

FITZSIMONS GATEWAY MULTIFAMILY | SITE PLAN

LOT 2, BLOCK 1 FITZSIMONS PROMENADE SUBDIVISION FILING NO. 1 AMENDMENT 1
LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

03/29/2023 09:15 AM RF: \$183.00 DF: \$0.00
Arapahoe County Clerk, CO E3020031
Page: 1 of 18
Joan Lopez, Clerk & Recorder

NORRIS DESIGN
Planning | Landscape Architecture | Branding

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

LEGAL DESCRIPTION

LOT 2, BLOCK 1 FITZSIMONS PROMENADE SUBDIVISION FILING NO. 1 AMENDMENT 1

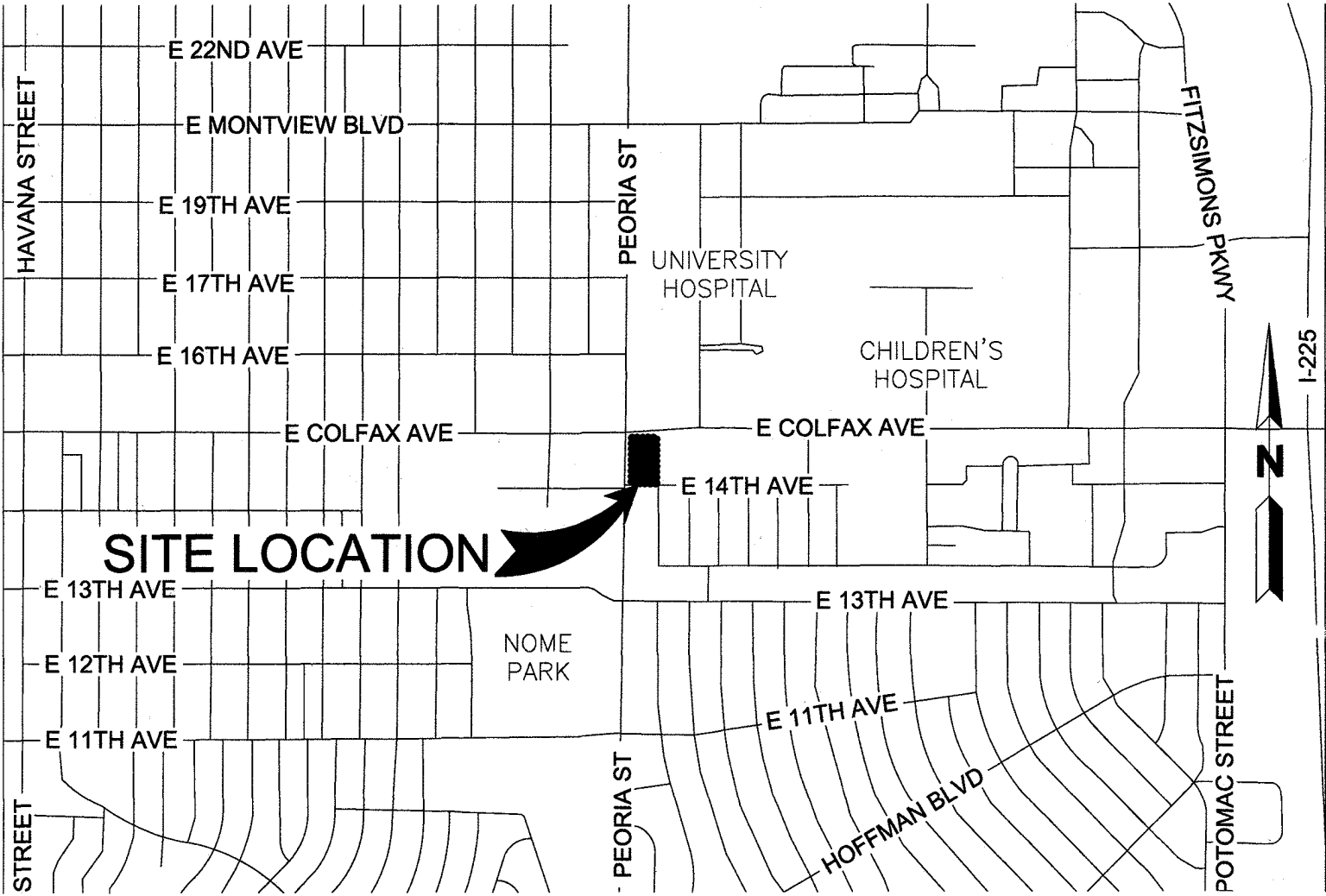
PROJECT DATA

LAND AREA WITHIN PROPERTY LINES	69,017 SF / 1.58 AC / 100%	
TOTAL BUILDING COVERAGE	47,290 SF / 68.5%	
PARKING AND DRIVE AISLE AREA	8,700 SF / 12.6%	
SIDEWALK AND HARDSCAPE AREA	8,290 SF / 12.0%	
LANDSCAPE AREA	4,737 SF / 6.9%	
PRESENT ZONING CLASSIFICATION	MU-FB ; FBAD	
NUMBER OF BUILDINGS PROPOSED	1 BUILDING	
NUMBER OF UNITS PROPOSED	171 - 1 BEDROOM 39 - 2 BEDROOM 210 - TOTAL	
DENSITY	134 DU/AC	
MAX. BUILDING HEIGHT	MAX = 78'-6"	
2015 IBC CONSTRUCTION TYPE OF EACH BUILDING(S)	LEVELS 1,2 - TYPE IA, LEVELS 3-6 - VA	
2015 IBC OCCUPANCY TYPE. (EACH BUILDING)	R-2, S-1, A, B	
SQUARE FOOTAGE OF BUILDING(S).	RESIDENTIAL AREA = 173,924 SF AMENITY AREA = 4,457 SF PARKING = 60,869 SF	
SPRINKLERED OR NOT SPRINKLERED	SPRINKLERED/NFPA 13	
MULTIFAMILY BUILDING GFA	181,201 SF	
STRUCTURED PARKING GFA	60,869 SF	
	REQUIRED	PROVIDED
USABLE OPEN SPACE	13,803 SF / 20%	13,191 SF / 19%
	221	
TOTAL PARKING SPACES	179 RESIDENT (0.85/ UNIT) + 42 GUEST (0.2/ UNIT)	165 SPACES
ACCESSIBLE SPACES	7 SPACES	6 SPACES
STRUCTURED PARKING SPACES - STANDARD	214 SPACES	159 SPACES
STRUCTURED PARKING SPACES - ACCESSIBLE	5 SPACES	5 SPACES
STRUCTURED PARKING SPACES - ACCESSIBLE VAN	2 SPACES	1 SPACES
BIKE PARKING	10% OF REQUIRED / 22 SPACES	17 RACKS / 34 SPACES
	PERMITTED	PROPOSED
SIGNAGE	3 1 PER FRONTAGE / 96 SF EACH	3 WALL SIGNS 95 SF EACH

ADJUSTMENTS

1. GATEWAY FITZSIMONS MASTER PLAN | 2.3 MIX OF USES
TO ENERGIZE THE STREETScape WITH AN ARTICULATED AND VARIED STREET WALL AND ENHANCED PEDESTRIAN ACTIVITY, BUILDINGS SHALL ALLOCATE A MINIMUM OF 50% OF COLFAX AVENUE AND 25% OF PEORIA STREET BUILDING FRONTAGE WITHIN THE ALLOWABLE BUILDING ENVELOPE, TO STREET LEVEL COMMERCIAL USES, AND BUILDING ENTRIES OR LOBBIES FOR UPPER STORY USES.
- PROPOSED ADJUSTMENT
ALLOW THE FULL-LENGTH OF THE COLFAX AVE FAÇADE GROUND FLOOR TO BE USED FOR BUILDING ENTRY, LOBBY, AND ADMINISTRATIVE OFFICES AND FOR THE FULL LENGTH OF THE PEORIA STREET FAÇADE TO HAVE RESIDENTIAL USES.
2. UDO SECTION 2.4.5.L.1.B. | MIXED USE FITZSIMONS BOUNDARY DISTRICT (MU-FB) BUILDING DESIGN
THIRTY PERCENT OF ALL UNITS SHALL INCLUDE A PORCH, DECK, PATIO, OR BALCONY;
- PROPOSED ADJUSTMENT
ALLOW FOR A BUILDING WITHOUT ANY BALCONIES.
3. UDO SECTION 146-4.6.3.C, TABLE 4.6-1. | REQUIRED OFF-STREET PARKING
AFFORDABLE HOUSING STRUCTURE: 0.85 SPACES PER DWELLING UNIT (PLUS 1 GUEST SPACE PER FIVE DWELLING UNITS). THIS WOULD AMOUNT TO 179 RESIDENT SPACES AND 42 GUEST SPACES, FOR A TOTAL OF 221 PARKING SPACES AND A RATIO OF 1.05 SPACES PER UNIT.
- PROPOSED ADJUSTMENT
ALLOW FOR A TOTAL OF 165 PARKING SPACES, FOR A RATIO OF 0.79 SPACES PER UNIT.
4. UDO SECTION 146-3.3.2.H.7. | DWELLING, MULTIFAMILY
ON-SITE OUTDOOR SPACE SHALL BE A MINIMUM OF 20 PERCENT OF THE SITE.
- PROPOSED ADJUSTMENT
ALLOW THE PLAN TO BE APPROVED WITH 13,191 SF OF USABLE OPEN SPACE, EQUAL TO 19 PERCENT OF THE TOTAL SITE AREA.

