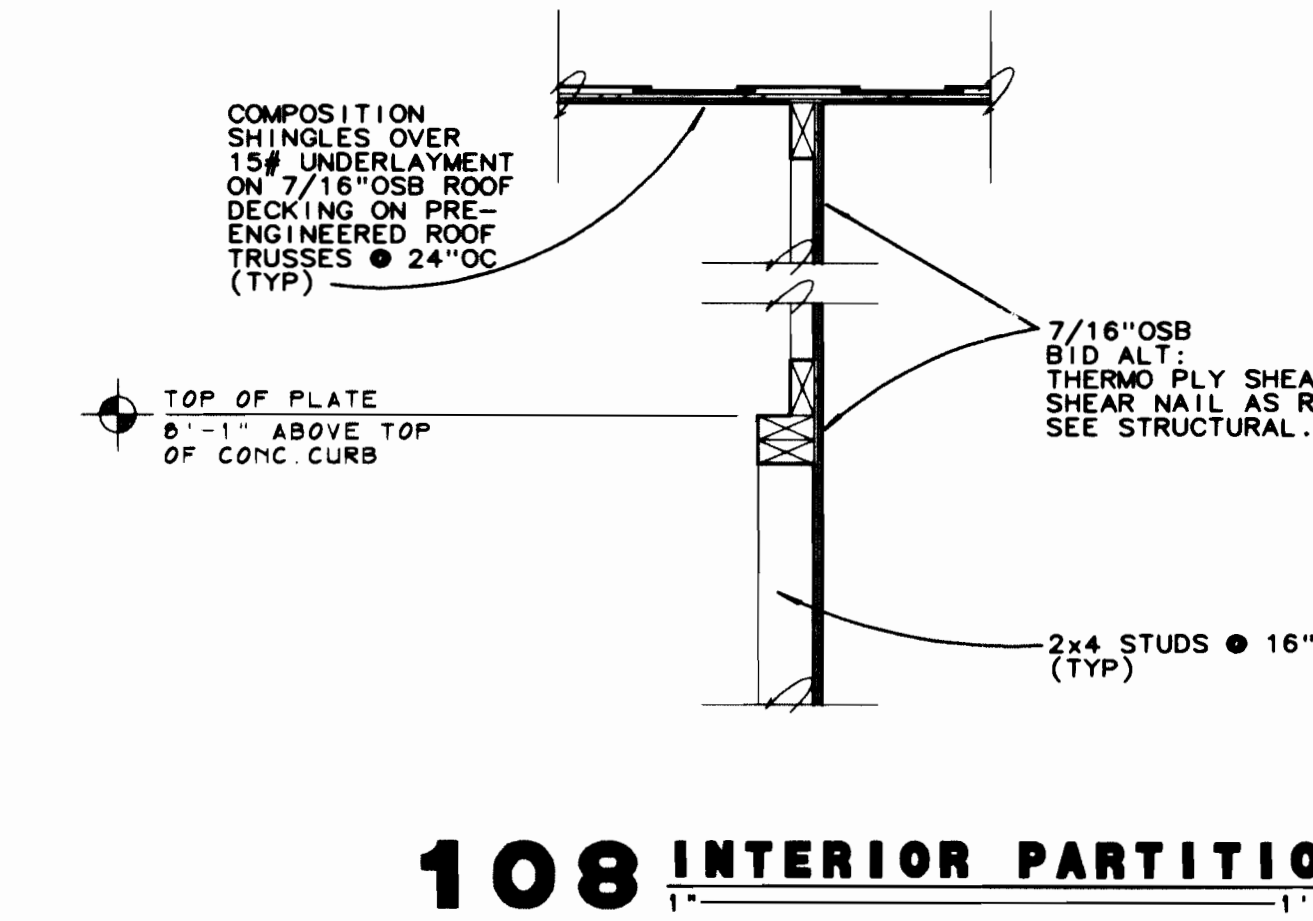
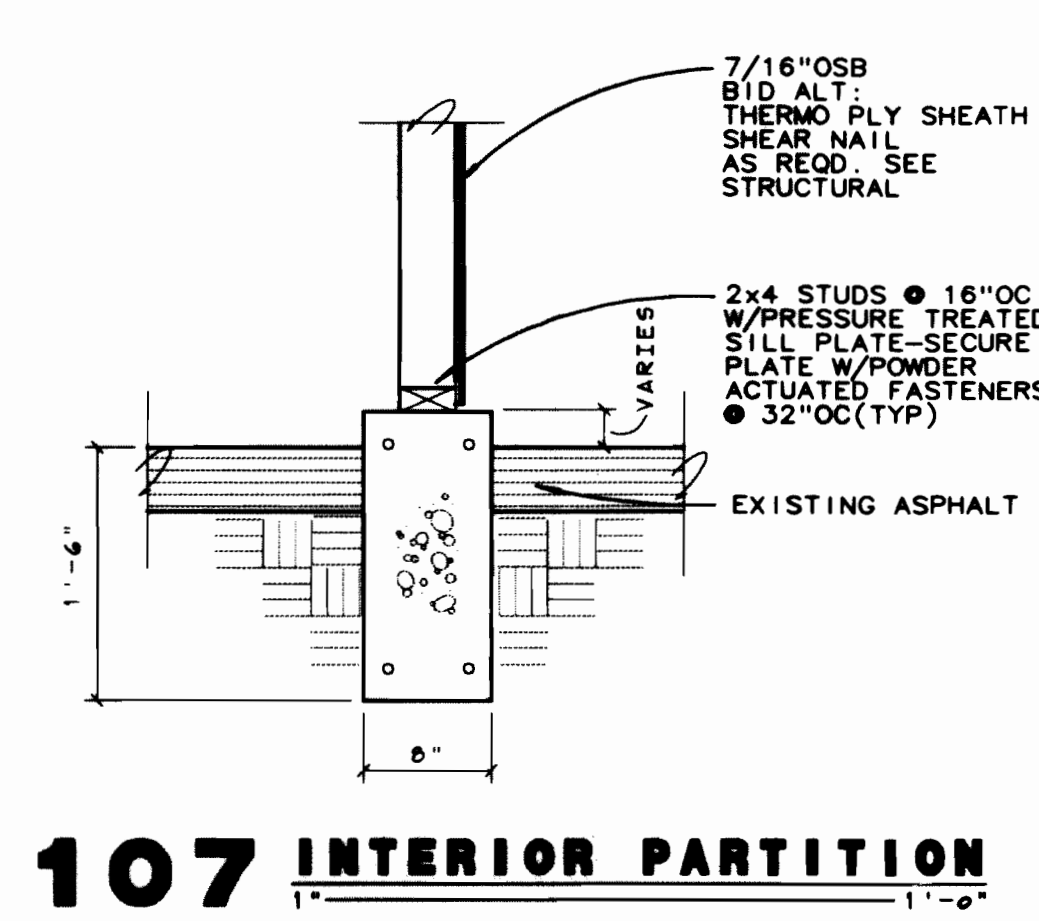
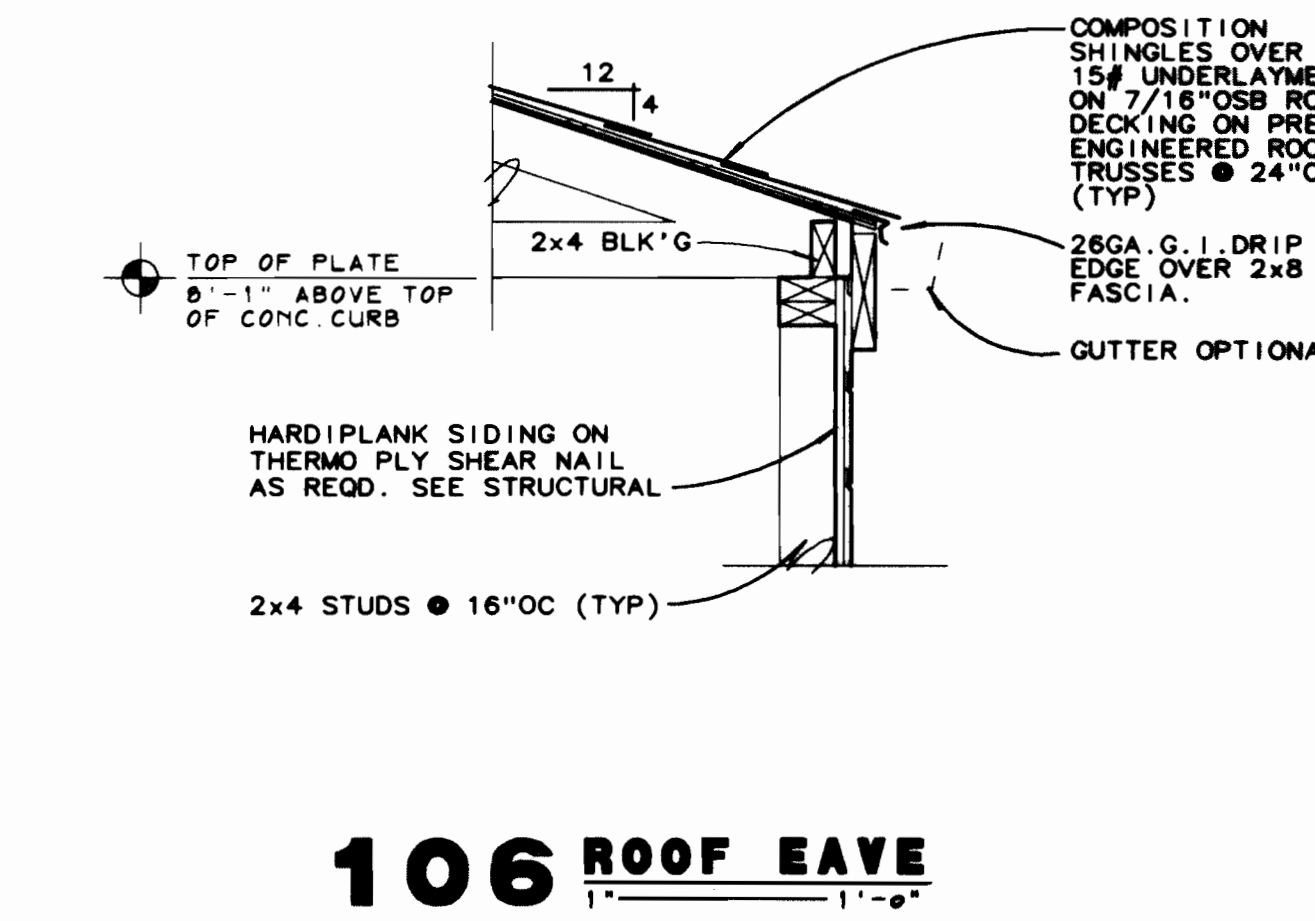
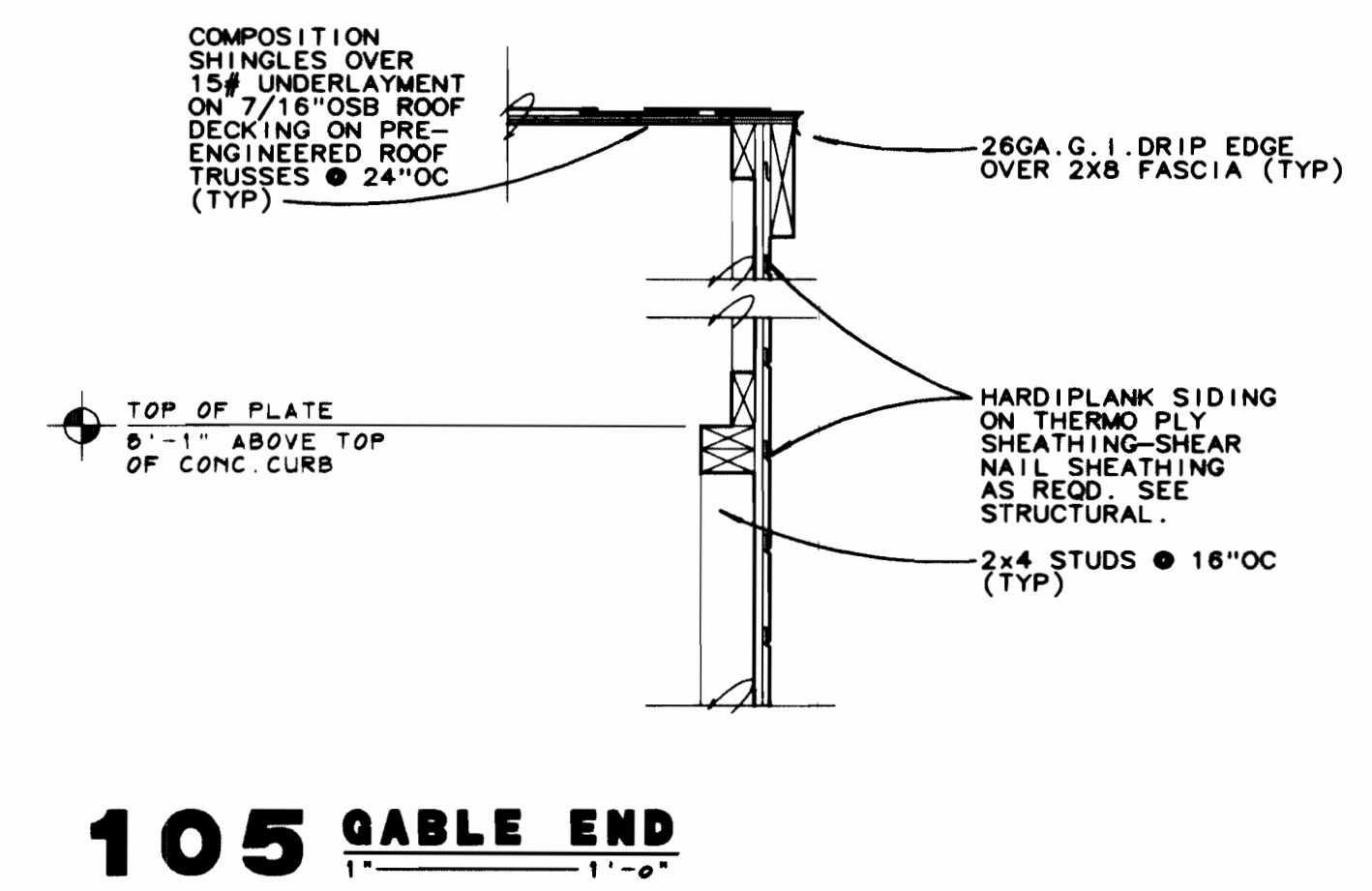
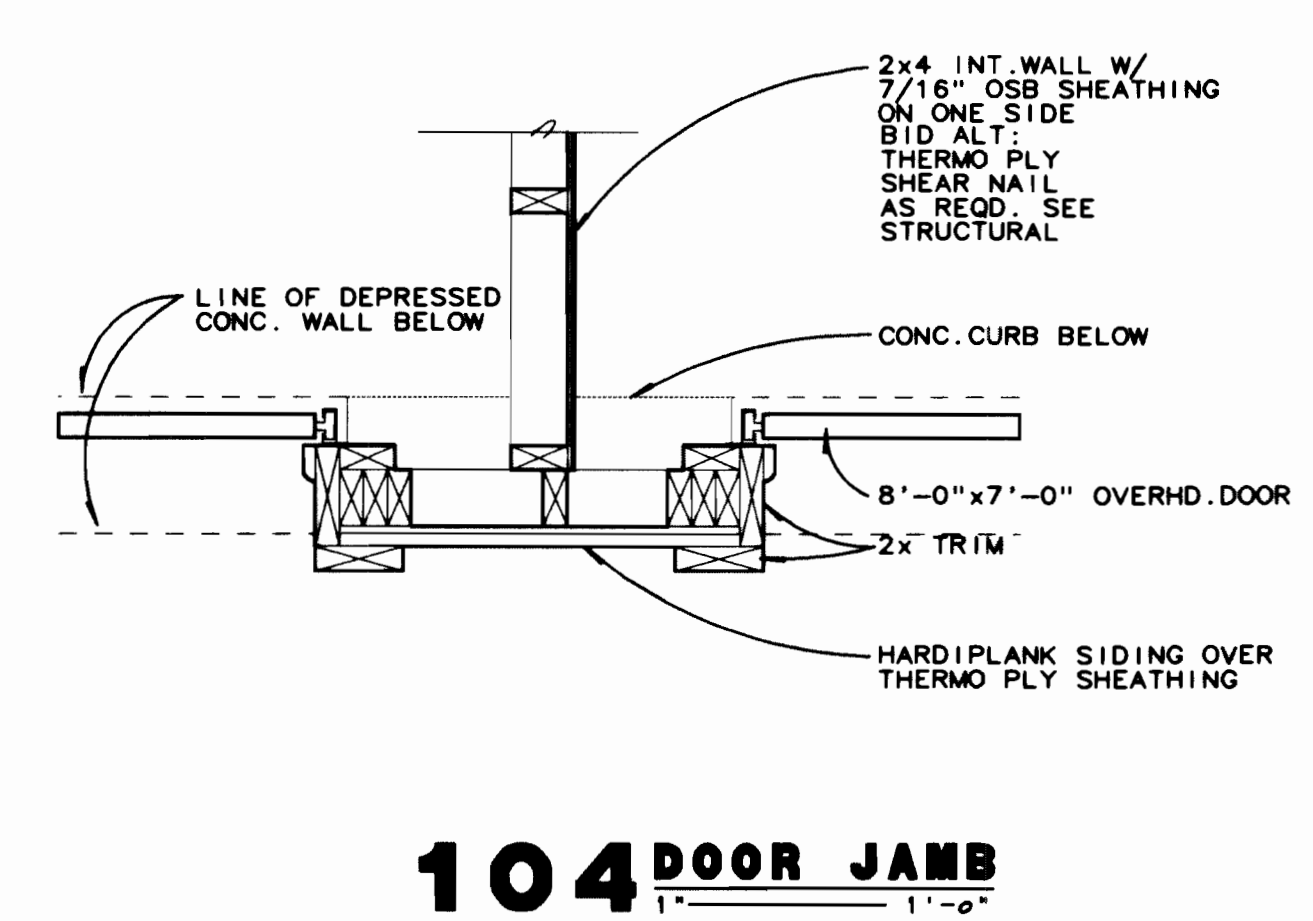
