

Waterford Place Site Plan Amendment No.1

WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1
SITUATED IN THE NW 1/4 OF SECTION 26, T.4S., R.67W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOT FOR CONSTRUCTION!

Building Perimeter Landscaping calculation: (Triplex)

(3) Unit front @ 35' + (2) side 51' = 207 l.f. perimeter
207 l.f. perimeter / 5' = 41.4 l.f.
41.4 l.f. x 1.25 plants = 51.75, therefore **52 plants Total.**

52 x 5% = 2.6, (3) required. Provided (4) trees (mixed evergreen & deciduous)
52 x 15% = 7.8, (8) required. Provided (10) 6' high shrubs
52 x 80% = 41.6, (42) required. Provided (45) mix of evergreen & deciduous shrubs
Total (53) required. Provided (49). 51

Note: Plants located to enhance streetscape and match existing plantings.

Double check these numbers

Numbers adjusted

STANDARD LANDSCAPE NOTES:

- Compost amendment will be added to the soil. Turf grass areas will be prepared with a minimum of 4 cubic yards/1000 sq. ft. with compost, rototilled 4-6 inches deep.
- There are no freestanding lights planned. Exterior lights will be mounted on the duplexes per the Architectural Elevations and meet Dark Sky requirements.
- All new sidewalk, driveway and patios will be poured in concrete to match and connect the existing sidewalks.
- The new drive lane and fire access road will be asphalt.
- All utility easements 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. All landscaping will be installed as delineated on the plan, prior to issuance of certificates of occupancy.
- All landscaped areas and plant material, except for non-irrigated native, restorative, and dryland grass areas that comply with requirements found in Sec. 146-1420 and/or Sec. 146-1435 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.

Landscape Graphics Legend:

Limits of Work	
Property Line	
Typical Setback Line	
Mailbox, existing location	
Mailbox, new location + new mailbox	
Exterior wall of building	
Retaining Walls (existing)	
Retaining Walls (new)	
Asphalt Paving	
Concrete driveways, aprons & private walks	
Fire Access, Drainage & Utility Easement	
Back patio on triplex	
Access Road, roadbase	
Mulched bed	
Sod area	
Existing tree	
Existing tree, conifer	

Add a comma, Fire, Access.

Text revised

Asterisk + note added.

Add an asterisk and a note to the bottom of the table stating that an adjustment is being requested for both the southern and western non-street buffers.

What is the vegetative treatment in this area between the existing wall and the proposed concrete pan?

Area is a mulched bed.

Shrubs moved to be 3' from meters. Trees moved to be 5' from meters. Meters indicated in pocket easements.

Shrubs need to be 3' away from meters, trees need to be 5' away from meters, and no trees can be within utility easements

Is this a timber wall or concrete wall?

New wall is concrete per Civil SDP.4, Section B-B

Numbers updated.

Property Line line type updated as specified.

Show the property line as a long dash and two short dashes.

Add the Landscape Architects contact information to the Cover Sheet

Landscape plan by:
Earth and Sky Architecture
Paul Adams, AIA
1400 H Street
Salida, CO 81201

padams@EarthSkyArchitecture.com
303-521-8242 c

Amendment to Waterford Place
Landscape Plan, SDP.5

Prepared on 10-29-2024

E. WARREN AVENUE
(Public R.O.W. 60.00')

S. Iola Court
(Private Street)

REQUESTED LANDSCAPE CODE ADJUSTMENT

1. Project doesn't meet the Non-Street Perimeter Buffer Landscape Code with both the buffer width and required plant material.

2. The detention pond and retaining walls are constructed within the landscape buffer.

The project is to build a new triplex on a small infill lot in an existing subdivision. The original developer didn't meet the storm drainage and related requirements when the original portion was built in 1999. Since then, the City of Aurora has increased the storm drainage requirements. To address the current off-site stormwater runoff, the detention pond needs to be the size and depth shown. The only place to locate the detention pond is in that location. The current developer sacrificed a dwelling unit to make the project comply with the engineering.