VICINITY MAP



IMPLEMENTATION PLAN

2015- IBC, SECTION 1107.6.2.3 AND TABLE 1107.6.1.1	COLORADO STATE HOUSE BILL 03-1221
TOTAL ACCESSIBLE DWELLING UNITS: 210	TOTAL ACCESSIBLE DWELLING UNITS: 11 TYPE A UNITS + 199 TYPE B UNITS
TYPE A AND B UNITS REQUIRED: 5% TYPE A UNITS	POINTS REQUIRED : 90
TYPE A AND B UNITS REQUIRED: 5% TYPE A UNITS	POINTS PROVIDED : 862

SHEET INDEX

- | | | |
|-------------------------------------|-------------------------------|-------------------------------------|
| 1. COVER SHEET | 7. LANDSCAPE PLAN | 14. OVERALL PLANS - LEVELS 3 & ROOF |
| 2. NOTES | 8. LANDSCAPE ENLARGEMENTS | 15. OVERALL PLANS - LEVELS 1 & 2 |
| 3. SITE PLAN | 9. LANDSCAPE DETAILS | 16. PERSPECTIVES |
| 4. UTILITY & GRADING PLAN | 10. LANDSCAPE DETAILS | 17. OVERALL SITE PHOTOMETRIC |
| 5. PLANT SCHEDULE & LANDSCAPE NOTES | 11. ELEVATIONS (NORTH & EAST) | 18. LEVEL 3 PHOTOMETRIC |
| 6. HARDSCAPE PLAN | 12. ELEVATIONS (SOUTH & WEST) | 19. LIGHTING DETAILS |

AMENDMENTS

- 05/17/2023 MA:
- CURB RAMPS ADDED TO SITE PLAN SHEET TO SHOW ACCESSIBLE TRANSITION FROM ADA PARKING SPACES TO SIDEWALK ON THE EAST SIDE OF THE BUILDING. RESULTING ADJUSTMENTS TO TRANSFORMER PAD LOCATIONS FOR SAFETY OFF-SETS. UPDATES SHOWN ON SITE PLAN, UTILITY & GRADING PLAN, HARDSCAPE PLAN, LANDSCAPE PLAN, LANDSCAPE ENLARGEMENTS, AND OVERALL PHOTOMETRIC PLAN.
 - AMENITY DECK LANDSCAPE PLANTERS AND FENCING REVISED PER COMMENTS RECEIVED DURING BUILDING PERMIT REVIEW. COBBLE REMOVED AND PLANTERS MOVED FURTHER FROM EDGE, FENCING DETAIL REVISED. UPDATES SHOWN ON LANDSCAPE ENLARGEMENTS, LANDSCAPE DETAILS, LEVEL 3 PHOTOMETRIC PLAN.

SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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

IN WITNESS THEREOF, Matt Jordan / FG HARD CORNER LLC HAS CAUSED THESE PRESENTS TO BE
EXECUTED THIS 20th DAY OF MARCH AD. 2023.

BY: [Signature]
(PRINCIPALS OR OWNERS)

NAME: Matt Jordan

TITLE: Manager

STATE OF COLORADO
COUNTY OF DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF MARCH
AD. 2023

BY: [Signature]
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES 06/06/2024

NOTARY BUSINESS ADDRESS: 205 DETROIT ST. STE 400 DENVER, CO 80206

CITY OF AURORA APPROVALS:

CITY ATTORNEY: [Signature]

PLANNING DIRECTOR: [Signature]

PLANNING COMMISSION: [Signature]

ATTEST: _____

DATABASE APPROVAL DATE: _____

DATE: 3/20/23

DATE: 3/20/23

DATE: 11/22/22

DATE: _____

RECORDER'S CERTIFICATE:

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

_____, COLORADO AT _____ O'CLOCK ____ M.

THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____

DEPUTY: _____

PROJECT TEAM

OWNER FG HARD CORNER LLC 205 DETROIT STREET, STE 400 DENVER CO, 80206 303.996.2333 MATT JOBLON	PHOTOMETRIC ENGINEER STUDIO LIGHTING 63 SUNSET DRIVE BAILEY, CO 80421 303.242.1572 JACOB BENNEFIELD, LC	PLANNER NORRIS DESIGN 1101 BANNOCK ST. DENVER, CO 80204 303.892.1166 DIANA RAEI	LANDSCAPE ARCHITECT NORRIS DESIGN 1101 BANNOCK ST. DENVER, CO 80204 303.892.1166 PATRICK HANNON
ARCHITECT KTGY 820 16TH STREET MALL, #500 DENVER, CO 80202 303.825.6400 NATHAN SCIARRA	APPLICANT BMC INVESTMENTS 205 DETROIT STREET, STE 400 DENVER, CO 80206 303.250.2053 BERNIDA CHAPMAN	ENGINEER MARTIN MARTIN CONSULTING 12499 COLFAX AVENUE LAKEWOOD, COLORADO 80215 303.431.6100 SCOT PALING	

FITZSIMONS GATEWAY MULTIFAMILY
12100 E COLFAX AVE
AURORA, COLORADO

APPLICANT
BMC INVESTMENTS

205 DETROIT ST. STE 400
DENVER, CO 80206

NOT FOR
CONSTRUCTION

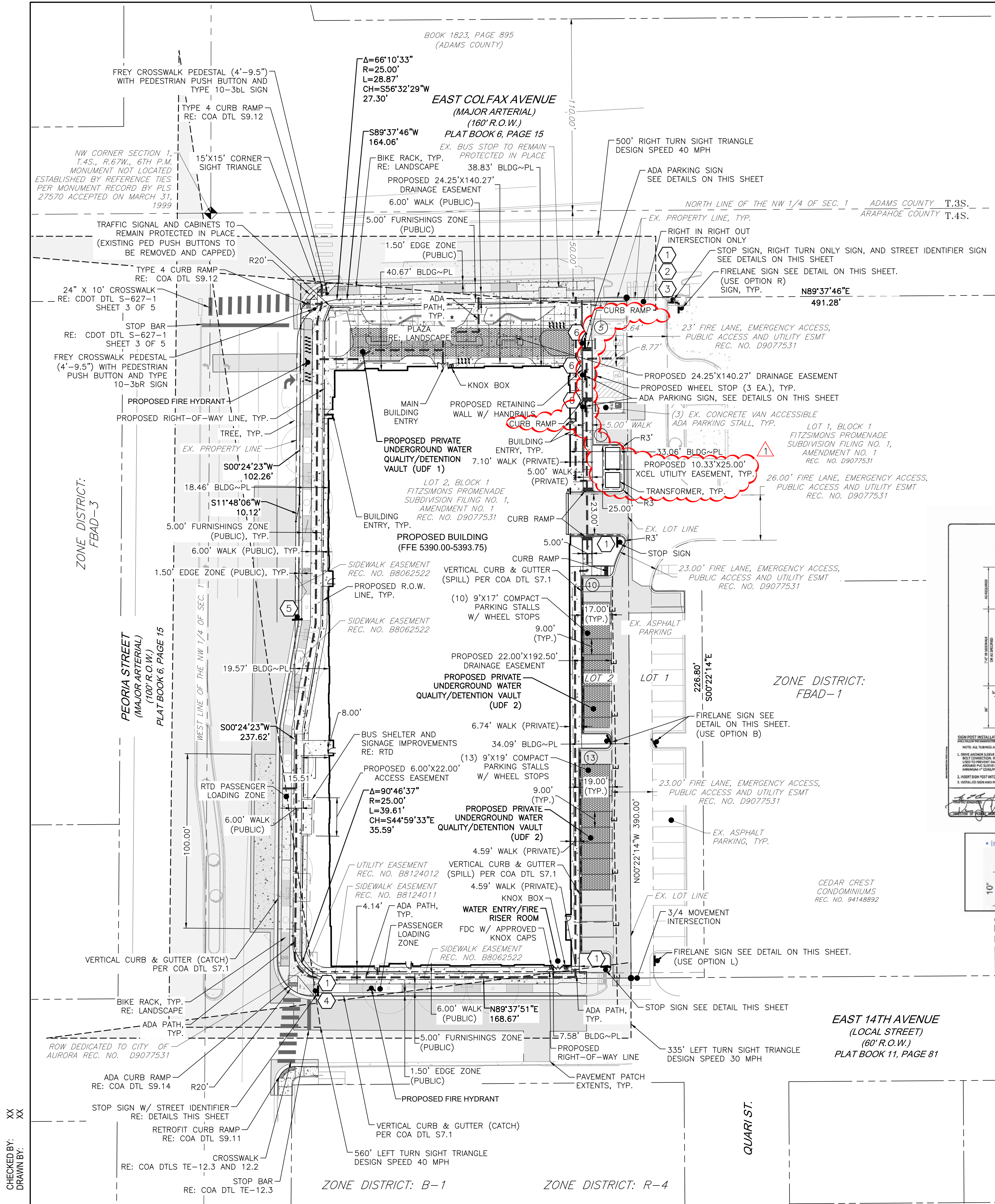
DATE:
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12/19/2022 - SITE PLAN 04
02/13/2023 - SITE PLAN 05
05/17/2023 - MINOR AMD 01

SHEET TITLE:

COVER SHEET

1 OF 19

CHECKED BY: XX
DRAWN BY: XX

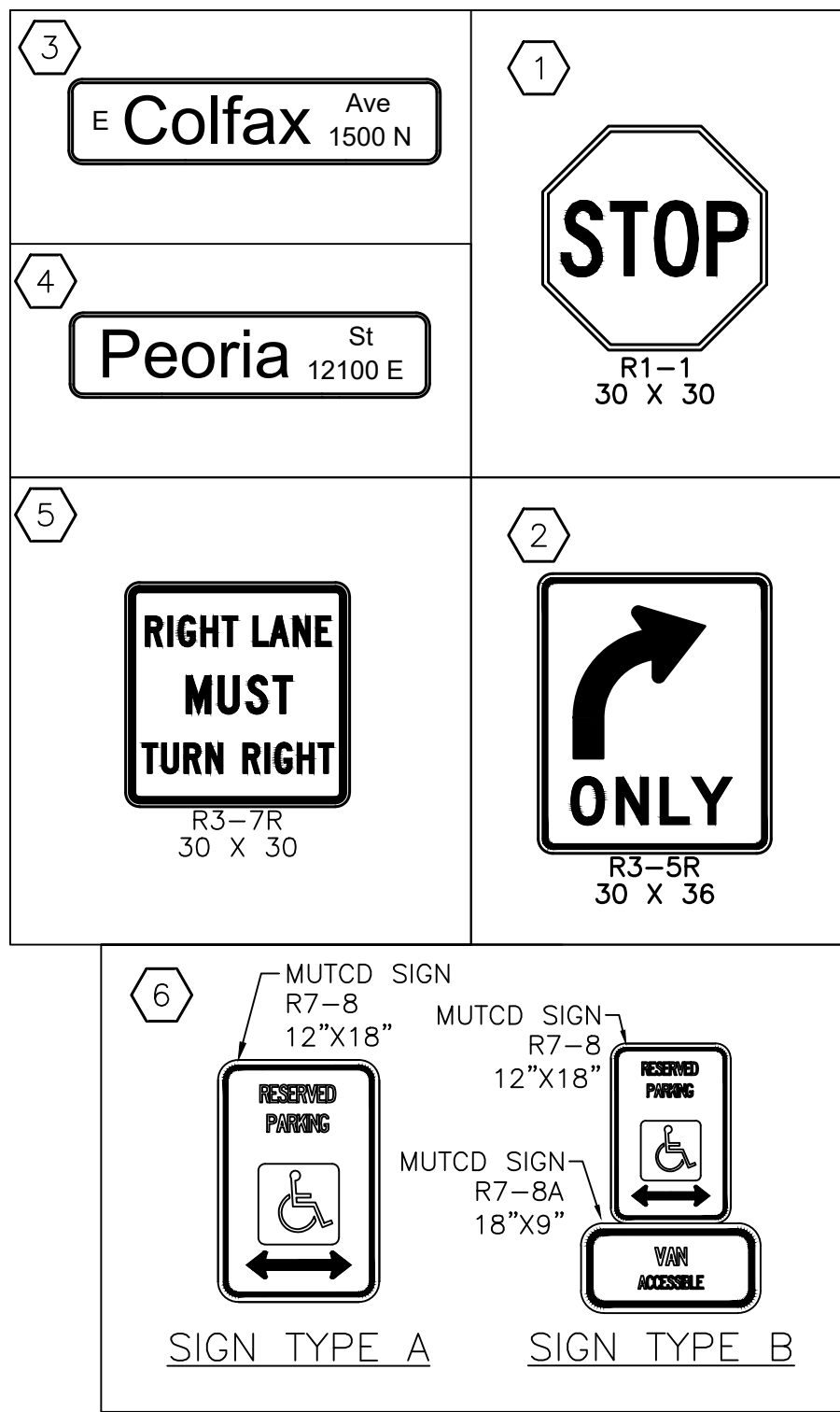
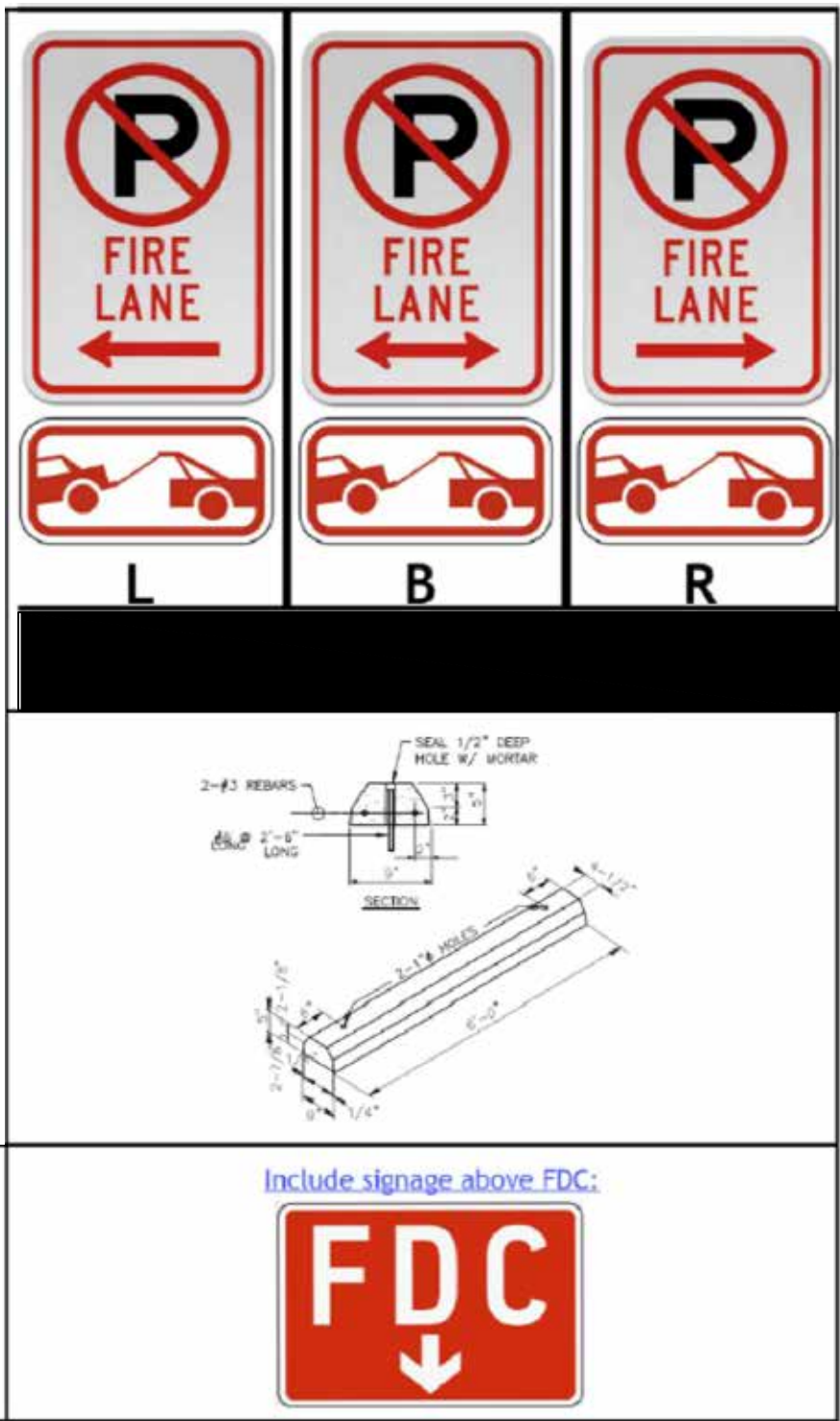
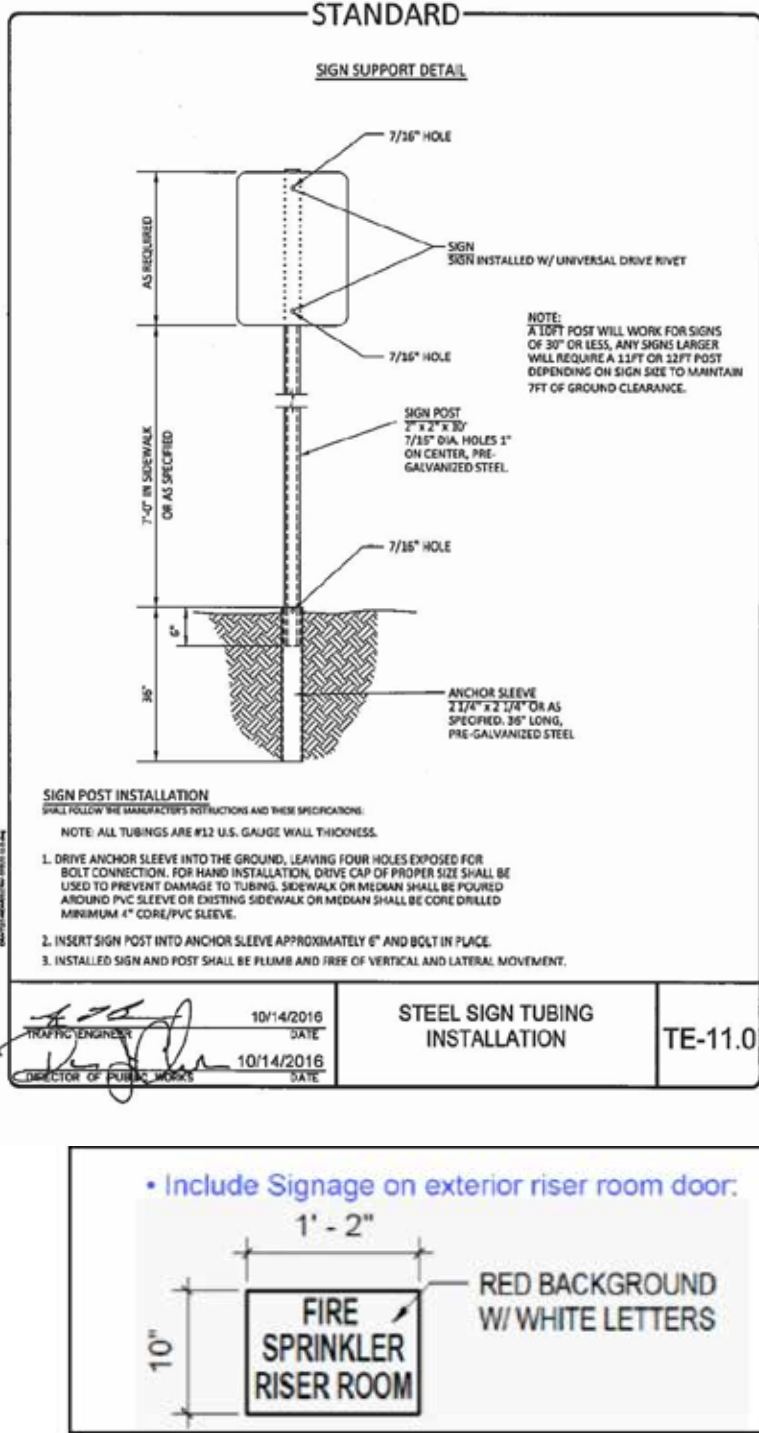