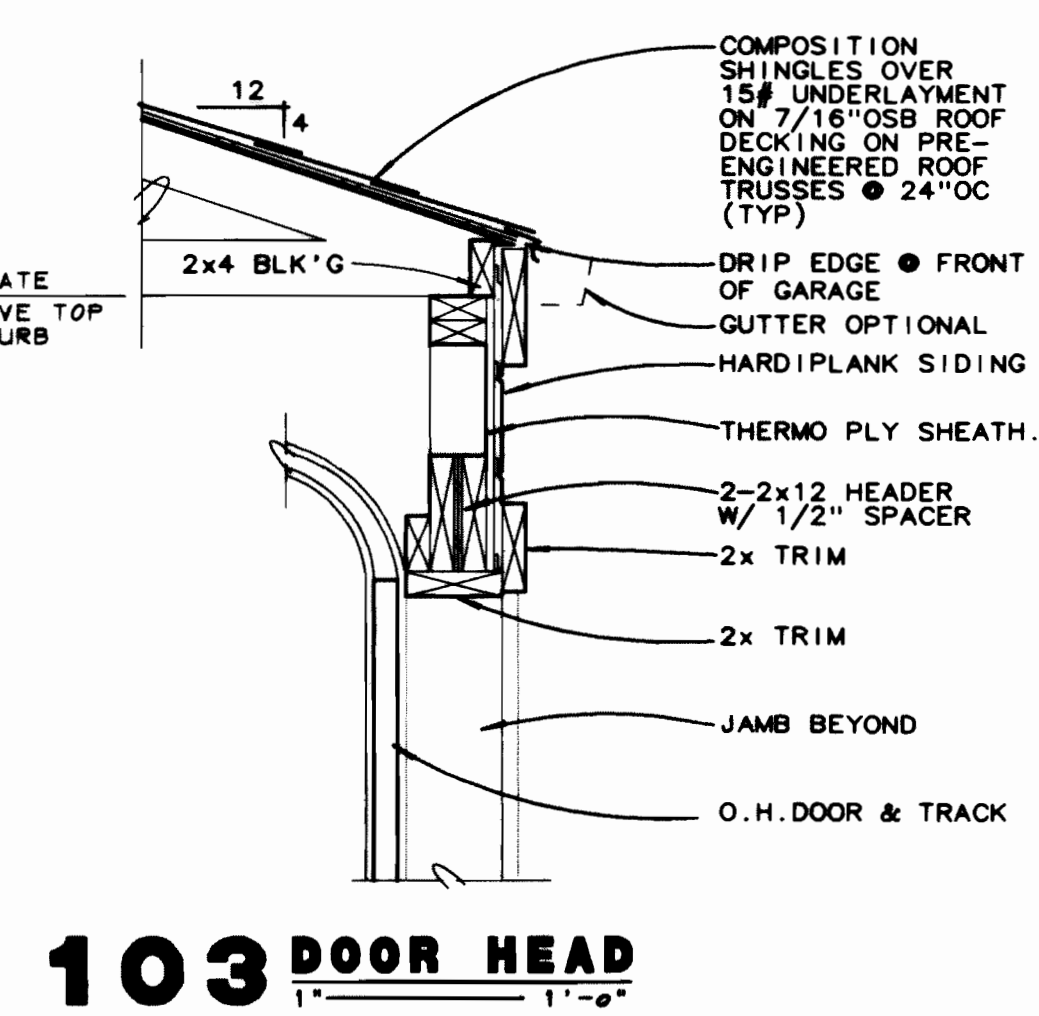
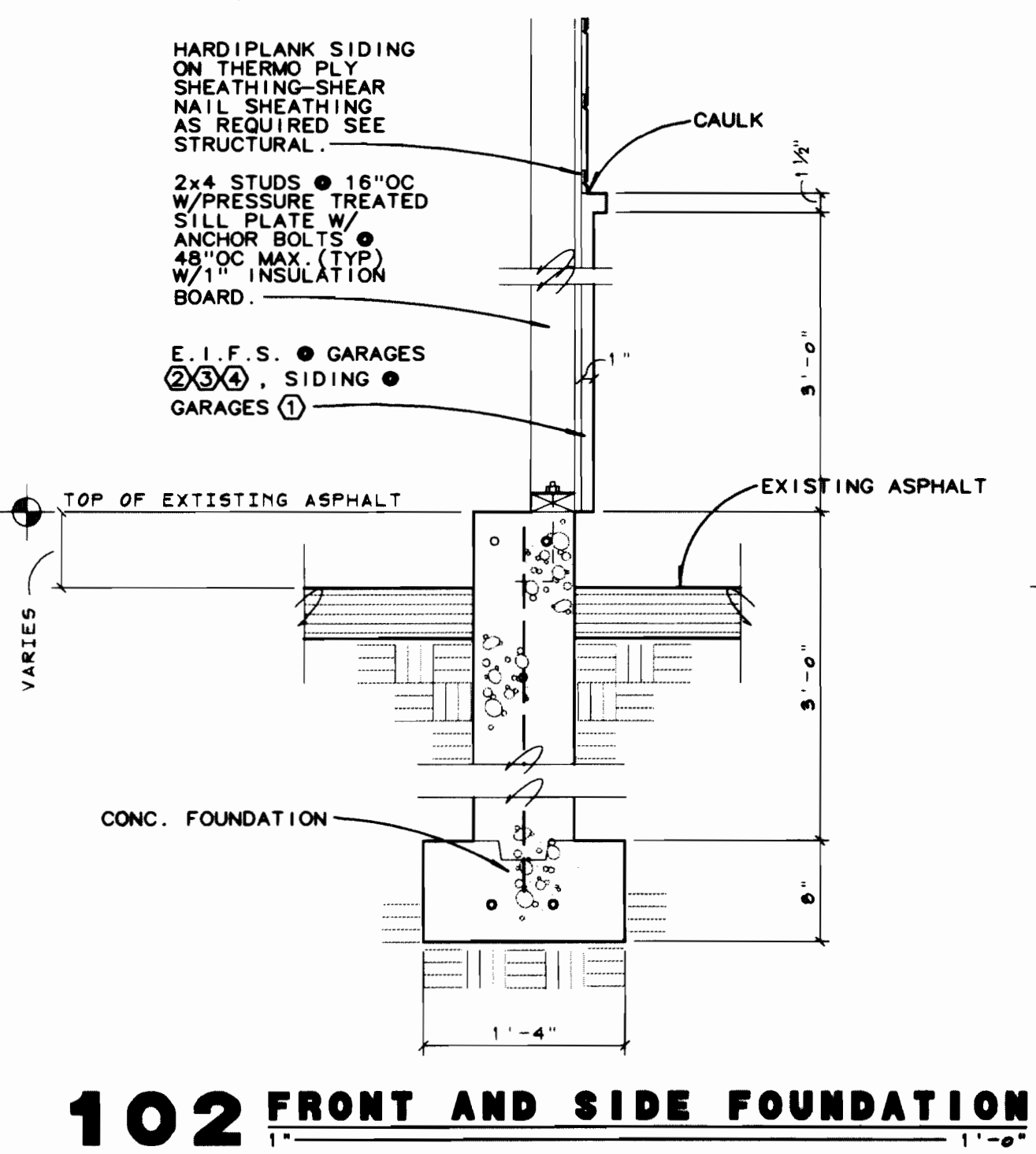
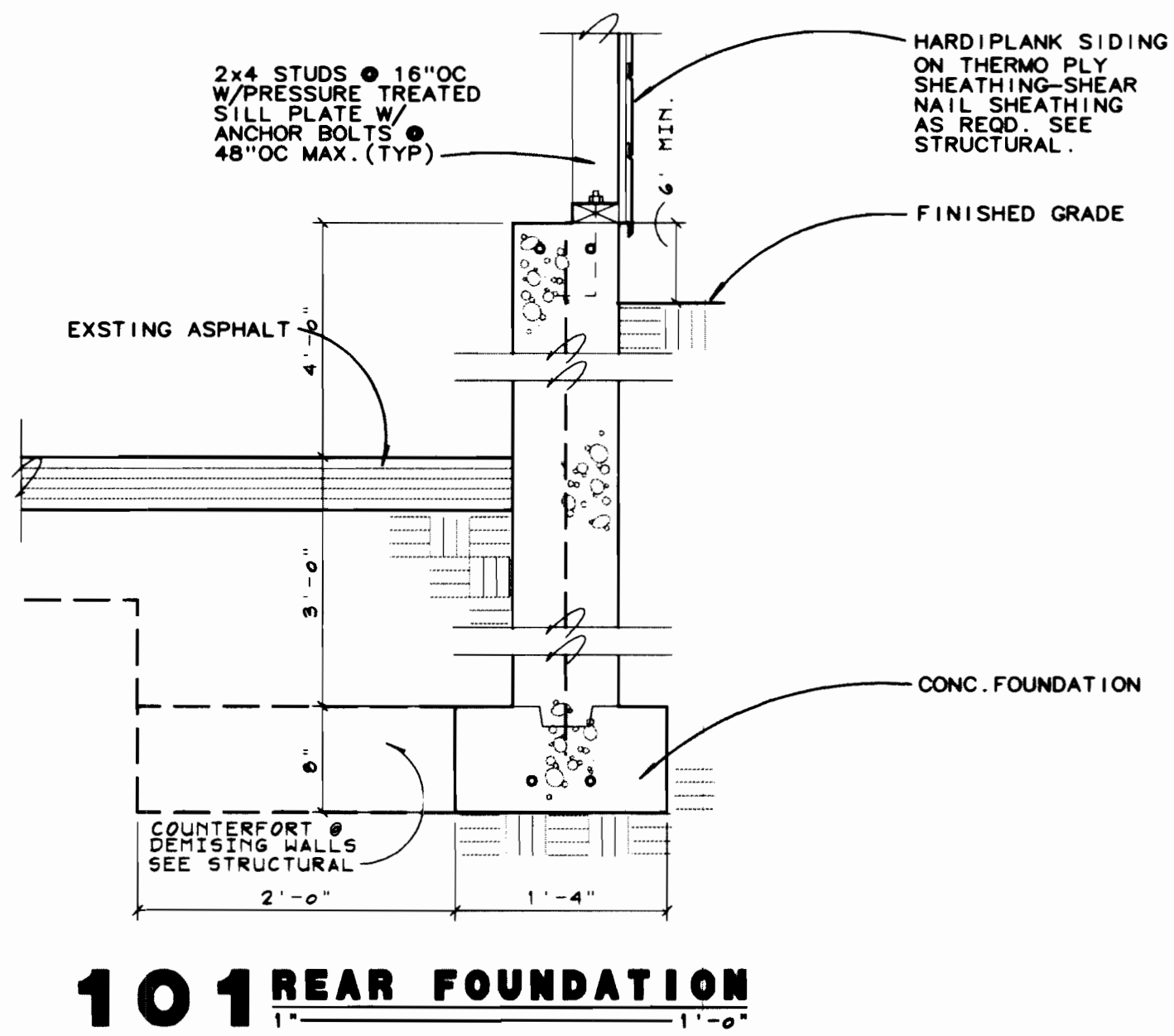
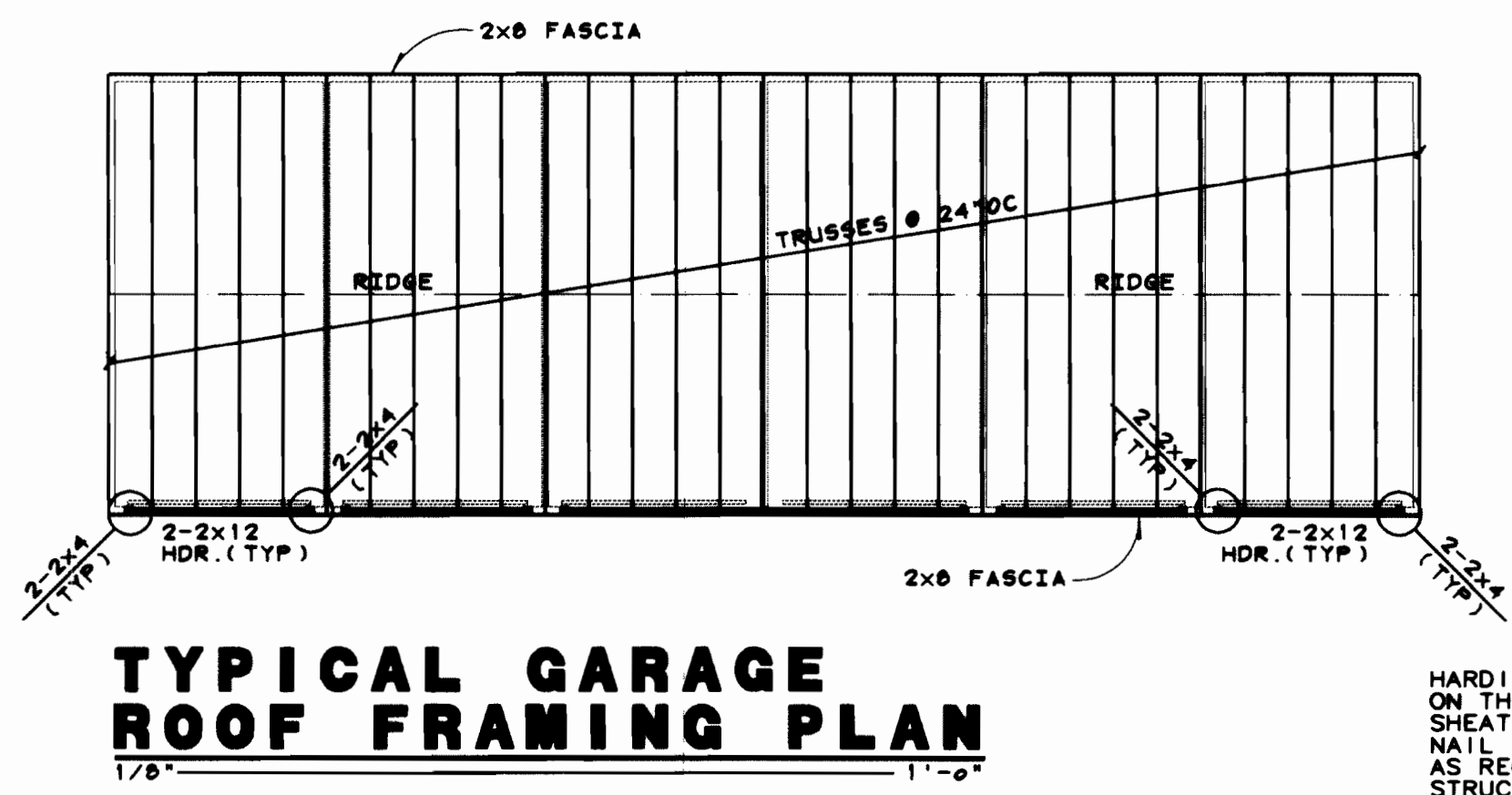
GARAGES-
PLANS, ELEV.
& DETAILS