The entire site is 16,433 SF. The required detention pond area is 6428 SF, and the triplex footprint is 5142 SF. The driveways and entry patios are 1124 SF. The fire department's required turnaround takes an additional 615 SF. The required concrete drainage pan on the south edge of the lot is 914 SF. This leaves a net available area for plantings at 2210 SF.

This available space is filled with the required trees and plants for the residences as well as the Detention & Water Quality Requirements. These trees and shrubs fill the available space for planting.

The neighbor to the west has a six-foot privacy fence just to the west of the top of the retaining wall on the property line. This fence hides the back of the strip mall, parking and dumpsters.

There are many existing trees along the south property line that create the neighboring mini-storage property's landscape buffer. The trees effectively screen the one-story storage buildings on that site.

As well as the residential units. They are within the required buffer area.

Text revised

This needs to specifically list the Non Street Buffer Section which is 146-4.7.5.E.

Text revised

Landscape Planting Schedule

Key	Symbol	Key	Qty.	Common Name	Botanical Name	Installed Size	Estimated Size	Water Needs
Perennial								
		AC	13	Silver Sagebrush	Artemisia cana	#5 Containers, established	12"-18" ht, 18"-24" spread	Low-medium
Shrubs								
		AF	3	False Indigo	Amorpha fruticosa	#5 Containers, 18"-24" ht.	4'-6" ht	Low
		CL	5	Mountain Mahogany, curl leaf	Cercocarpus ledifolius	#5 Containers, 18"-24" ht.	6'-10" ht	Low-medium
		JH	4	Juniper, Bar harbor	Juniperus horizontalis 'Blue Chip'	#5 Containers, 8"-10" ht.	8'-10" ht, 6'-8" spread	Xeric
		RA	14	Golden Currant	Ribes aureum	#5 Containers, 18"-24" ht.	4'-6" ht	Low
		RC	9	Wax Currant	Ribes cereum	#5 Containers, 18"-24" ht.	less than 4' when mature	Low
		RG	8	Smooth Sumac	Rhus glabra	#5 Containers, 18"-24" ht.	6'-10" ht	Low-medium
		RT	5	Skunkbush Sumac	Rhus trilobata	#5 Containers, 18"-24" ht.	3'-6" ht, 3'-6" spread	Xeric
Tree								
		AR	3	Maple, Autumn Fantasy	Acer Acerosa, x freemanii (A. rubrum x A. saccharinum)	3" caliper, single trunk	25'-35' ht, 16'-25' spread	Low
		QM	1	Bur Oak	Quercus macrocarpa	3" caliper, single trunk	25'-35' ht, 16'-25' spread	Low
			65					

These can be 2.5". Required is 2", upsizing to 2.5" meets the UDO requirements.

Size changed to 2.5"

Planting Schedule: Grass & Mulched Bed Areas

Label	Area, SF	# of Beds/Areas	Water Needs	Notes:
Mulch	2,209.98	4	Drip irrigation.	Shredded bark and gravel mulches to match existing Waterford landscaping.
Sod area	6,017.48	4	Irrigated.	Sod to match existing Waterford landscaping. Sod and mulch to be separated by approved landscape edging.
8,227.45 ft²				

Blue grama (bouteloua gracilis) is suggested for detention area.

TREE PROTECTION NOTES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-1177) OR AUTHORIZED DESIGNER.
- TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO T-POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
 - EQUIPMENT USE AND STORAGE
 - MATERIAL DELIVERY OR STORAGE
 - VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
 - CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
 - FOOT TRAFFIC
 - RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
- VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
- LIMB REMOVAL IS PROHIBITED UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
- IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNER.
- EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.