- FIRE LANE SIGN NOTES**
1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
 2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
 3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30° AND NOT MORE THAN 45° WITH THE CURB OR LINE OF TRAFFIC FLOW.
 4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
 5. THE CLEARANCE OF THE SIGN SHALL BE 7'. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
 6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

LEGEND	
EXISTING	PROPOSED
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SECTION LINE
---	EASEMENT
---	CURB & GUTTER (CATCH)
---	CURB & GUTTER (SPILL)
---	ASPHALT
---	CONCRETE/ SIDEWALK
---	UNDERGROUND DETENTION FACILITY
---	FIRE DEPT. CONNECTION W/ APPROVED KNOX HARDWARE
---	KNOX BOX
---	ADA PATH
---	SIGN
---	PARKING COUNT
---	DRIVE
---	TRAFFIC SIGNAL PEDESTAL POLE W/ PED. PUSH BUTTON

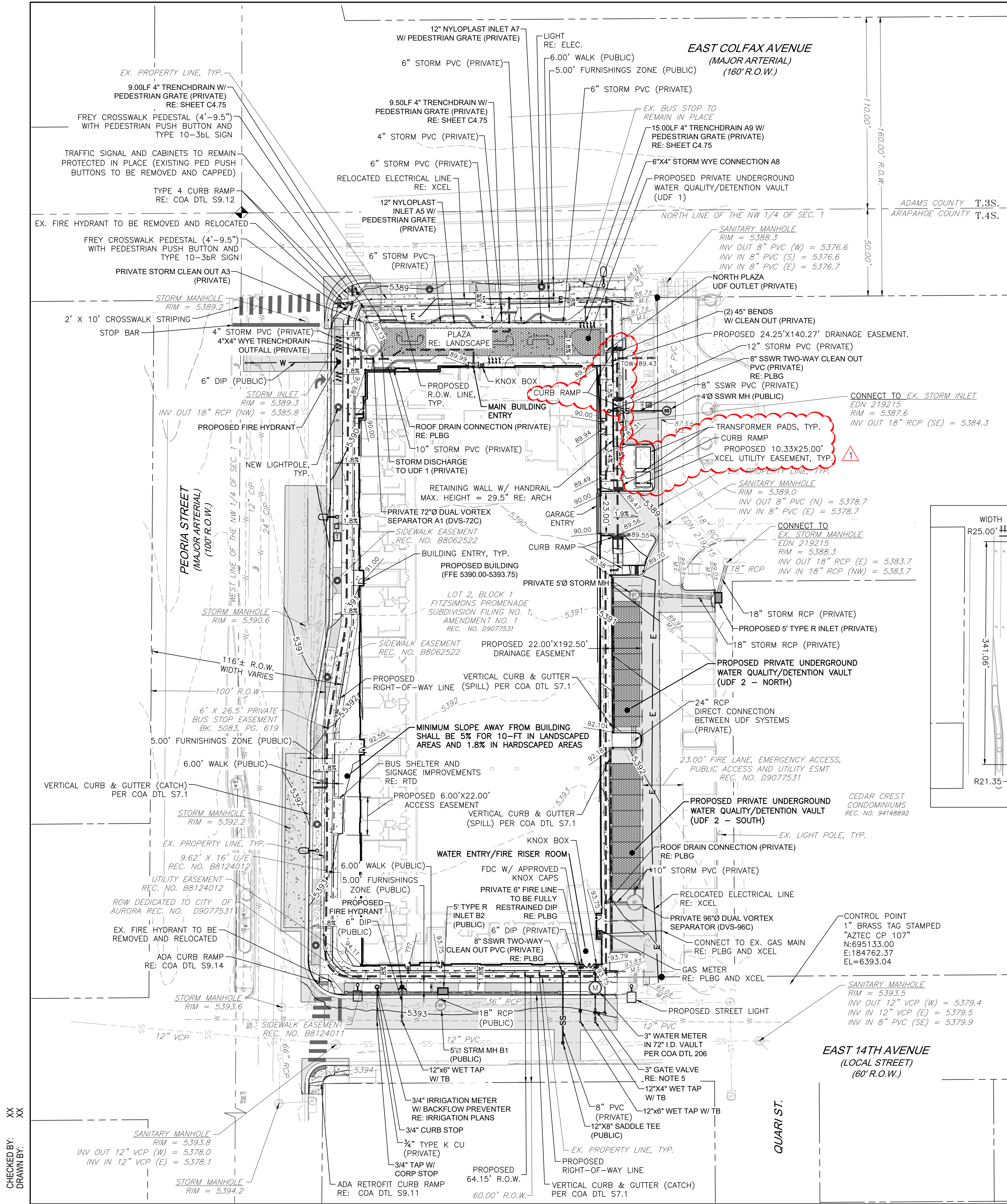
SIGHT TRIANGLE LEGEND

SIGHT TRIANGLE LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH CITY OF AURORA SPECIFICATION 4.04.2.10



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



MAPPED UTILITIES LEGEND

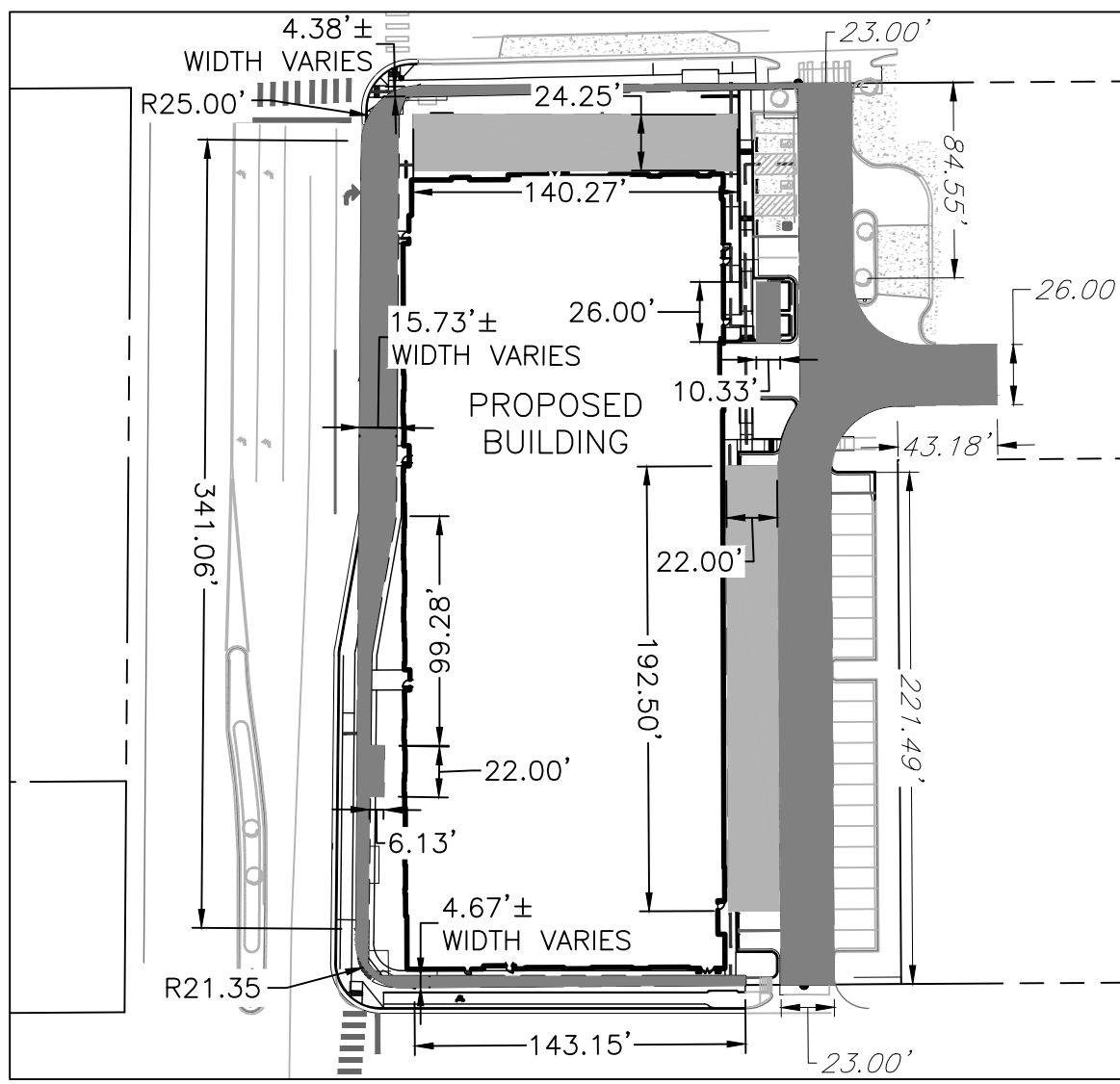
---	MAPPED STORM SEWER
---	MAPPED SANITARY SEWER
---	MAPPED WATER LINE
---	MAPPED IRRIGATION LINE
---	MAPPED GAS LINE
---	MAPPED ELECTRIC LINE
---	MAPPED FIBER OPTICS
---	MAPPED TELEVISION
---	MAPPED TELEPHONE
---	MAPPED OVERHEAD ELECTRIC