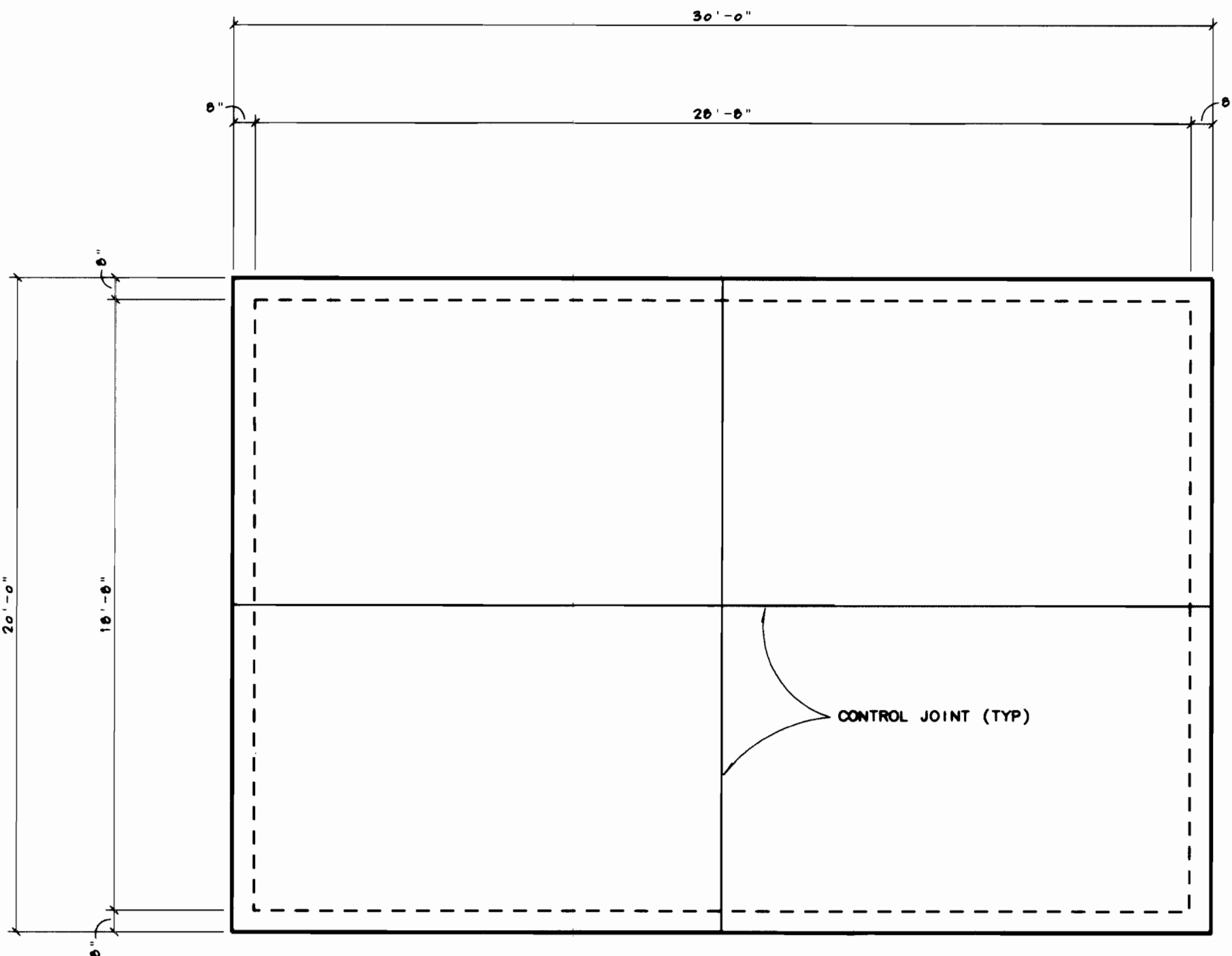
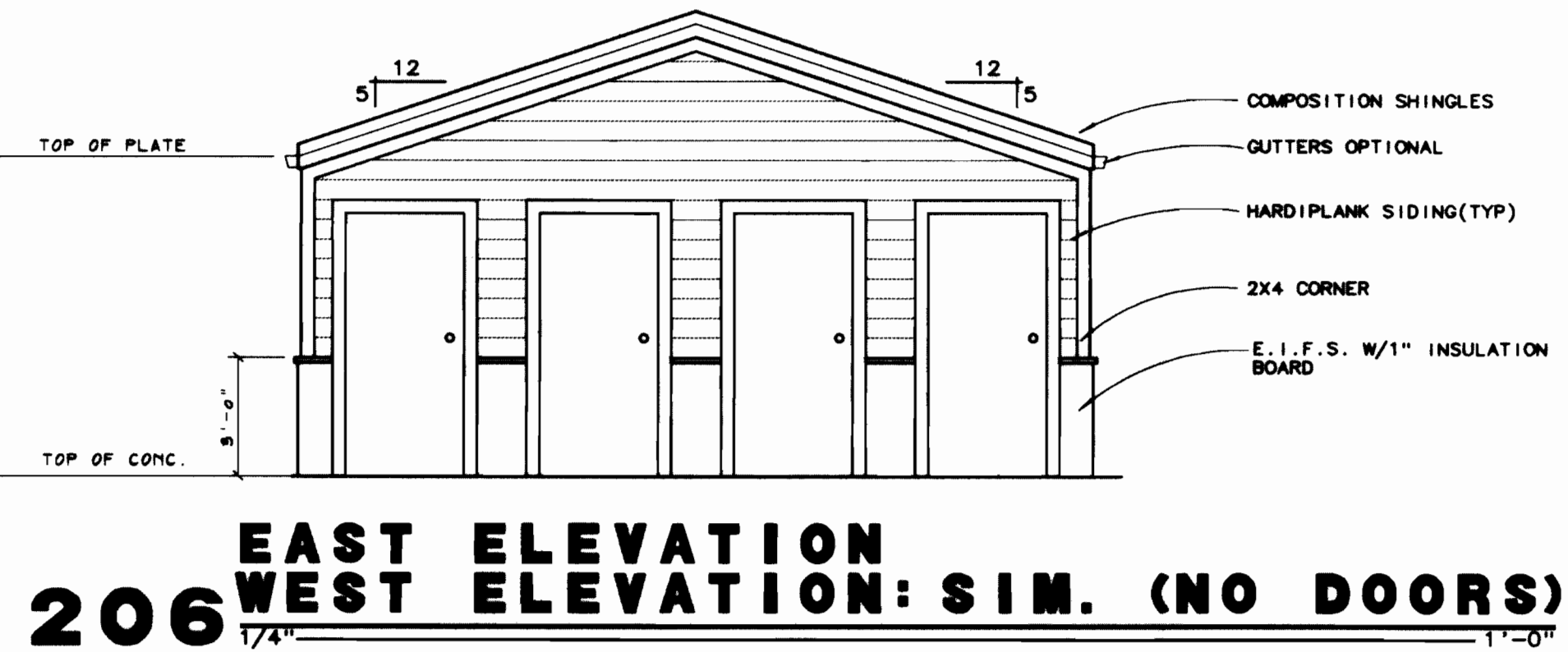
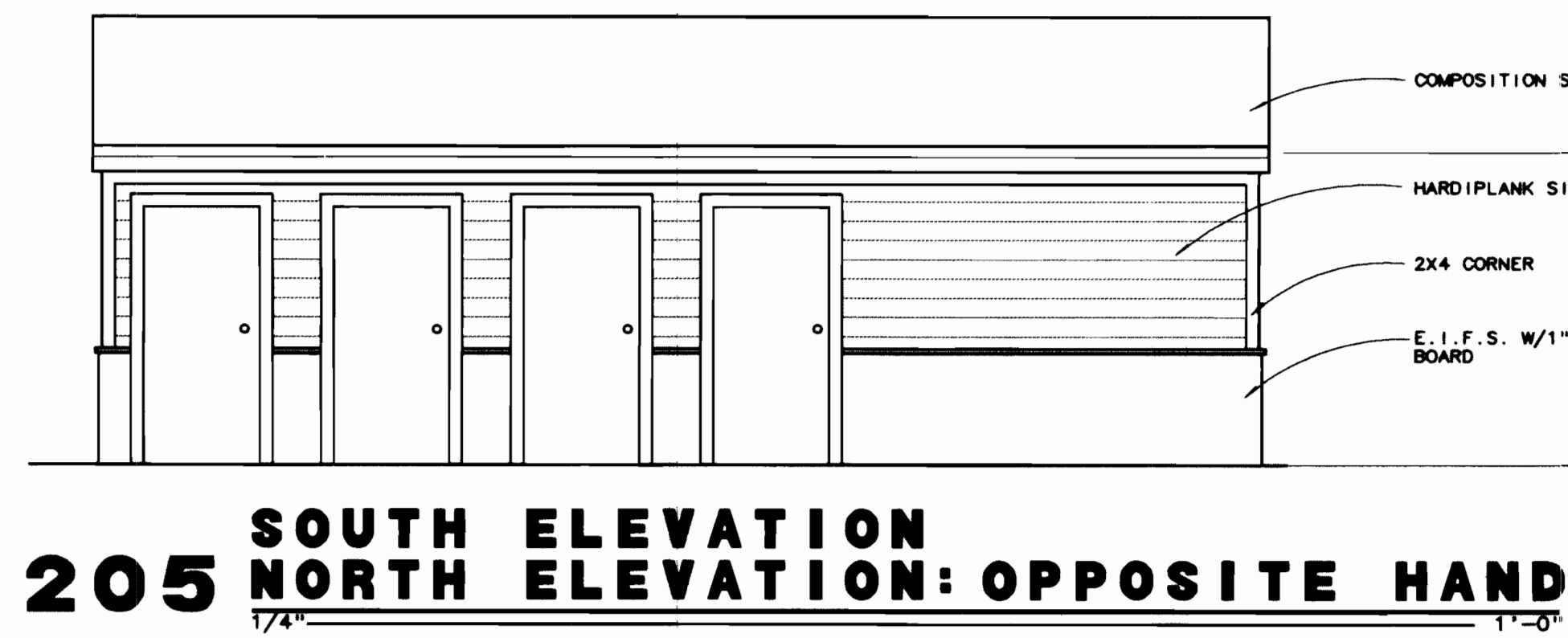
project no.
97245
date
12/04/97
drawn
MDA
checked
JM-L
sheet
A-1
Sheet 6-7