City of Aurora
Parks, Recreation & Open Space Dept.
Date: October 2020

TREE PROTECTION NOTES

PROS TP-1.0

Description	Length (LF)	Width Required	Width Provided	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided *
Totals							
(1 Tree & 5 shrubs / 25 LF)				12	0	72	43
Southern Property Line	185 LF	25'	11'-5"	7	0	46	10
Western Property Line	128 LF	25'	25'	5	0	26	0

Notes:
1. Grasses have been excluded from shrub calculation.
2. Plantings have been provided at an increased minimum rate of 1 tree and 5 shrubs / 20LF to accommodate varying buffer widths.
3. Adjustment Request: Table 14.1, alternate C, Standard design Plus Xericscap.
4. Other adjustment options aren't available for property because there is no space available for additional plantings.

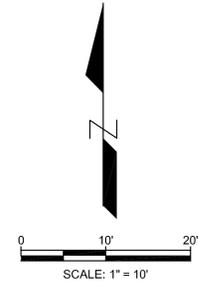
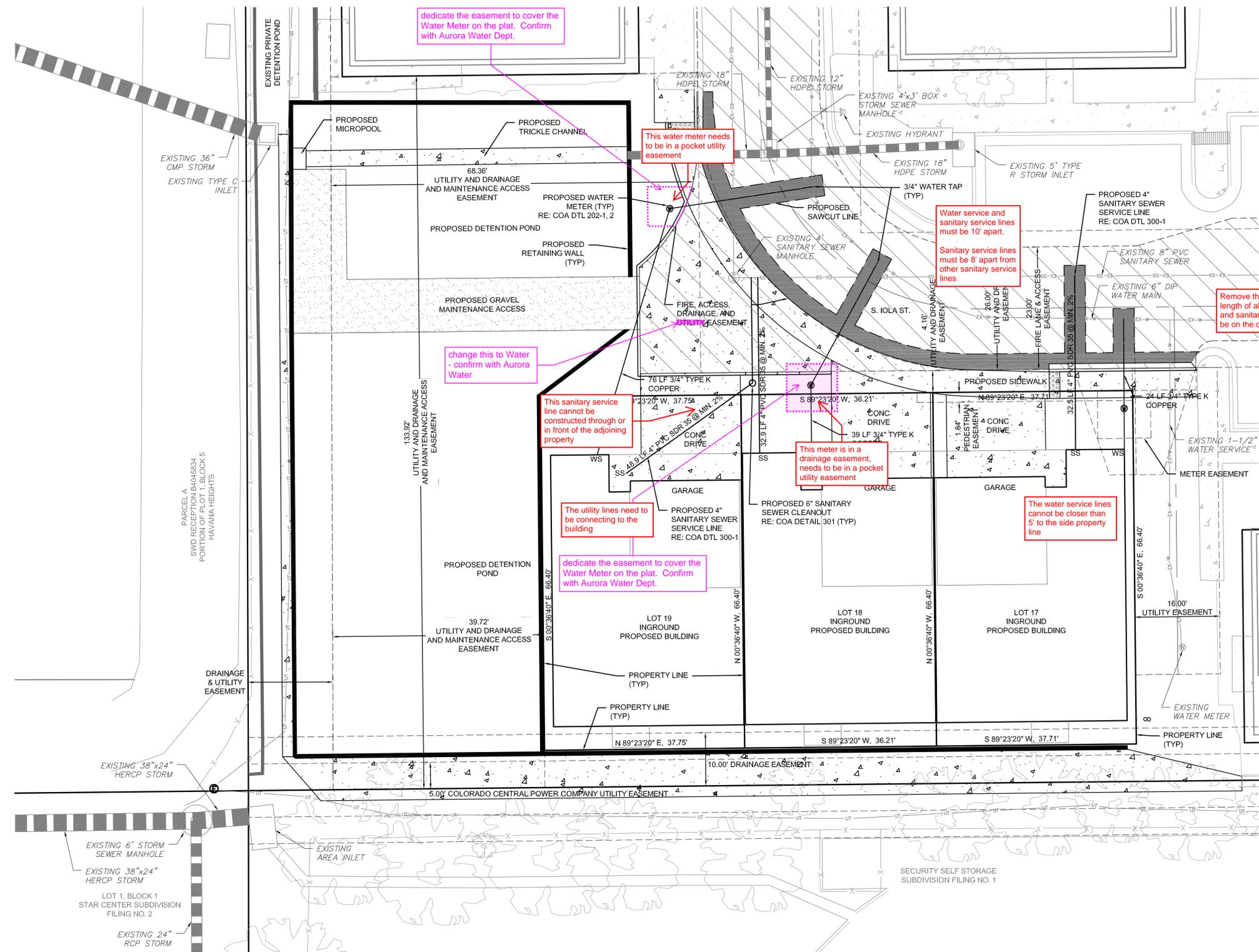
Text deleted