LEGEND

EXISTING	PROPOSED
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SECTION LINE
---	EASEMENT
---	RETAINING WALL
---	CURB & GUTTER
---	CURB & GUTTER (SPILL)
---	CURB & GUTTER (CATCH)
---	ASPHALT
---	CONCRETE/ SIDEWALK
---	UNDERGROUND DETENTION FACILITY
---	CONTOURS
---	UTILITY CROSSING
---	STORM SEWER
---	STORM MANHOLE
---	ROOF DRAIN
---	STORM INLET
---	FLARED END SECTION
---	SANITARY SEWER
---	SANITARY MANHOLE
---	CLEAN OUT
---	FIRE DEPT. CONNECTION W/ APPROVED KNOX HARDWARE
---	KNOX BOX
---	WATER LINE
---	FIRE LINE
---	WATER VALVE
---	FIRE HYDRANT
---	WATER METER
---	IRRIGATION LINE
---	IRRIGATION CONTROL
---	OVERHEAD ELECTRIC
---	ELECTRIC LINE
---	LIGHT POLE
---	POWER POLE
---	ELECTRIC METER
---	TELEPHONE LINE
---	TELEPHONE PEDESTAL
---	CABLE TV
---	GAS LINE
---	FIBER OPTIC
---	CONTROL POINT
---	SIGN
---	DECIDUOUS TREE
---	EVERGREEN TREE
---	BUSH/SHRUB
---	SPOT ELEVATIONS

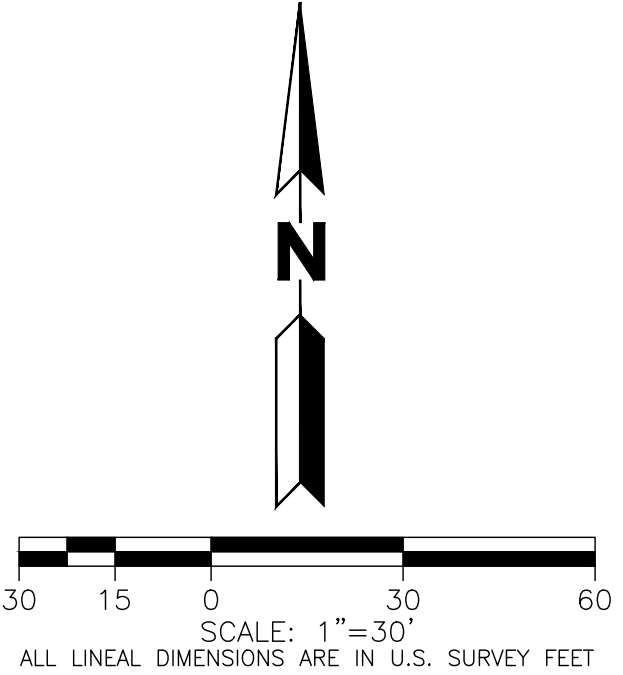
NOTES:

1. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
2. ALL SANITARY SEWER SERVICES, INCLUDING CLEANOUTS, ARE PRIVATE.
3. ALL FIRE SUPPRESSION LINES ARE PRIVATE AND TO BE FULLY RESTRAINED.
4. ALL STORM INFRASTRUCTURE ON SITE IS PRIVATE AND TO BE MAINTAINED BY THE OWNER.
5. CONTRACTOR TO ENSURE VALVES AND MANHOLES DO NOT ENCR OACH ON TO CURB AND GUTTER.
6. PAVEMENT PATCHING WITHIN THE CITY ROW ON COLFAX AVE. AND PEORIA ST. SHALL BE 5" ASPHALT OVER 10" AGGREGATE BASE COURSE, OR 9" CONCRETE OR MATCH EXISTING, WHICHEVER IS GREATER.
7. PAVEMENT PATCHING WITHIN THE CITY ROW ON 14TH AVE. SHALL BE 5" ASPHALT OVER 6" AGGREGATE BASE COURSE OR 6" CONCRETE, OR MATCH EXISTING, WHICHEVER IS GREATER.



EASEMENT KEY

SCALE: 1"=80'



BENCHMARK

BENCHMARK: CITY OF AURORA BENCHMARK #4S6702NW005 (AZTEC #500). RECOVERED A 3" BRASS CAP IN THE TOP BACK OF CURB BETWEEN TWO INLET BOXES AT THE SOUTHEAST CORNER OF KENTON ST & E. COLFAX AVE.

NAVD88 ELEV=5371.24'



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303.431.6100
MARTINMARTIN.COM

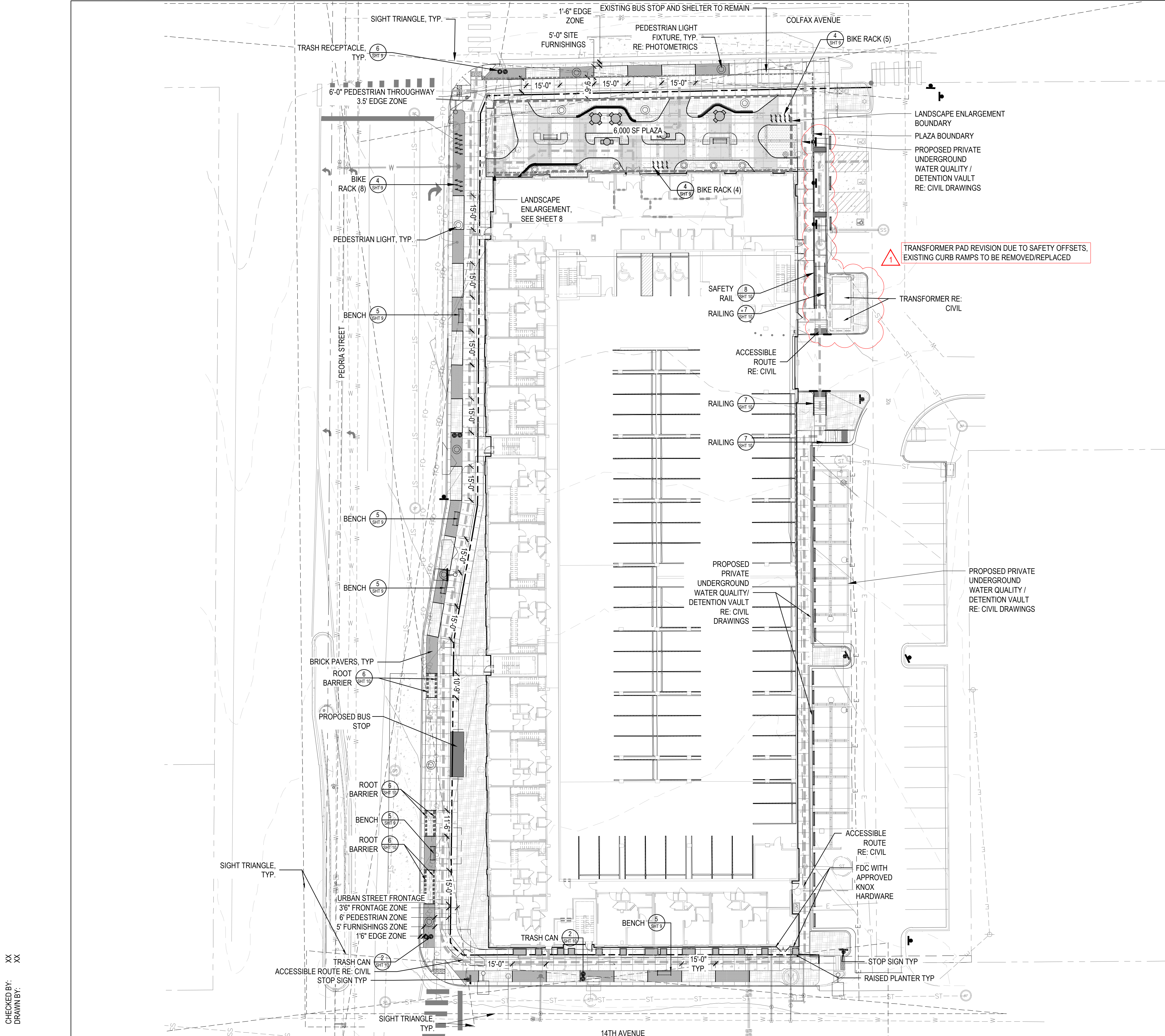
FITZSIMONS GATEWAY MULTIFAMILY
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AURORA, COLORADO

APPLICANT
BMC INVESTMENTS
205 DETROIT ST. STE 400
DENVER, CO 80206

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SHEET TITLE:
SCHEMATIC UTILITY AND GRADING PLAN



LEGEND

- BRICK PAVING
- STANDARD CONCRETE
- COLORED CONCRETE
- PLANTING AREA (1.5\"/>
- LANDSCAPE ENLARGEMENT (SEE SHEET 8)
- PROPERTY LINE
- TABLE (SEE SHEET 10)
- BENCH (SEE SHEET 9)
- LITTER RECEPTACLE (SEE SHEET 10)
- BIKE RACK (SEE SHEET 9)
- PEDESTRIAN LIGHT, TYP. RE: PHOTOMETRICS
- PLANTERS (SEE SHEET 10)
- LIGHTING (REFER TO PHOTOMETRICS)