ADMINISTRATIVE AMOUNTS
ADM. AMT. 3-4-98
ADD 3 GARAGE BLDG.
FOR LOCATIONS 308 SHEETS
2/7 AND 5/7

- GENERAL NOTES:**
1. THESE DRAWINGS ARE MEANT FOR DIMENSIONAL PURPOSES ONLY. CONTRACTOR SHALL REFER TO STRUCTURAL FOUNDATION DRAWINGS FOR ALL REINFORCING, DETAILS, AND WALL DEPTHS.
 2. WALL HEIGHTS ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WALL HEIGHTS WITH FIELD CONDITIONS, MAINTAINING 6" CLEARANCE FROM GRADE TO TOP OF FOUNDATION, AND DETERMINING STEPS TO MATCH STREET GRADES.
 3. 1994 U.B.C. OCCUPANCY U-1 CONSTRUCTION TYPE V NON RATED ALLOWABLE S.F. 3000 ACTUAL S.F. 1200 S.F.





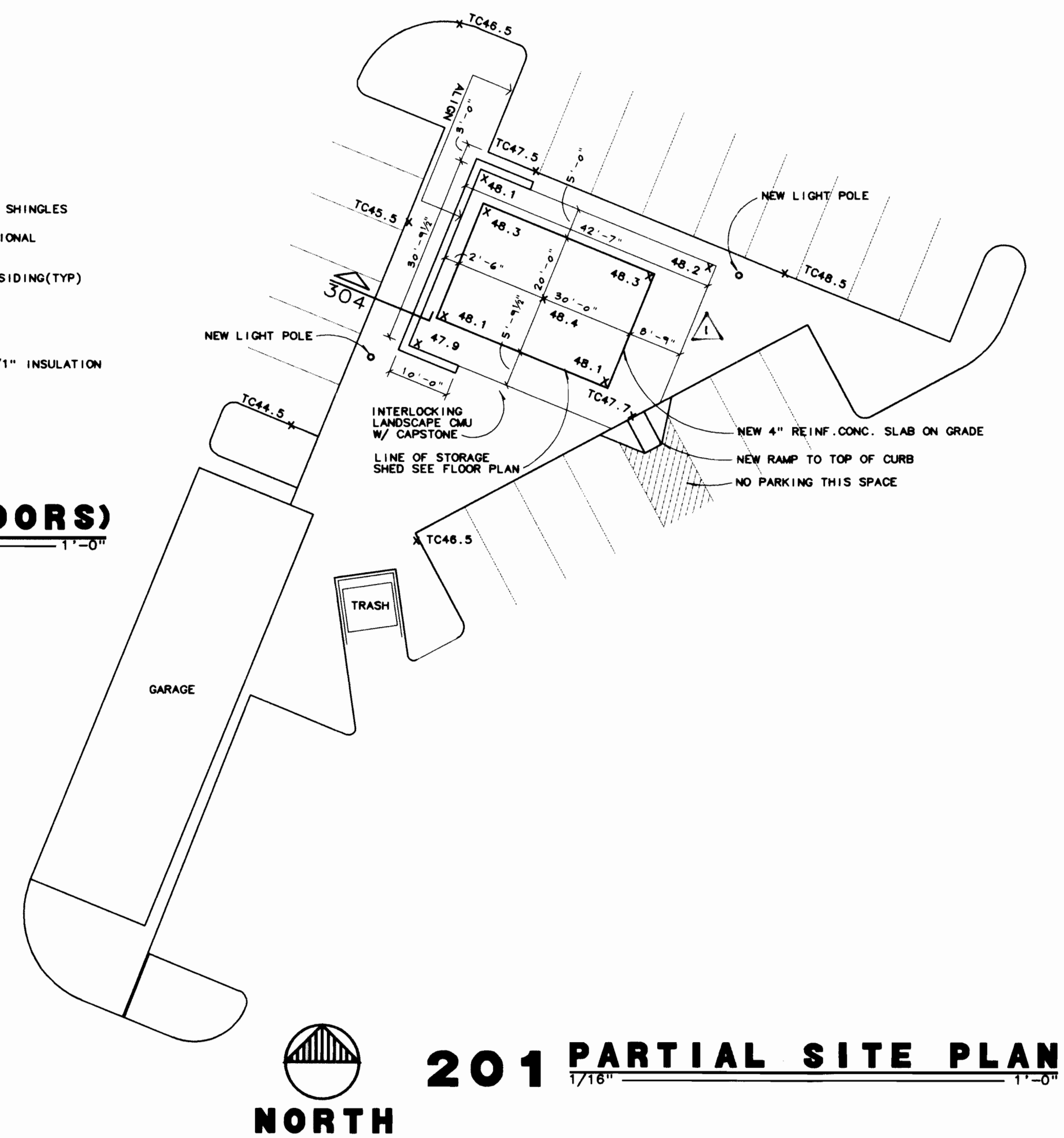
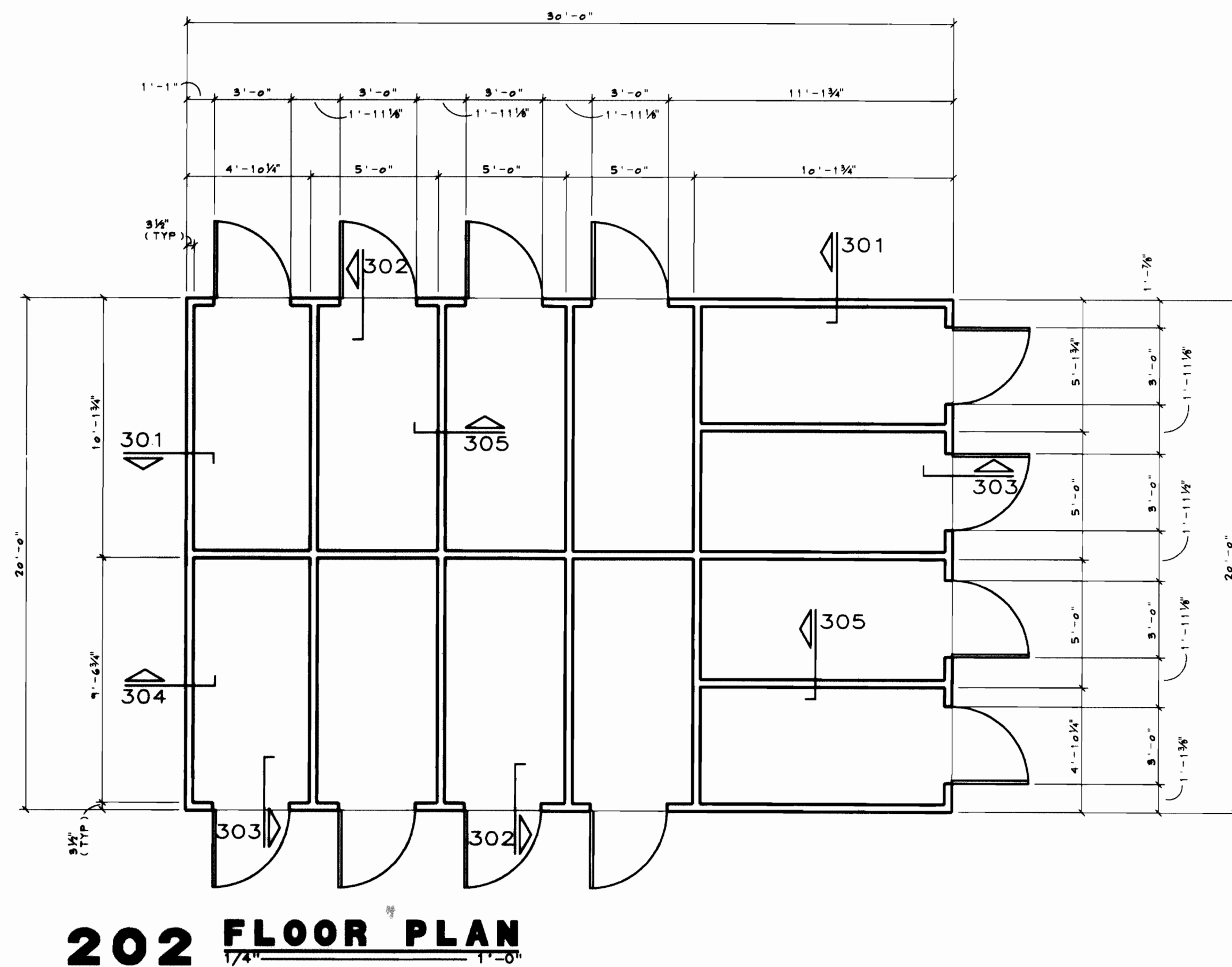
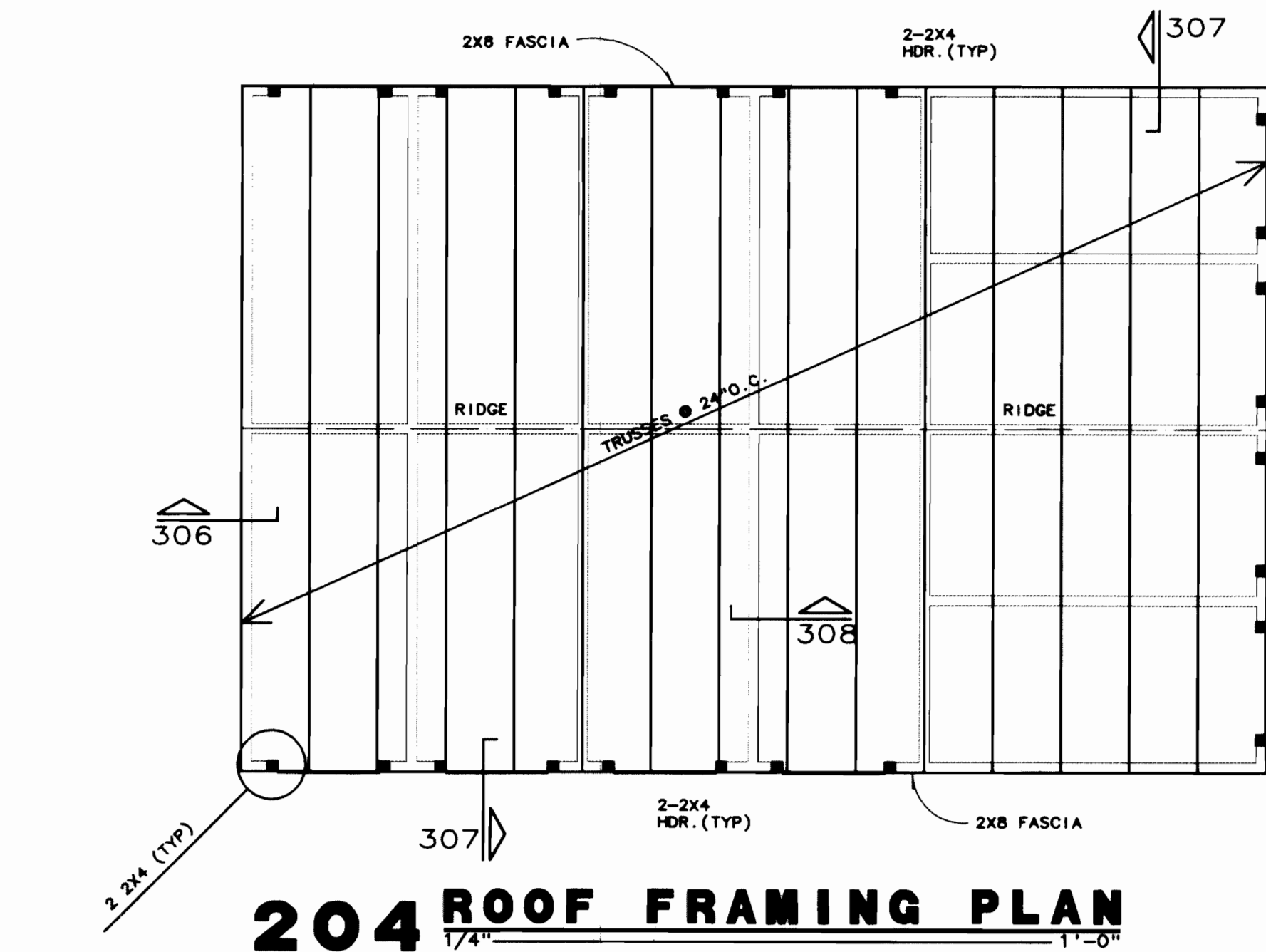
GENERAL NOTES:

1. THESE DRAWINGS ARE MEANT FOR DIMENSIONAL PURPOSES ONLY. CONTRACTOR SHALL REFER TO STRUCTURAL FOUNDATION DRAWINGS FOR ALL REINFORCING, DETAILS, AND WALL DEPTHS.
2. WALL HEIGHTS ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WALL HEIGHTS WITH FIELD CONDITIONS TO MAINTAINING 6\"/>

ADMINISTRATIVE AMENDMENTS

ADM. AMBNDT. 3-4-98

- △ ADD STORAGE BLDG. FOR LOCATION SEE SHOTS 2/7 AND 5/7.



| revision | | |
|----------|---------|-----|
| no. | date | by |
| 1 | 2/17/98 | MDA |
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WAGNER
ARCHITECTURAL TEAM, LTD.
10750 E. BETHANY DR. #113
AURORA, CO 80014
(303) 337-4144

REFLECTIONS
△ STORAGE SHED
ARAPHOE COUNTY OF DENVER, COLORADO
FOR
SECURITY CAPITAL GROUP/SMITH

PART SITE PLAN
FLOOR PLANS
ELEVATIONS

| | |
|-------------|---------|
| project no. | 97245 |
| date | 1/23/98 |
| drawn | MDA |
| checked | SO |
| sheet | △ 7-7 |
| A-2 | |

NOTE: FINAL LOCATION AND CONFIGURATION OF WALKS, WALLS, POOL AREA, WADING POOL, PLAY AREAS, MAIL KIOSK, RETENTION POND, SIGNAGE AREA, ETC. AND THE FINAL LAYOUT OF SHRUB/GROUNDCOVER BEDS IS TO BE DETERMINED BY FINAL GRADES AND SITE CONSTRAINTS. ALL CITY OF AURORA LANDSCAPE REQUIREMENTS SHALL BE MET ON FINAL LANDSCAPE PLANS UNLESS APPROVED OTHERWISE BY THE CITY.

TABULATION CHART

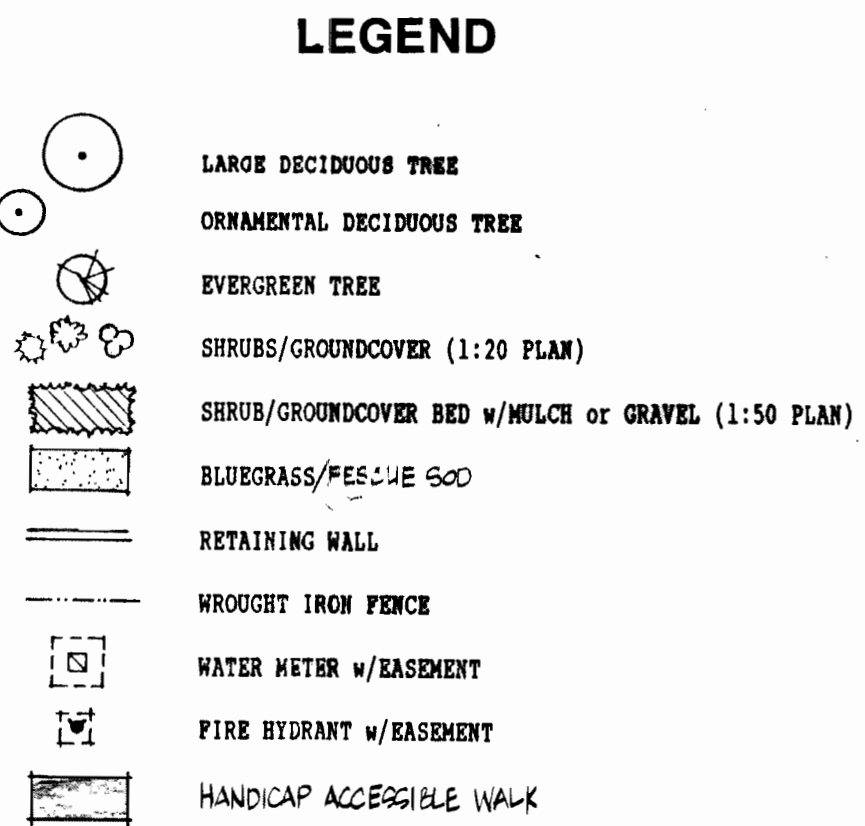
| | |
|--|------------|
| TOTAL SITE AREA | 494,275 SF |
| OPEN SPACE AREA REQUIRED (45%) | 222,423 SF |
| OPEN SPACE AREA PROVIDED (46.5% +/-) | 229,837 SF |
| PARKING LOT AREA | 160,559 SF |
| PARKING LOT LANDSCAPE AREA REQUIRED (5%) | 8,036 SF |
| PARKING LOT LANDSCAPE AREA PROVIDED (9%) | 14,758 SF |

SUGGESTED PLANT MATERIALS

| COMMON NAME | BOTANICAL NAME | MINIMUM SIZE |
|---|--|---|
| DECIDUOUS TREES 150 INDICATED | | |
| NORWAY MAPLE | ACER PLATANOIDES | 2-2 1/2" CALIPER, B&B |
| RED SUNSET MAPLE | ACER RUBRUM "RED SUNSET" | 2-2 1/2" CALIPER, B&B |
| MARSHALL'S SEEDLESS ASH | FRAXINUS PENNSYLVANICA LANCEOLATA "MARSHALL'S" | 2-2 1/2" CALIPER, B&B |
| AUTUMN PURPLE ASH | FRAXINUS AMERICANA "AUTUMN PURPLE" | 2-2 1/2" CALIPER, B&B |
| REDMOND LINDEN | TILIA AMERICANA "REDMOND" | 2-2 1/2" CALIPER, B&B |
| LITTLE LEAF LINDEN | TILIA CORDATA "GREENSPIRE" | 2-2 1/2" CALIPER, B&B |
| KENTUCKY COFFEE TREE | COEGLAUDUS DIOICUS | 2-2 1/2" CALIPER, B&B |
| THORNLESS HONEYLOCUST | GLADISTIA TRIANGULARIS INERMIS | 2-2 1/2" CALIPER, B&B |
| NARROWLEAF COTTONWOOD | POPULUS ANGUSTIFOLIA | 2-2 1/2" CALIPER, B&B |
| ORNAMENTAL TREES 39 INDICATED | | |
| WASHINGTON HANDBORN | CRATAEGUS PHAENOPYRUS | 1 1/2-2" CALIPER, B&B or 6-8" HEIGHT, B&B |
| SPRING SNOW CRABAPPLE | MALUS SP. "SPRING SNOW" | 1 1/2-2" CALIPER, B&B or 6-8" HEIGHT, B&B |
| BECHTEL CRABAPPLE | MALUS SP. "KUBERS BECHTEL" | 1 1/2-2" CALIPER, B&B or 6-8" HEIGHT, B&B |
| WENPORT PLUM | PRUNUS CERASIFERA "WENPORT" | 1 1/2-2" CALIPER, B&B or 6-8" HEIGHT, B&B |
| QUAKING ASPEN | POPULUS TREMULOIDES | 1 1/2-2" CALIPER, B&B or 6-8" HEIGHT, B&B |
| RUSSIAN OLIVE | ELAEAGNUS ANGUSTIFOLIA | 1 1/2-2" CALIPER, B&B or 6-8" HEIGHT, B&B |
| EVERGREEN TREES 93 INDICATED (33% OF TOTAL) | | |
| PONDEROSA PINE | PINUS PONDEROSA | 6-8" HEIGHT, B&B |
| PINTON PINE | PINUS EDULIS | 6-8" HEIGHT, B&B |
| AUSTRIAN PINE | PINUS NIGRA | 6-8" HEIGHT, B&B |
| COLORADO BLUE SPRUCE | PICEA PUNGENS "GLAUCA" | 6-8" HEIGHT, B&B |
| SCOTCH PINE | PINUS SYLVESTRIS | 6-8" HEIGHT, B&B |
| WHITE FIR | ABIES CONCOLOR | 6-8" HEIGHT, B&B |
| SHRUBS QUANTITY TO BE DETERMINED | | |
| BUFFALO JUNIPER | JUNIPERUS SABINA "BUFFALO" | 5 GALLON |
| HUGHES JUNIPER | JUNIPERUS HORIZONTALIS "HUGHES" | 5 GALLON |
| TAM JUNIPER | JUNIPERUS SABINA "YAMARTSCIPOLIA" | 5 GALLON |
| SEA GREEN JUNIPER | JUNIPERUS CHIRENSIS "SEA GREEN" | 5 GALLON |
| REDLEAF BARBERRY | BERBERIS THUNBERGII ATROPURPUREA | 5 GALLON |
| DWARF BURNINGBUSH | EUONYMUS ALATUS COMPACTA | 5 GALLON |
| CRANBERRY COTONEASTER | COTONEASTER APICULATA | 5 GALLON |
| ALPINE CURRANT | RIBES ALPINUM | 5 GALLON |
| MUGO PINE | PINUS MUGO MUGUS | 5 GALLON |
| SNOWMOUND SPIREA | SPIRAEA NIPPONICA | 5 GALLON |
| COMPACT OREGON GRAPE | MAHONIA AQUIFOLIUM COMPACTA | 5 GALLON |
| DWARF CRANBERRY VIBURNUM | VIBURNUM OPULUS COMPACTA | 5 GALLON |
| GOLD DROP POTENTILLA | POTENTILLA FRUTICOSA "GOLD DROP" | 5 GALLON |
| ISANTI DOGWOOD | CORNUS STOLONIFERA ISANTI | 5 GALLON |
| GROUNDCOVER QUANTITY TO BE DETERMINED | | |
| ENGELMANN IVY | PARTHENOCISSUS QUINQUEFOLIA "ENGELMANNI" | 1 QUART, 15-18" O.C. |
| CREeping MAHONIA | MAHONIA REPENS | 1 QUART, 15-18" O.C. |
| PURPLE WINTERCREPPER | EUONYMUS FORTUNEI "COLORATUS" | 1 QUART, 15-18" O.C. |
| TURF QUANTITY TO BE DETERMINED (114,910 SF MAXIMUM) | | |
| ALL LANDSCAPE AREAS NOT MULCHED, GRAVELED OR OTHERWISE PLANTED WITH LANDSCAPE PLANT MATERIAL ARE TO BE SODDED WITH BLUEGRASS/PESCUE. QUANTITY OF BLUEGRASS/PESCUE SOD SHALL NOT EXCEED 50% OF THE OPEN SPACE AREA AS STATED IN THE CITY OF AURORA APPLICATION FORM GUIDEBOOK. | | |



KEY NOTES:
1. SERVICE EQUIPMENT GREATER THAN 4' IN HEIGHT MUST BE SCREENED BY ARCHITECTURALLY COMPATIBLE WALLS, FENCES, AND/OR LANDSCAPING PER UDO, SEC. 4.7.8 (b)(1)(c) AND 4.8.11 (b)(2).



REFLECTIONS APARTMENTS
AURORA, COLORADO
SECURITY CAPITAL GROUP
LANDSCAPE PLAN
22 NOVEMBER 1993

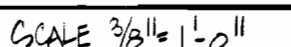
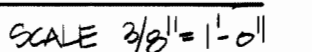
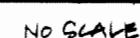
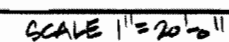


1 SITE PLAN - LANDSCAPE
SCALE 1" = 50'-0"
AURORA, COLORADO

SHEET 1 of 2

REVISED 30 NOVEMBER 93
REVISED 22 DECEMBER 93
REVISED 03 JANUARY 94 **97-4005-1**

APARTMENTS AT REFLECTIONS II

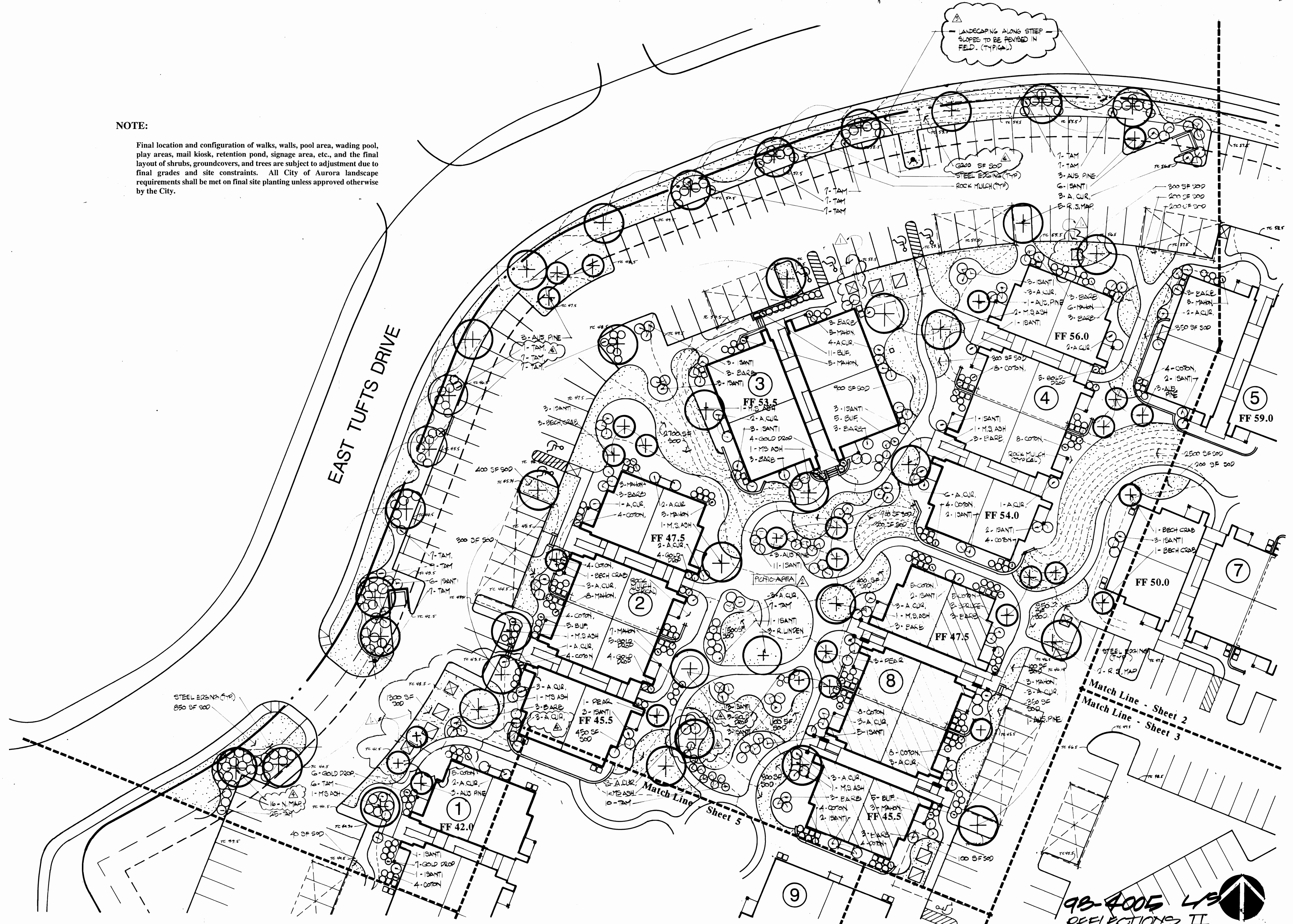


93-4005-1 4/5

NOTE:

Final location and configuration of walks, walls, pool area, wading pool, play areas, mail kiosk, retention pond, signage area, etc., and the final layout of shrubs, groundcovers, and trees are subject to adjustment due to final grades and site constraints. All City of Aurora landscape requirements shall be met on final site planting unless approved otherwise by the City.