Landscape architect moved to cover sheet. Eliminated landscape page.

Waterford Place Site Plan Amendment No.1

WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1 SITUATED IN THE NW 1/4 OF SECTION 26, T.4S., R.67W. OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

EXISTING		PROPOSED	
---	5395	---	5395
---	5393	---	5393
---	PROPERTY LINE	---	PROPERTY LINE
---	EASEMENT	---	EASEMENT
---	CONCRETE	---	BUILDING OUTLINE
---	FENCE	---	FLOWLINE
---	WATERLINE	---	TOP BACK OF CURB
---	EXISTING FIRE HYDRANT	---	EDGE OF CONCRETE
---	WATER VALVE	---	SIDEWALK
---	SANITARY SEWER AND MANHOLE	---	WATER SERVICE
---	STORM SEWER AND MANHOLE	---	SANITARY SERVICE
		---	WATER METER
		---	FIRE LANE



Amendment Block



CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, ELEVATION, SIZE AND MATERIAL OF ALL EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE PROPOSED ELEVATIONS SHOWN ON THESE PLANS. 2N CIVIL, LLC WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN SHOWN HEREIN.

BASIS OF BEARINGS
BEARINGS ARE BASED UPON THE COLORADO STATE PLANE CENTRAL ZONE 0502, NAD 83 (2011), US SURVEY FEET.

PROJECT BENCHMARK
A PUBLISHED NAVD88 ELEVATION OF 5610.45 FOR THE CITY OF AURORA, BENCHMARK ID 456723NE001, BEING A 3-INCH BRASS CAP STAMPED "C.O.A. BM P-015C" ON TOP OF A STORM SEWER INLET LOCATED AT THE NORTHEAST CORNER OF E ILIFF AVE. AND S LIMA ST.

- NOTES:
- CONTRACTOR TO FIELD VERIFY DEPTH OF EXISTING UTILITIES AT PROPOSED CONNECTION POINTS AND NOTIFY ENGINEER OF ANY CONFLICTS.
 - ALL SANITARY SEWER PVC TO BE SDR 35.
 - WATER SERVICE LINE TO BE TYPE K COPPER.
 - ALL BEDDING MATERIAL TO BE CLASS B BEDDING.
 - THE EXISTING STORM SEWER SYSTEM IS OWNED AND MAINTAINED BY THE WATERFORD PLACE HOA.
 - SANITARY SEWER SERVICES AND ALL CLEANOUTS ARE PRIVATE.
 - PIPING DOWNSTREAM OF WATER METER IS PRIVATE.