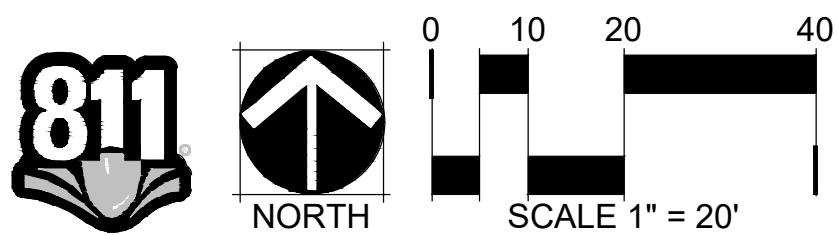
FITZSIMONS GATEWAY MULTIFAMILY
12100 E COLFAX AVE
AURORA, COLORADO

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SHEET TITLE:
HARDSCAPE
PLAN





NOTE: ALL PLANTING MATERIAL MUST BE MAINTAINED AND PRUNED TO PROVIDE A 80" CLEARANCE ABOVE ANY WALKING SURFACE



DECIDUOUS SHRUBS

EVERGREEN SHRUBS

SHRUB BED

SOD (TEXAS HYBRID)

COBBLE MULCH

BRICK PAVING

TABLES (SEE SHEET 10)

BENCH (SEE SHEET 9)

LITTER RECEPTACLE (SEE SHEET 10)

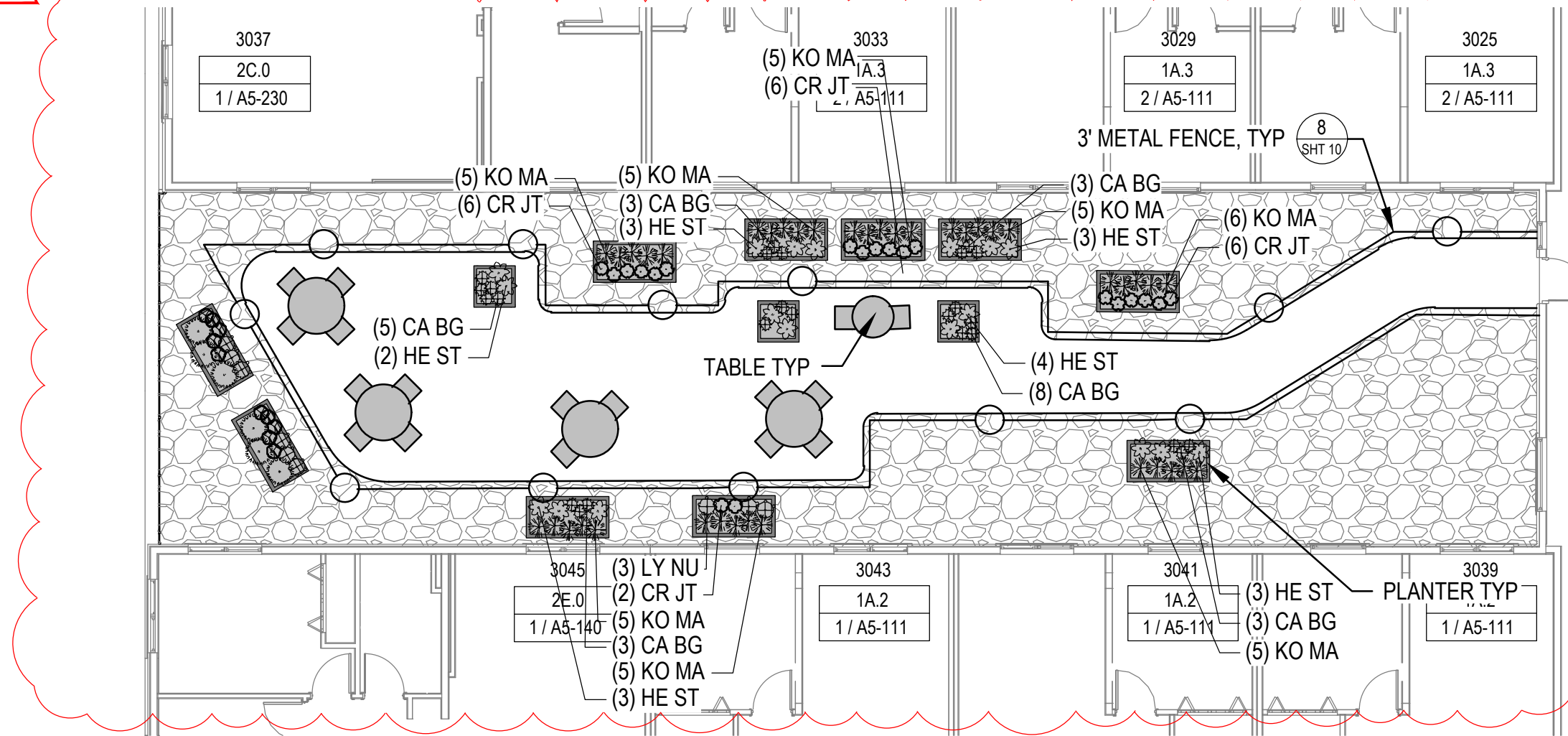
BIKE RACK (SEE SHEET 9)

PLANTERS (SEE SHEET 10)

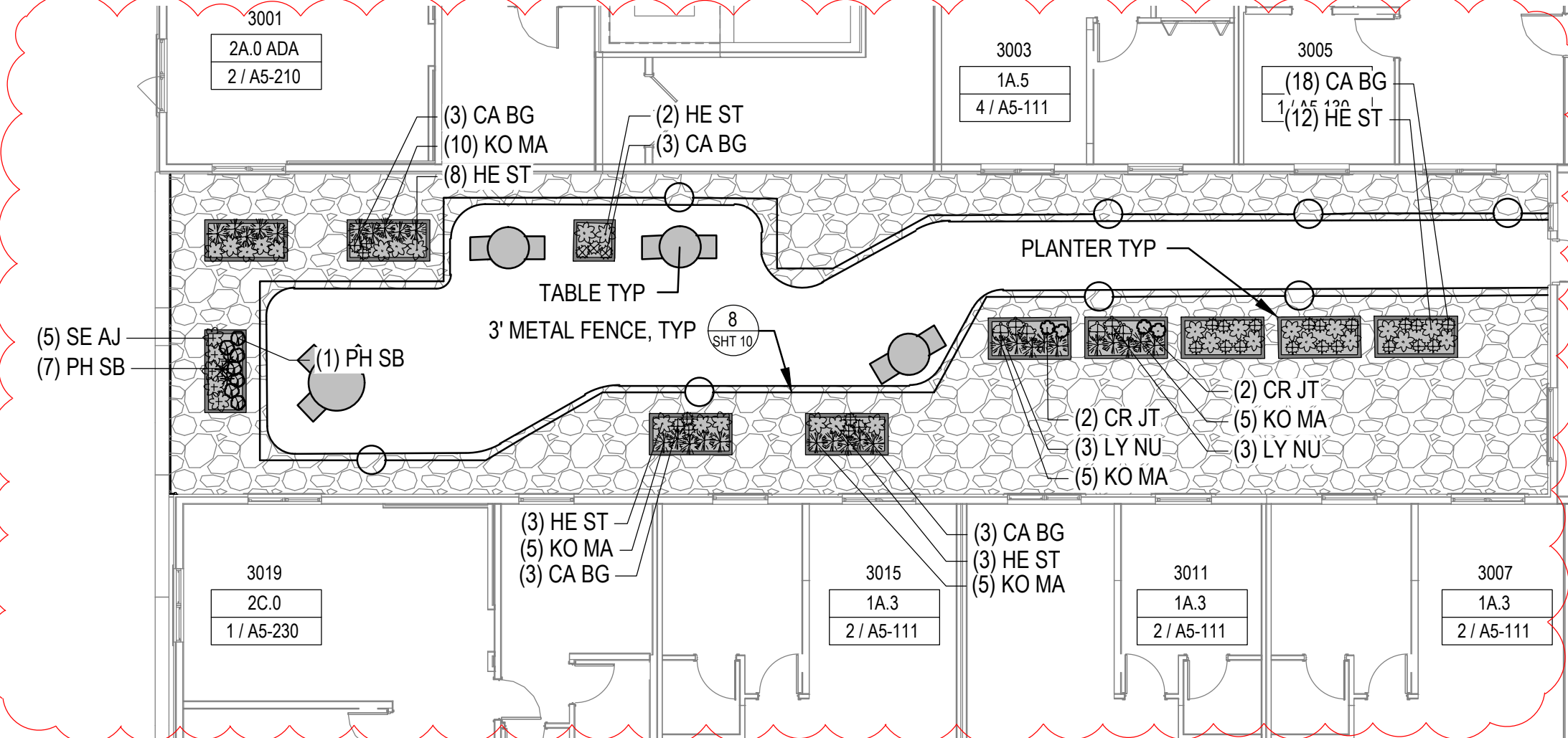
PROPERTY LINE

STREET LIGHT (REFER TO PHOTOMETRICS)