EAST TUFTS DRIVE



REVISIONS

| | |
|---------------|-----------------|
| 24- OCT - 94 | TRANSFORMER(S) |
| 29- NOV - 94 | PETIC AREA |
| 20- JUNE - 95 | NOTE |
| 12- SEPT. 95 | RELOCATE PLANTS |

REFLECTIONS II
PROPERTY TRUST OF AMERICA
AURORA, COLORADO

SCALE
1" = 20'-0"

DATE
21 SEPT 94

TITLE
LANDSCAPE

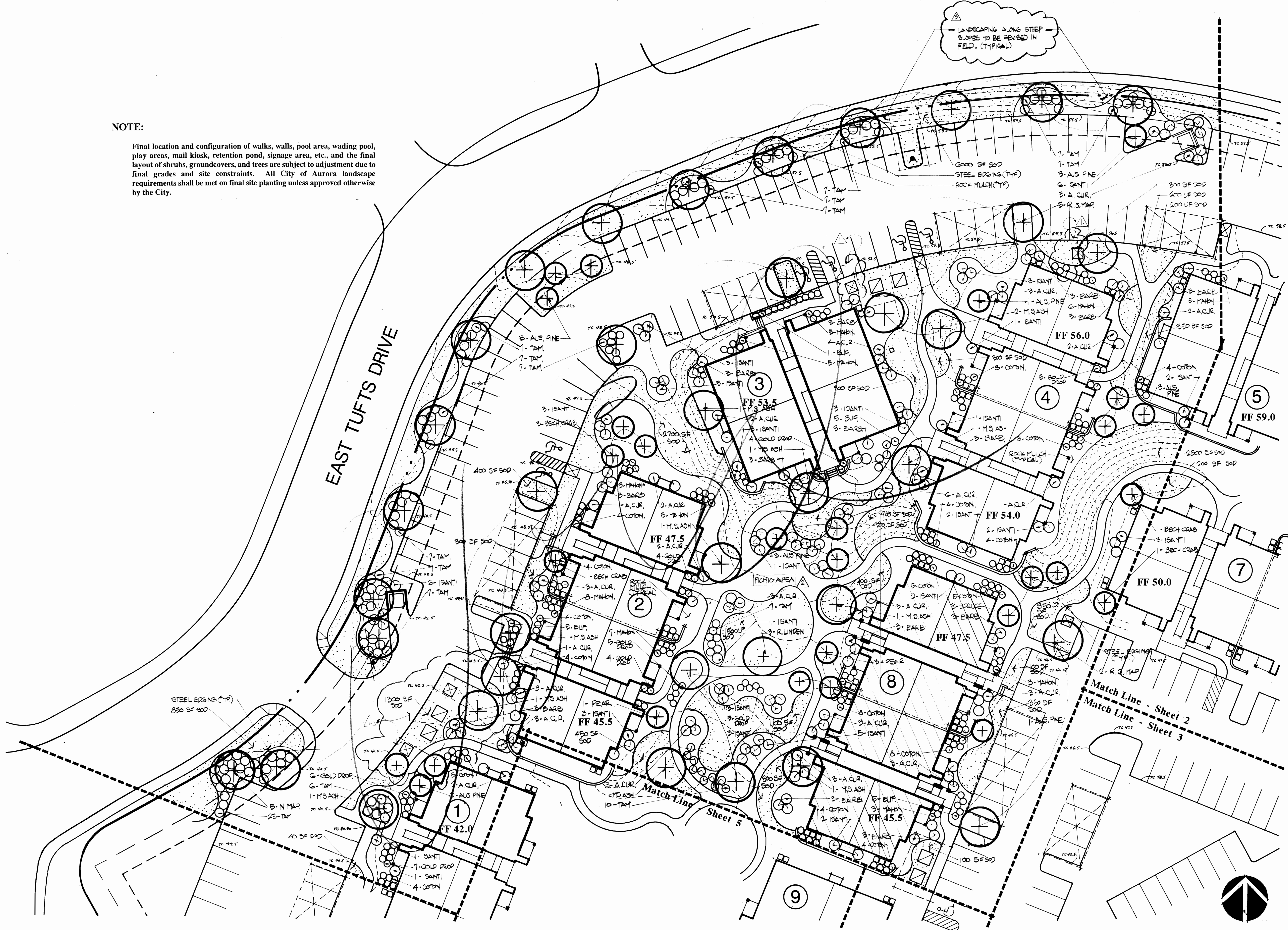
SHEET
1L

93-4005 L/S
REFLECTIONS II

NOTE: Fire sprinkler box locations in this plan are unconfirmed.

ADMIN. AMEND. 14. SEPT. 95

Final location and configuration of walks, walls, pool area, wading pool, play areas, main kiosk, retention pond, signage area, etc., and the final layout of shrubs, groundcovers, and trees are subject to adjustment due to final grades and site constraints. All City of Aurora landscape requirements shall be met on final site planting unless approved otherwise by the City.



NOTE: Fire sprinkler box locations in this plan are unconfirmed.

REFLECTIONS II 73-4005-1

REFLECTIONS II
PROPERTY TRUST OF AMERICA
AURORA, COLORADO

SCALE
1" = 20'-0"

DATE
21 SEPT 94

TITLE
LANDSCAPE


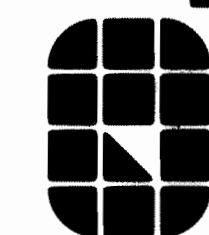
SHEET
11 **OF 2**



ADMIN. AMEND. 14-SEPT-95

REFLECTIONS II 93-4005-1

NOTE: Fire sprinkler box locations



ENVIRO DESIGN
 LANDSCAPE ARCHITECTURE • SITE PLANNING DALLAS • DFW
 7424 Greenwood Ave. • Suite 200 • Dallas, TX 75231 • (214) 987-3060

REVISIONS
24-OCT-94
TRANSFORMER

REFLECTIONS II

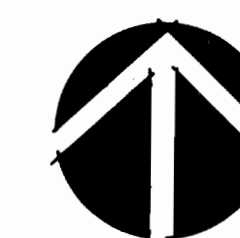
PROPERTY TRUST OF AMERICA
AURORA, COLORADO

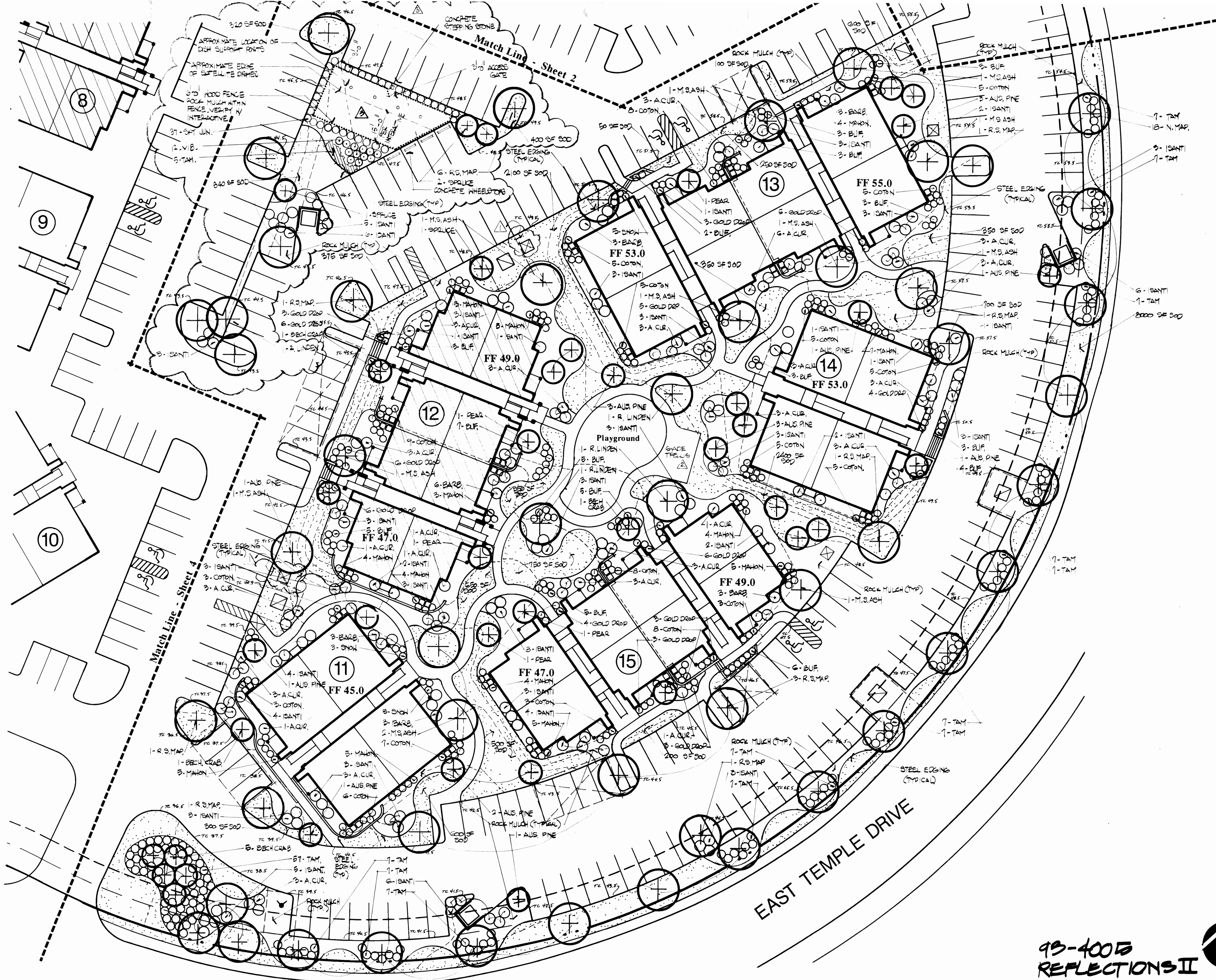
SCALE
1" = 20'-0"

DATE
21 SEPT 94

TITLE
LANDSCAPE

SHEET
2L OF 7





REVISIONS
24 OCT. 94
THIN-FRAME(S)
29 NOV. 94
SHADE TRELLIS
24 AUG. 95
SATELLITE DISH AREA

REFLECTIONS II
PROPERTY TRUST OF AMERICA
AURORA, COLORADO

SCALE
1" = 20'-0"

DATE
21 SEPT 94

TITLE
LANDSCAPE

SHEET
3L OF 7A

93-4005
REFLECTIONS II
NOTE: Fire sprinkler box locations
in this plan are unconfirmed.
93-4005-1

KEY NOTES:
1. SERVICE EQUIPMENT GREATER THAN 4' IN HEIGHT MUST BE SCREENED BY ARCHITECTURALLY COMPATIBLE WALLS, FENCES, AND/OR LANDSCAPING PER UDO, SEC. 4.7.8 (b)(1)(c) AND 4.8.11 (b)(2).