Amendment to Waterford Place
Civil Utility Plan, SDP.3

Prepared on 10-29-2024

Waterford Place Site Plan Amendment No.1

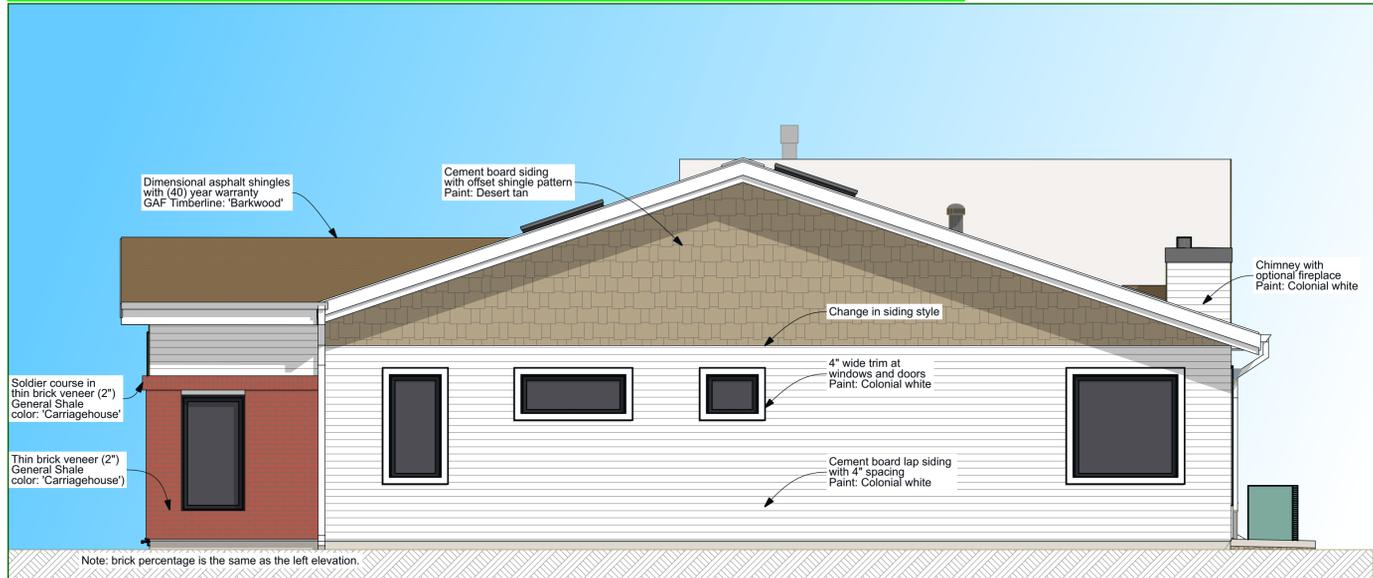
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1 Front Elevation
Scale: 1/4" = 1'-0"
0 2' 4' 8'

Building roof surface was reduced by adding hips to both ends of the building. The resulting ridge is 62'-0"
The cross gable elements on the entry and box bay match the 9' plate height of the primary building.
The brick area on the front elevation was increased and the details adjusted to suit.

Please adjust your roof -Where sloped roofs are used, at least one of the following elements shall be incorporated into the design for each 60 linear feet of roof to avoid long, flat roof surfaces:
• Projecting gables,
• Hips,
• Horizontal/vertical breaks, or
• Other similar techniques



2 Right Side Elevation
Scale: 1/4" = 1'-0"
0 2' 4' 8'

In a table please provide percentage of masonry shown on the elevations. See Table 4.8-6 for standards for single family attached. (50 percent shall be clad in brick or stone; or 75 percent shall be clad in stucco; or 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.)

Table was added showing areas of brick and percentage brick by elevation.