1 REVISIONS TO BARRIER AND PLANTERS
PER BUILDING PERMIT COMMENT

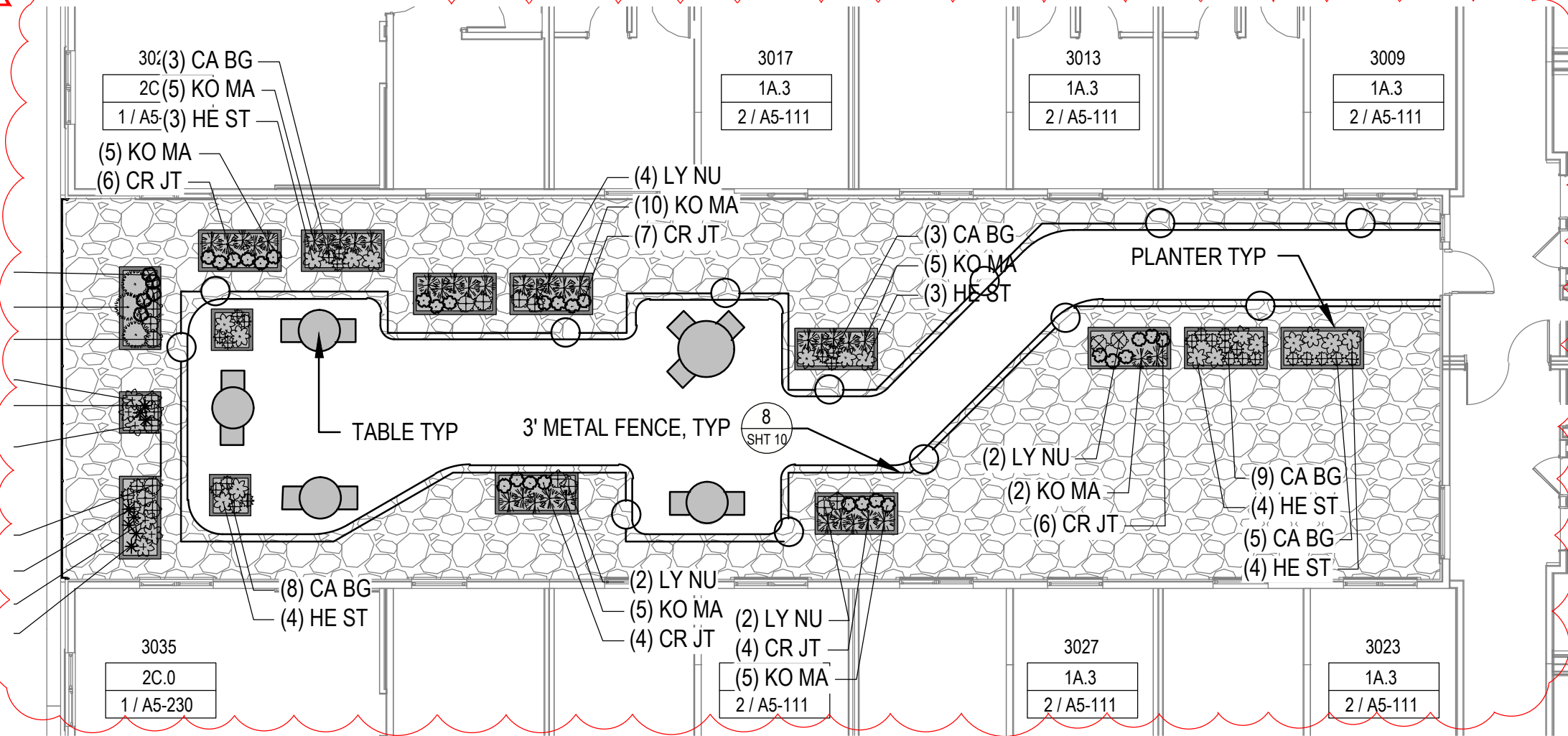


1 REVISIONS TO BARRIER AND PLANTERS
PER BUILDING PERMIT COMMENT

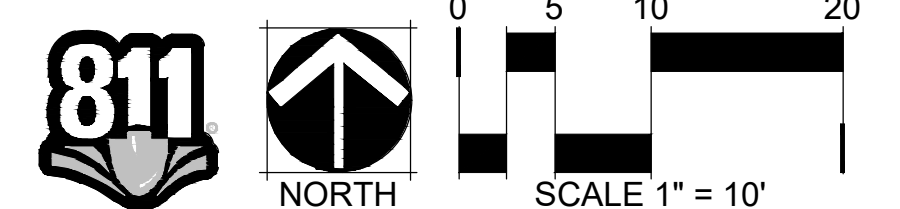


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REVISIONS TO BARRIER AND PLANTERS PER BUILDING PERMIT COMMENT



CENTRAL AMENITY DECK LANDSCAPE PLAN





ANOVA OR APPROVED EQUAL

PRODUCT: EXPOSITION TABLE WITH 2 CONTOUR SEATS

ACCESSIBLE MODEL TO BE EXPOSITION ADA TABLE WITH 4 CONTOUR SEATS

COLOR: TEXTURED CHARCOAL

SURFACE MOUNT

NOTE: INSTALL PER MANUFACTURERS SPECIFICATIONS. ADA VERSION AVAILABLE WHERE NEEDED.