ENVIRO DESIGN

LANDSCAPE ARCHITECTURE - SITE PLANNING

DALLAS - TEXAS

7404 Greenville Ave. - Suite 200 - Dallas, TX 75231 - (214) 987-3000

| REVISIONS | |
|------------|------------------|
| 24-SEP-94 | TRANS-FORMER(S) |
| 29-NOV-94 | WALK, EVERGREENS |
| 20-JUNE-95 | NOTE |
| 12-SEPT-95 | RELOCATE PLANTS |
| RELOCATE | 10 316N |

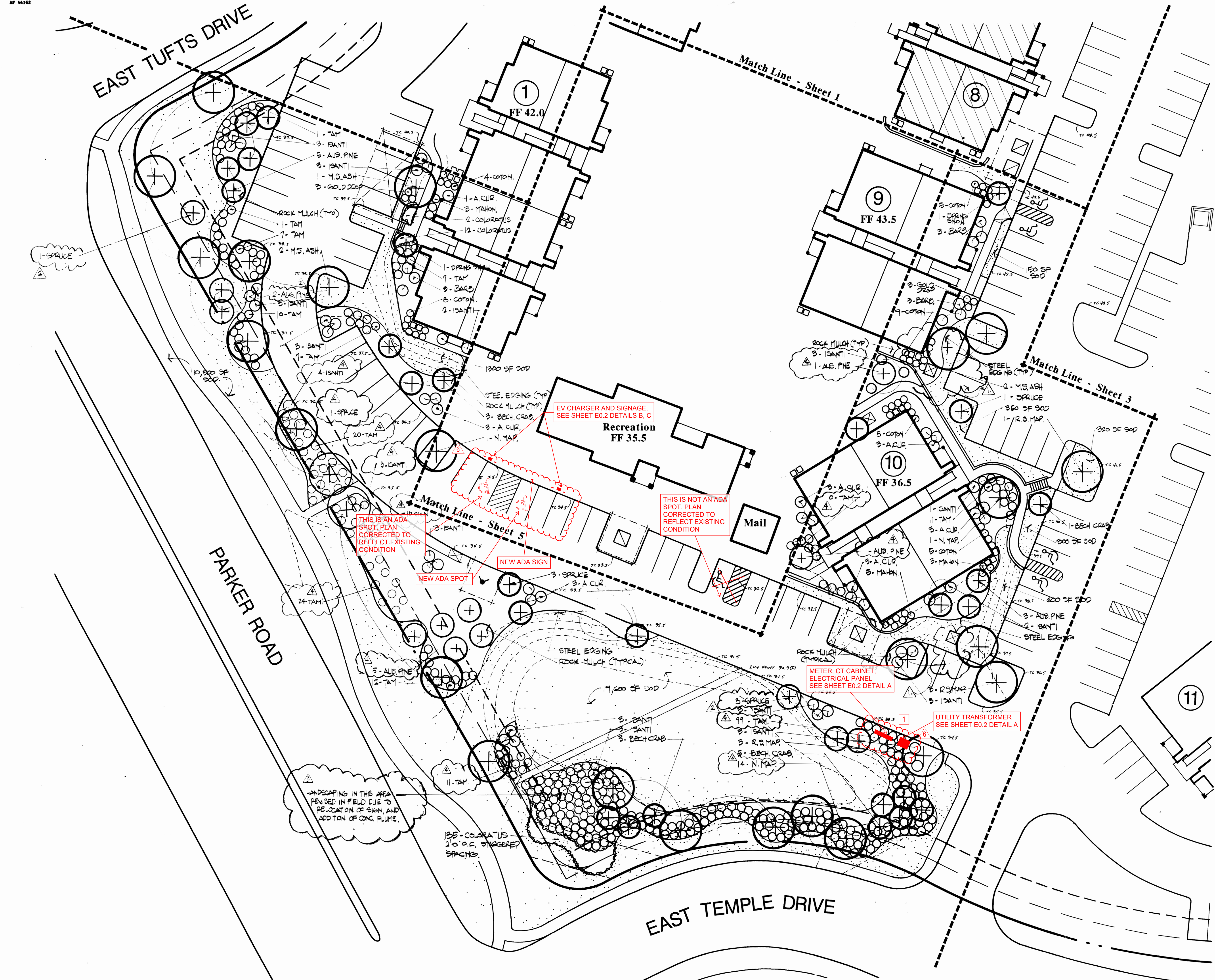
REFLECTIONS II
PROPERTY TRUST OF AMERICA
AURORA, COLORADO

SCALE
1" = 20'-0"

DATE
21 SEPT 94

TITLE
LANDSCAPE

SHEET
4L OF 7



ADMIN. AMEND. 14. SEPT. 95

REFLECTIONS II 93-400544/5
NOTE: Fire sprinkler box locations on this plan are unconfirmed.

REVISIONS

| | |
|------------|-----------------|
| 11-OCT-94 | EQUIP. BLAD. |
| 24-OCT-94 | TRANSFER(S) |
| 14-NOV-94 | MAPLES, MULCH |
| 29-NOV-94 | SEASONAL, MULCH |
| 20-JUNE-95 | PER OWNER |
| 12-SEPT-95 | RELOCATE PLANTS |

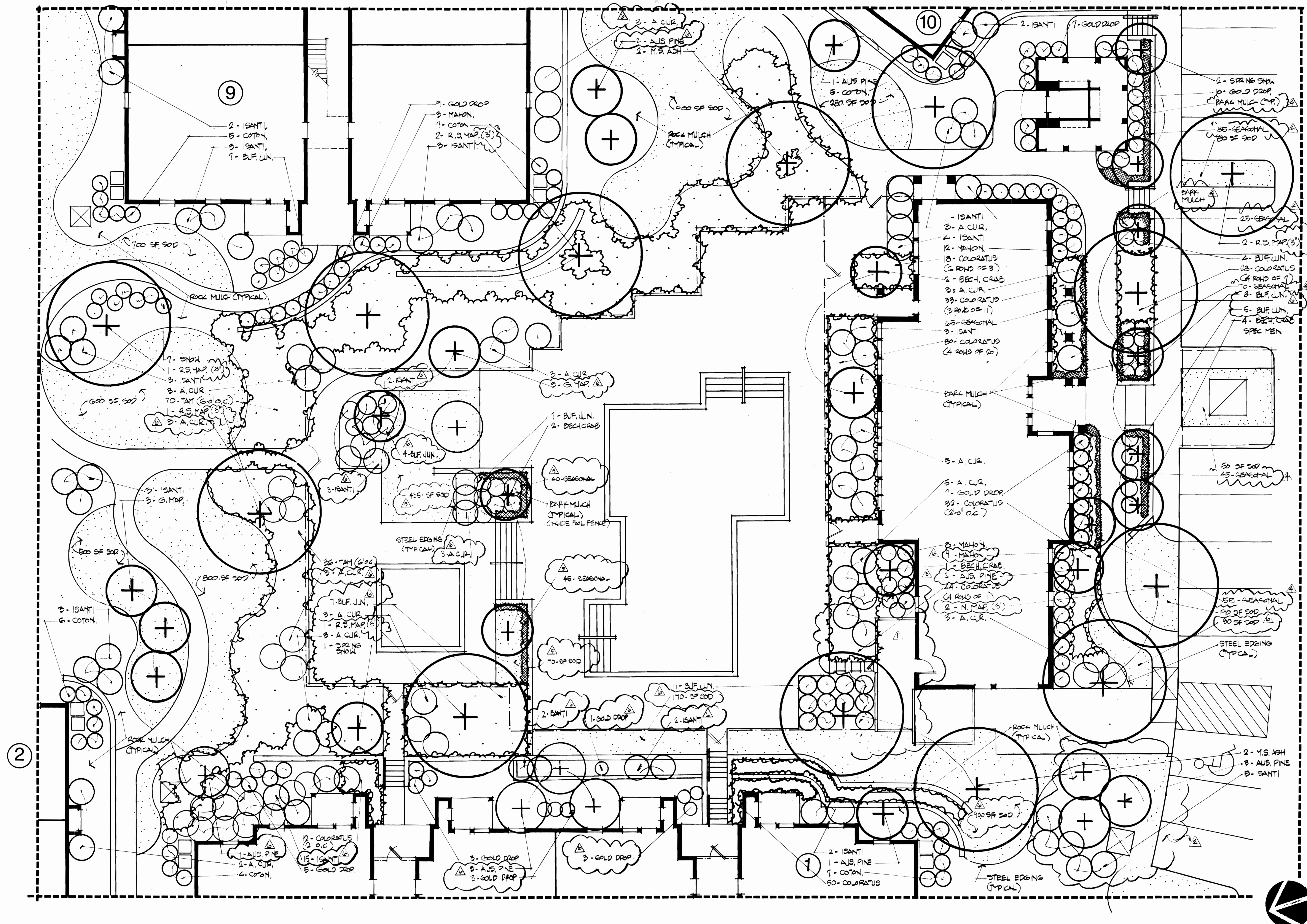
REFLECTIONS II
PROPERTY TRUST OF AMERICA
AURORA, COLORADO

SCALE
1/8" = 1'-0"