Amendment Block

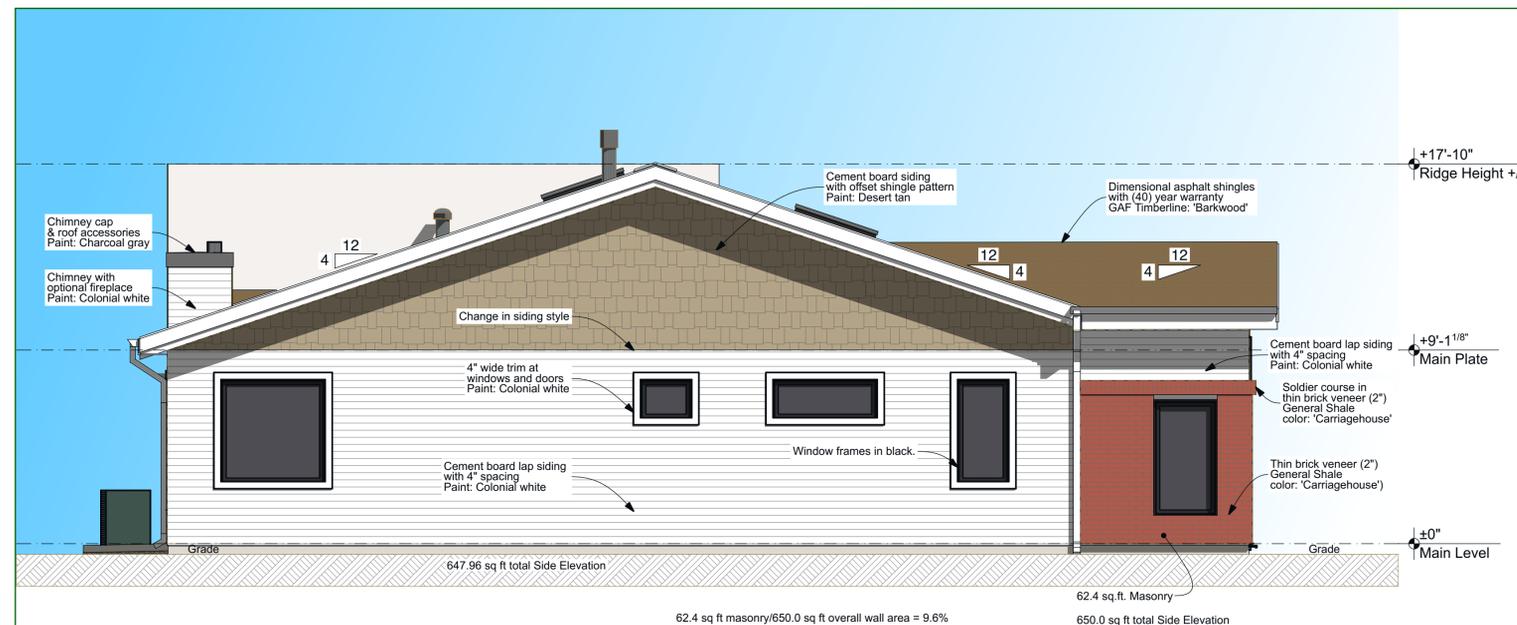
Waterford Place

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1 Rear Elevation
SDP.7 Scale: 1/4" = 1'-0"



2 Left Side Elevation
SDP.7 Scale: 1/4" = 1'-0"



Amendment Block

Amendment to Waterford Place
Architectural Elevations, SDP.7

Prepared on 10-29-2024

BOWMAN 4 WALL SCONCE

TYPE: A



The classic silhouette of this sleek LED wall sconce makes it suitable for both indoor and outdoor applications. The Bowman's die-cast aluminum body houses a powerful, long-lasting LED light source tightly controlled for down light only, yet supplying significant illumination for even the darkest nights. Available in two sizes and five finishes.

- Outstanding protection against the elements:**
- Powder coat finishes
 - Stainless Steel mounting hardware
 - Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	696.6
WATTS	17.8
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight
CCT	2700K**, 3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70, >60,000 Hours
WARRANTY*	5 Years
WEIGHT	1.7 lbs.



* Visit techlighting.com for specific warranty limitations and details.
** Available in Black and Bronze finish only.

ORDERING INFORMATION

PRODUCT	LENGTH	FINISH	LAMP
700WSBOW	4"	BLACK	LED 80 CRI, 2700K 120V*
		Bronze	LED 80 CRI, 2700K 120V*
		CHARCOAL	LED 80 CRI, 2700K 120V*
		SILVER	LED 80 CRI, 3000K 120V
		WHITE	LED 80 CRI, 3000K 277V

techlighting.com

BOWMAN 12 OUTDOOR PENDANT

TYPE: B



The scale and classic profile of the Bowman pendant make a strong design statement in both residential and commercial outdoor environments. Featuring a spun aluminum body and subtle diffuser, the Bowman pendant houses a powerful LED light source designed to deliver softly diffused down lighting for controlled and distinctive illumination.

- Outstanding protection against the elements:**
- Powder coat finishes
 - Stainless Steel mounting hardware
 - Impact-resistant, UV stabilized lensing
 - IP65 Rated

Adjustable distance from ceiling

SPECIFICATIONS

DELIVERED LUMENS	1320.1
WATTS	21
VOLTAGE	Universal 120-277V
DIMMING	0-10, ELV, TRIAC
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Ceiling
ADJUSTABILITY	Adjustable stem length (3", 6" and 12"). Integrated ball joint that accommodates sloped ceiling up to 45°.
CCT	2700K, 3000K or 4000K
CRI	90+
COLOR BINNING	3 Step
BUG RATING	B1-U2-G1
DARK SKY	Non-compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70, >60,000 Hours
WARRANTY*	5 Years
WEIGHT	5.2 lbs.



* Visit techlighting.com for specific warranty limitations and details.
Hanging outdoor fixtures are not meant for areas with high winds, which can cause damage to the fixture.

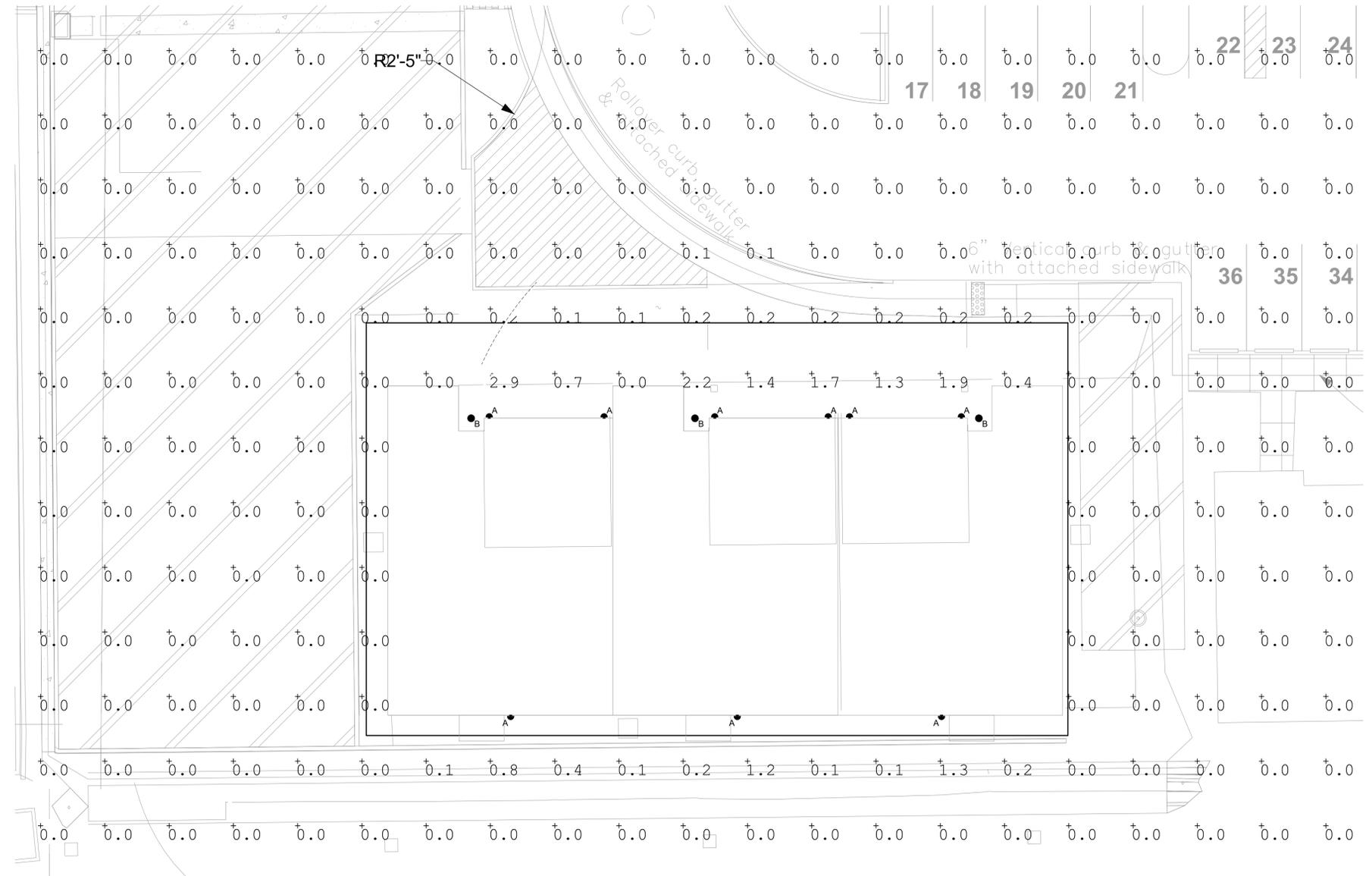
ORDERING INFORMATION

PRODUCT	CR/CCT	WIDTH	FINISH	VOLTAGE
700PBOW	827	90 CRI, 2700K	12" 12"	Z BRONZE
	830	90 CRI, 3000K	12" 12"	Z CHARCOAL
	840	90 CRI, 4000K	12" 12"	Z BLACK

techlighting.com

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1 PHOTOMETRIC PLAN
SCALE: 1" = 10'-0"

LIGHTING FIXTURE SCHEDULE								
KAZIN & ASSOCIATES, INC								
DESCRIPTION OF LUMINAIRE				BASIS OF DESIGN				