DATE
21 SEPT 94

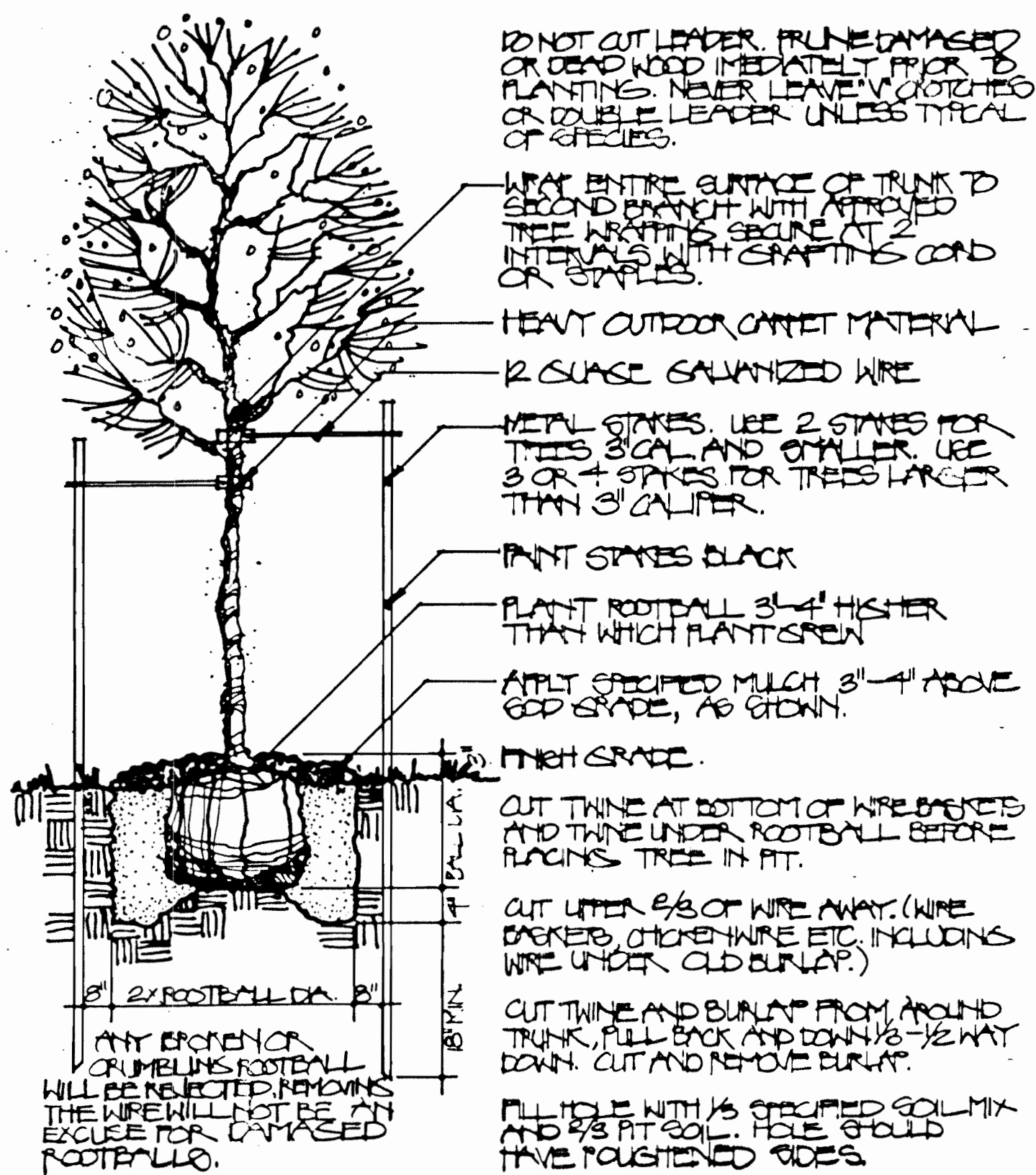
TITLE
LANDSCAPE

SHEET
5L OF 7

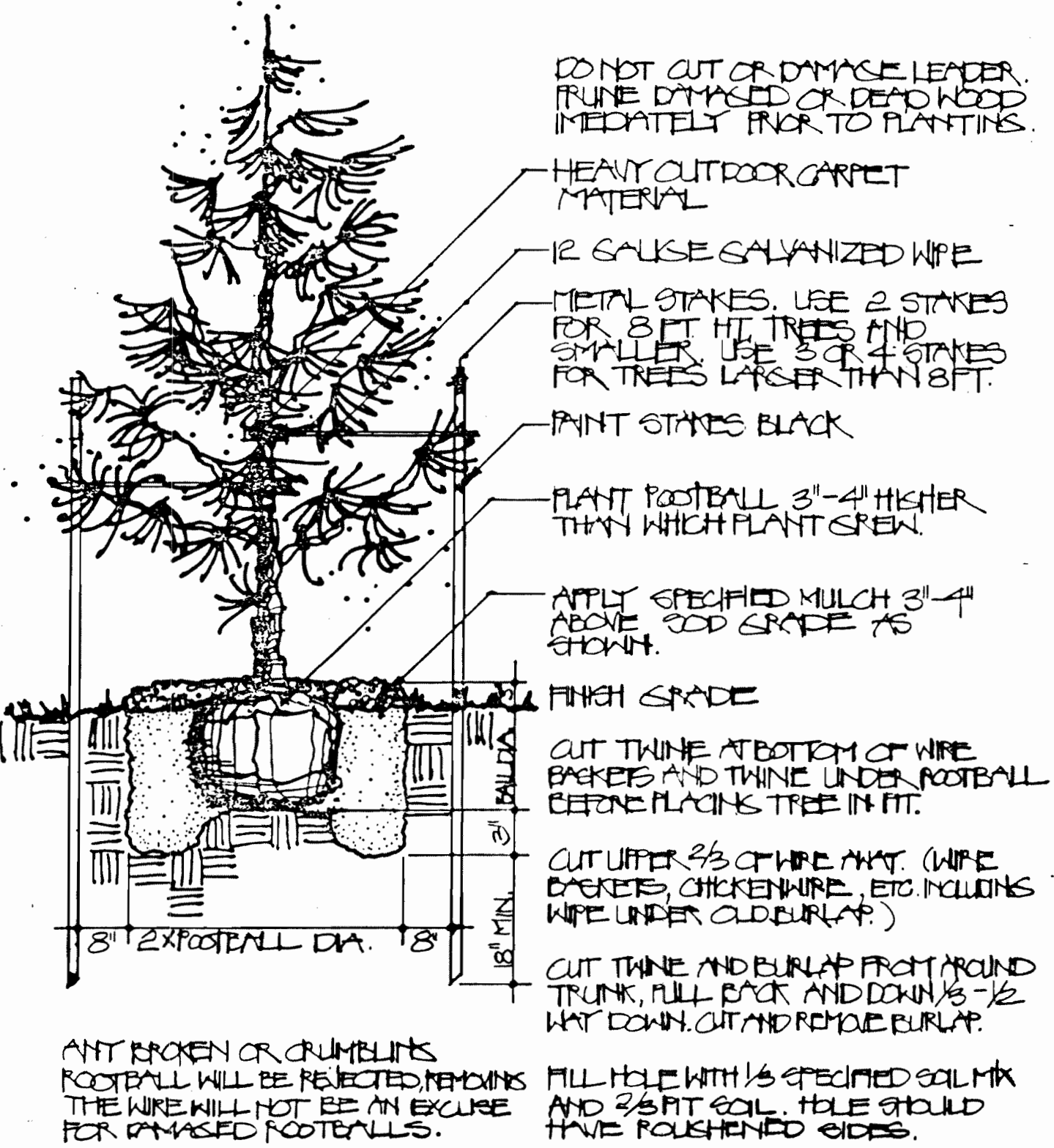


REFLECTIONS II 93-4005-14/S

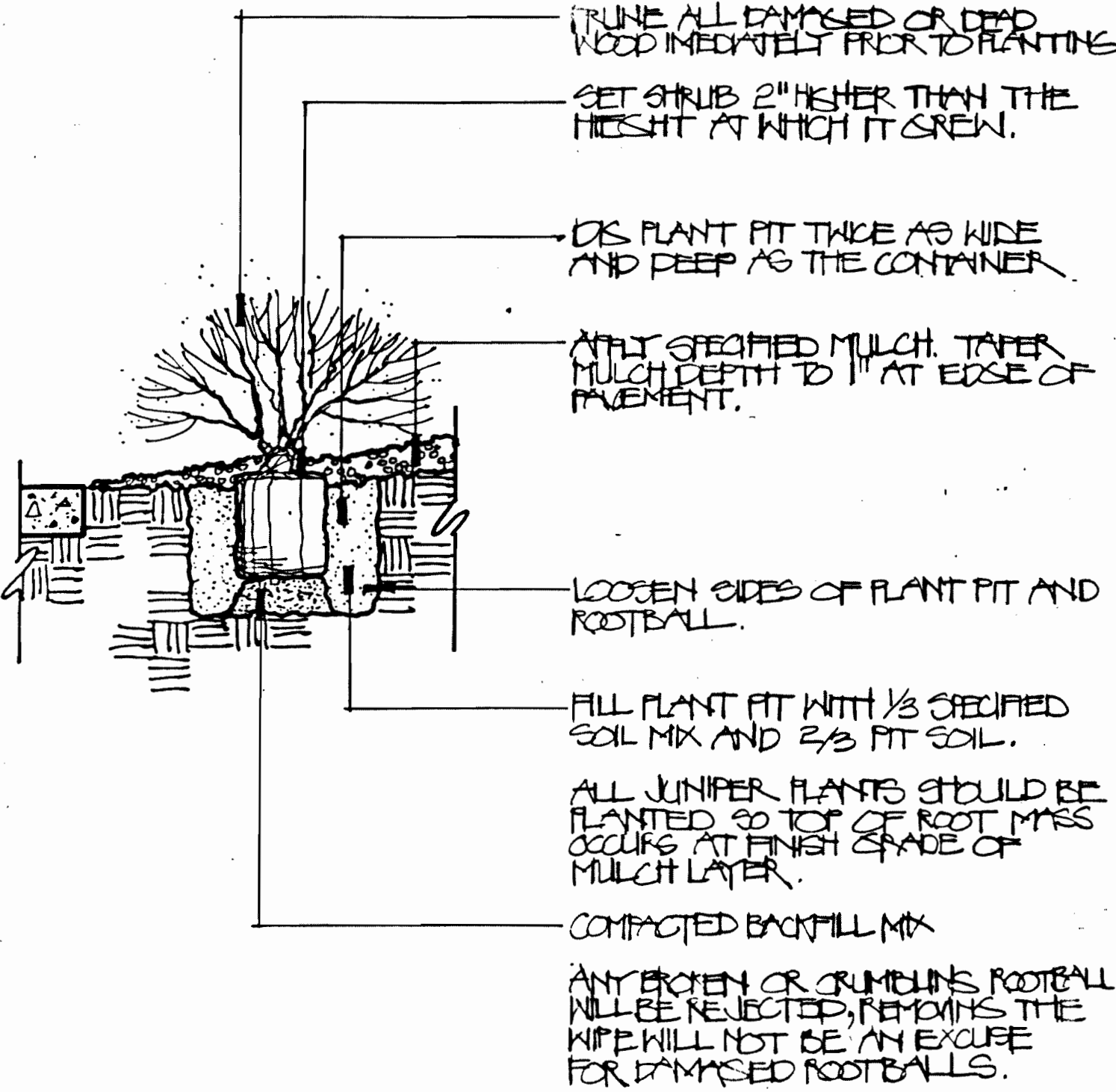
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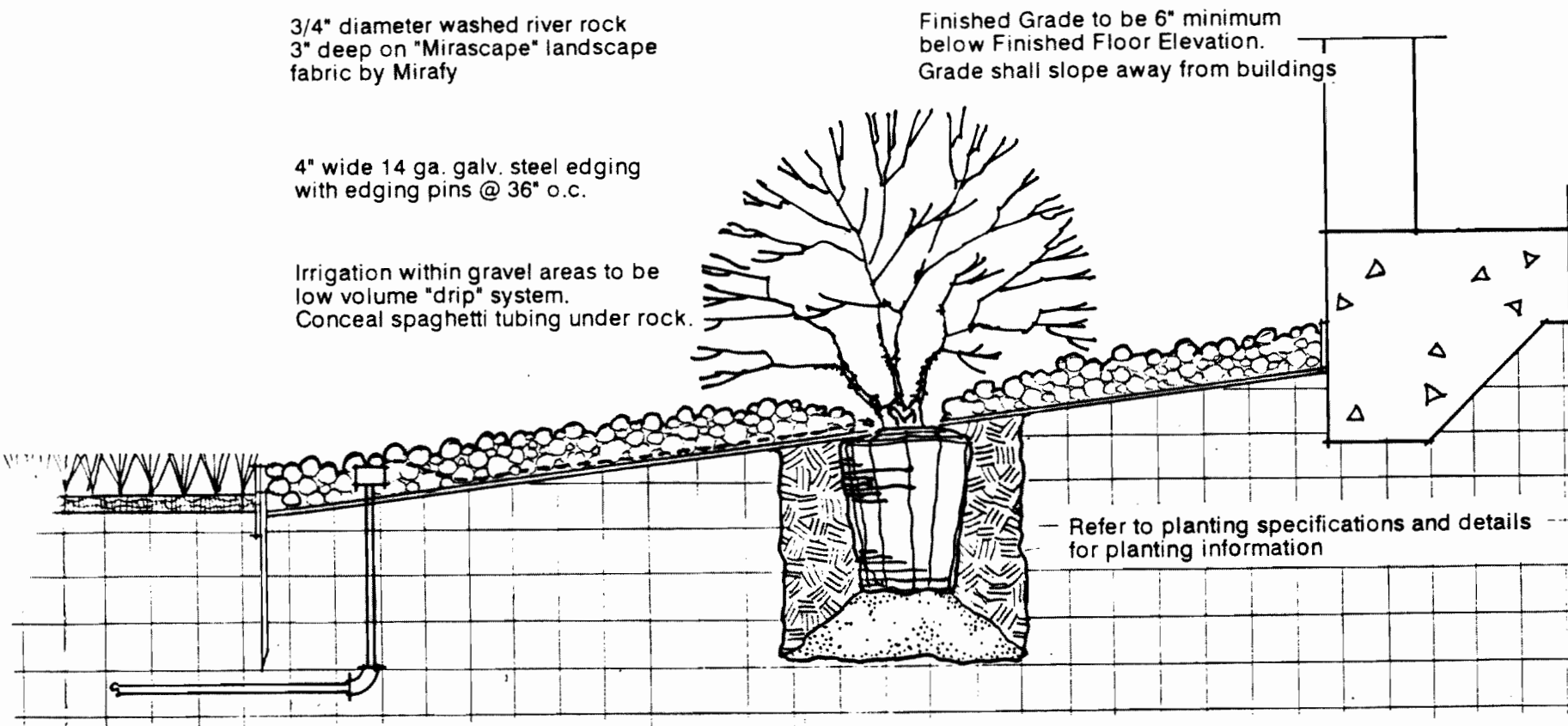
DECIDUOUS TREE PLANTING



EVERGREEN TREE PLANTING



SHRUB PLANTING



SECTION @ GRAVEL MULCH BED

SOIL PREPARATION

Soil preparation shall be provided on all areas to be seeded, sodded or otherwise planted.

Rough mulch for soil preparation shall be a mixture of 25% ground aged manure and 75% mountain peat, and shall contain a minimum of 50% organic matter. The mixture shall be free from clay subsoil, stones, lumps, plants or their roots, sticks, weed stolons and seeds, high salt content and other materials harmful to plant life. The manure and peat shall be coarsely ground and thoroughly mixed together to ensure an even composition. The mix shall have an acidity in the range of pH 5.5 to pH 8.5, and shall meet the following mechanical analysis:

| | % PASSING | % RETAINED |
|-----------------|-----------|------------|
| 2" screen | 100 | 0 |
| 1" screen | 90-100 | 0-10 |
| 1/2" screen | 50-80 | 20-50 |
| #100 mesh sieve | 0-15 | 85-100 |

Upon the request of the OWNER, the following information shall be provided:

- specific locations from which the manure and mountain peat were obtained
- present owners of those properties
- approximate amounts of material available
- test results showing mixture composition and analysis

If testing is required, it shall be by a qualified soils laboratory, in accordance with accepted soils amendments testing procedures, and testing shall be at the Contractor's expense.

The soil amendments shall be incorporated in the following manner:

Upon establishment of proper grades, the soil surface shall be loosened by rototilling to a minimum depth of four inches (4"), and all materials over two inches (2") in diameter shall be removed. The manure and peat mixture shall be evenly spread over the area at the rate of five cubic yards per thousand square feet, and shall be mixed thoroughly into the soil surface to a depth of four inches (4") by means of a rototiller, soil mixer or similar. The surface shall then be finish graded to the appropriate elevations and compaction.

Prior to seeding or sodding, treble super-phosphate (0-46-0) shall be spread evenly over the surface at the rate of fifteen (15) pounds per thousand square feet. This concludes soil preparation.

Topsoiling is not considered a portion of the ordinary soil preparation operations as described in these specifications. However, the use of good topsoil is highly desirable, and may equal the value of soil amendments in reducing water consumption and encouraging plant growth.

When topsoil exists on the project site, the Contractor is urged to strip and stockpile the topsoil, and to redistribute the topsoil over the open space areas after overall grading, in accordance with these specifications. The OWNER has the prerogative of deleting all or a portion of the soil preparation requirements when topsoil is provided, depending on topsoil quality and quantity.

Topsoil shall generally be a fertile sandy loam topsoil, taken from a well-drained site, and free from clay subsoil, stones, lumps, plants or their roots, sticks, weed stolons and seeds, high salt content and other materials harmful to plant life. The topsoil shall have an acidity in the range of pH 5.5 to pH 8.5, and shall be screened and meet the following mechanical analysis:

| | % PASSING | % RETAINED |
|-----------------|-----------|------------|
| 1" screen | 100 | 0 |
| 1/2" screen | 97-100 | 0-3 |
| #100 mesh sieve | 60-80 | 40-60 |

Upon the request of the OWNER, the following information shall be provided:

- specific location from which topsoil will be (or was) stripped
- present owner of that property
- approximate amount of topsoil available
- test results showing topsoil composition and analysis.

If soil testing is required, it shall be by a qualified soils laboratory, in accordance with "Methods of Soils Analysis - Agronomy #9" as published by the American Society of Agronomy, and testing will be at Contractor's expense.

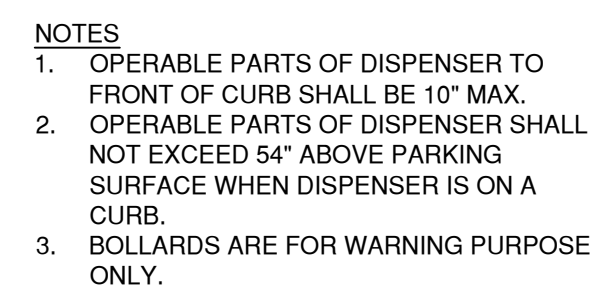
When topsoiling is required by the Official Development Plan and/or appropriate construction drawings, or when the Contractor opts to provide topsoil, it shall be incorporated in the following manner. Upon establishment of the proper grade, the subsoil surface shall be loosened to a minimum depth of four inches (4") by tilling, and all objects over two inches (2") in diameter shall be removed. The topsoil shall be spread over the area to a minimum four inch (4") compacted depth, and mixed lightly into the subsoil by means of a rototiller, soil mixer or similar. The surface layer shall then be finish graded to the appropriate elevations and compaction.



SHEET TITLE:
ELECTRICAL DETAILS



E0.2



REVISIONS:

ISSUE RECORD:

SHEET TITLE:
ELECTRICAL DETAILS