ID	DESCRIPTION	FINISH	MOUNTING INFORMATION	MANUFACTURER	MODEL NUMER OR SERIES	DESIGN LOAD (VA)	LUMENS	VOLTAGE
A	LED SCONCE	BLACK	7'-5" OC AFF	TECH LIGHTING OR EQUAL	700WSBOW-4-B-LED830	17.8	697	120
B	LED PENDANT	BLACK	8'-0" OC AFF	TECH LIGHTING OR EQUAL	700PBOW-930-12-B-UNV	21.0	1,320	120
GENERAL LIGHTING NOTES								
1	FIXTURE SPECIFICATIONS REPRESENT THE ENGINEER'S UNDERSTANDING OF THE REQUIRED FIXTURES. FIXTURE SPECIFICATIONS SHALL BE REVIEWED AND APPROVED IN WRITING BY OWNER OR OWNERS REPRESENTATIVE PRIOR TO ORDERING FIXTURES. NOTIFY ELECTRICAL ENGINEER OF ANY FIXTURE CHANGES PRIOR TO PURCHASING FIXTURES.							
2	PROVIDED HANGERS, ADAPTERS, INSTALLATION KITS, PARTS AND PIECES TO INSTALL THE SPECIFIED FIXTURE IN THE LOCATIONS SHOWN ON THE PLAN.							
3	PROVIDE COMPLETE LUMINAIRE(S) INCLUDING LAMP(S) AND ALL SOCKETS, BALLASTS, DRIVERS, REFLECTORS, LENSES, HOUSINGS AND OTHER COMPONENTS REQUIRED TO POSITION, ENERGIZE AND PROTECT THE LAMP AND DISTRIBUTE THE LIGHT.							
4	UNLESS SPECIFICALLY INDICATED TO BE EXCLUDED, PROVIDE ALL REQUIRED CONDUIT, BOXES, WIRING, CONNECTORS, HARDWARE, SUPPORTS, TRIMS, ACCESSORIES, ETC. AS NECESSARY FOR A COMPLETE OPERATING SYSTEM.							

Amendment Block

Amendment to Waterford Place
Site Plan Amendment title block, SDP8