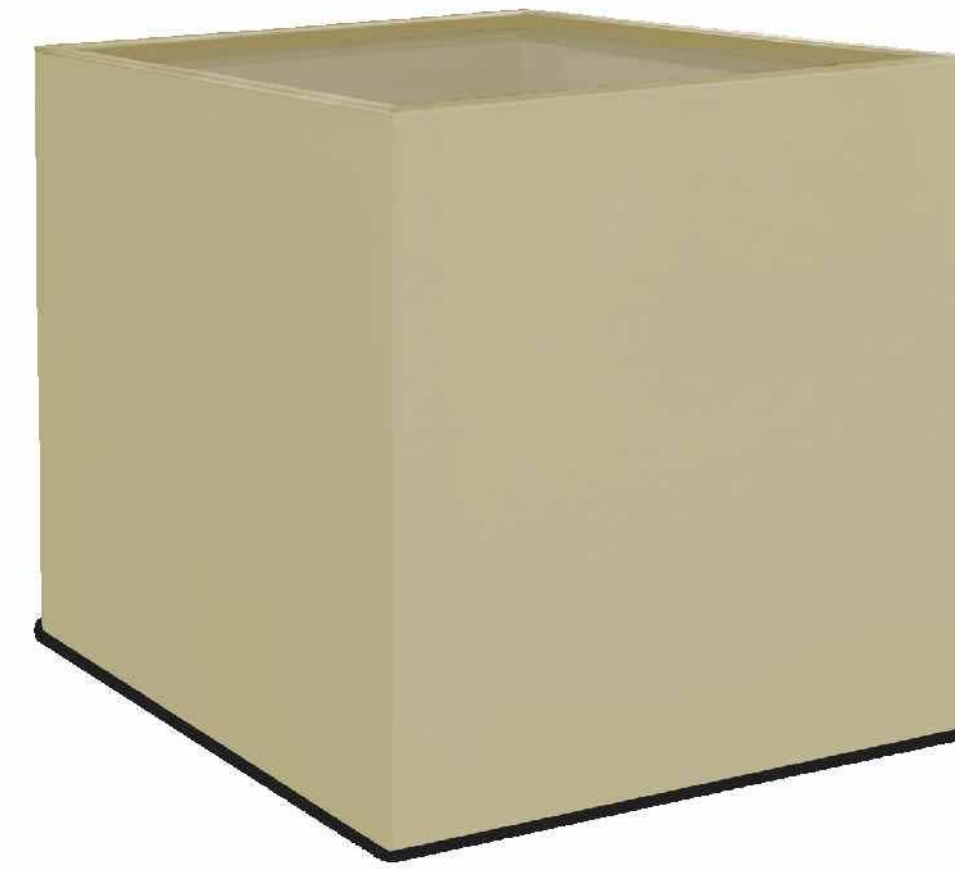
LANDSCAPE FORMS OR APPROVED EQUAL

PRODUCT: SCARBOROUGH LITTER, TOP OPENING, SQUARE BAR, WITHOUT LOCK

COLOR: BLACK

SURFACE MOUNT

NOTE: MOUNT AND INSTALL PER MANUFACTURERS SPECIFICATIONS



ANOVA FURNISHINGS OR APPROVED EQUAL

PRODUCT: 36" CUBE RIMMED ALUMINUM PLANTER #PLAC3636A

COLOR: TEXTURED SANDSTONE

SURFACE MOUNT

NOTE: MOUNT AND INSTALL PER MANUFACTURERS SPECIFICATIONS

1 BISTRO TABLE

2 TRASH CAN

3 SQUARE PLANTER



ANOVA FURNISHINGS OR APPROVED EQUAL

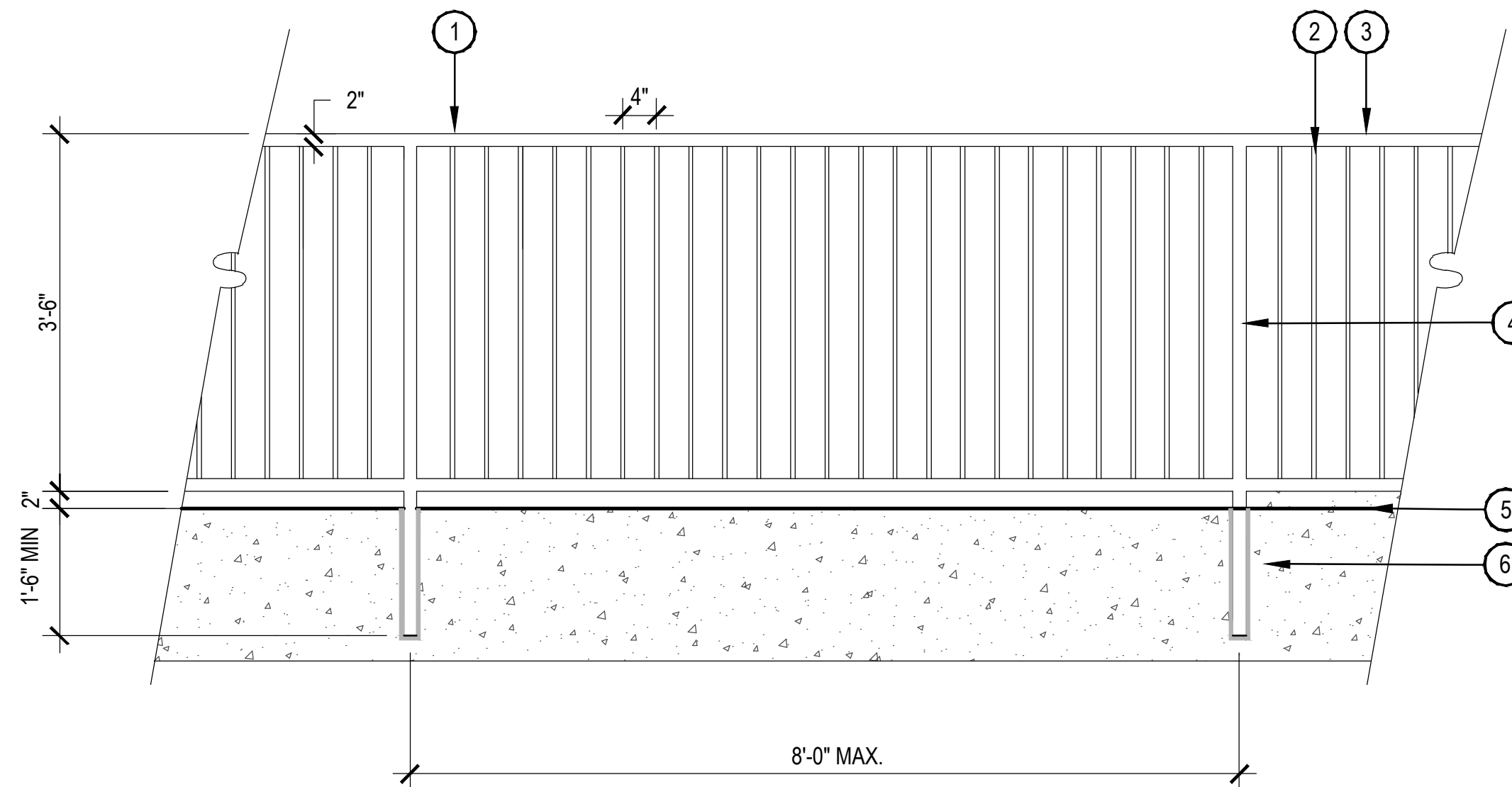
PRODUCT: 24"H X 36"W X 72"L RECTANGULAR RIMMED ALUMINUM PLANTER

COLOR: BROWN

SURFACE MOUNT

NOTE: MOUNT AND INSTALL PER MANUFACTURERS SPECIFICATIONS

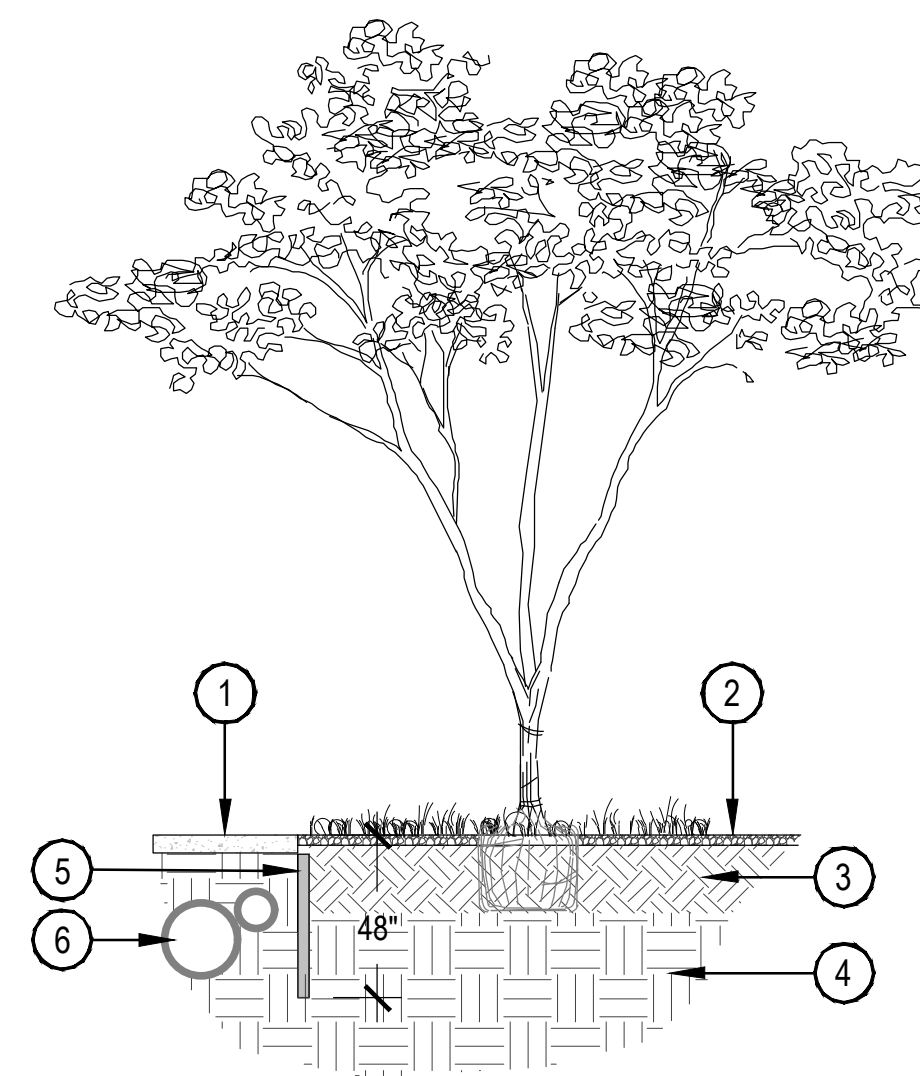
MPN#: PLART242046A



- 2" x 2" FENCE FRAME
- 1/2" x 1/2" PICKETS, 4" O.C.
- TOP OF FENCE TO BE LEVEL
- 2" x 2" POSTS, 8' O.C. MAX. EMBED MOUNT, GROUT SOLID WITH NON-METALLIC, NON-SHRINK GROUT
- FINISH GRADE
- CONCRETE WALL, REFER TO STRUCTURAL DRAWINGS

4 RECTANGULAR PLANTER

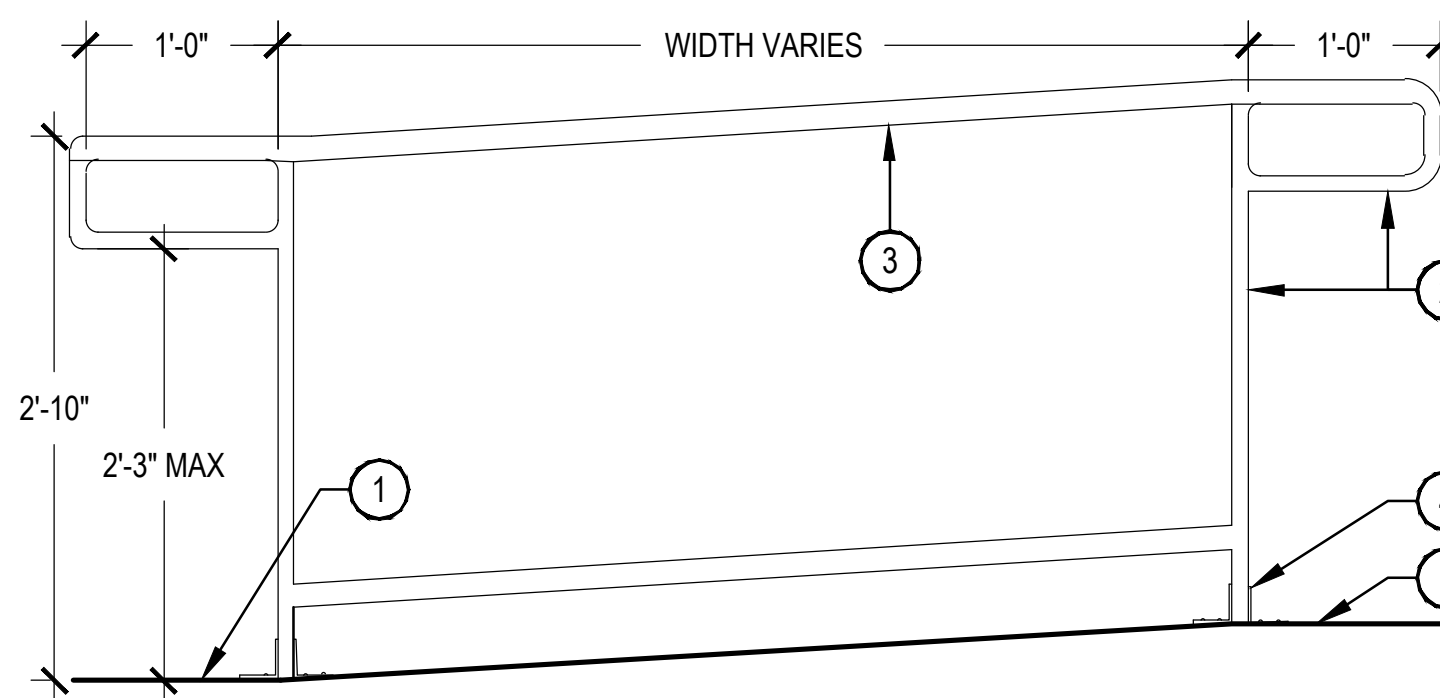
5 SAFETY RAIL



- SIDEWALK - SEE HARDSCAPE PLAN
- FINISHED GRADE
- AMENDED PLANTING SOIL
- UNDISTURBED SUBGRADE
- ROOT BARRIER - MODEL: UB 18-2 MANUFACTURED BY DEEPROOT OR APPROVED EQUAL. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
- ADJACENT UTILITIES - SEE CIVIL PLAN

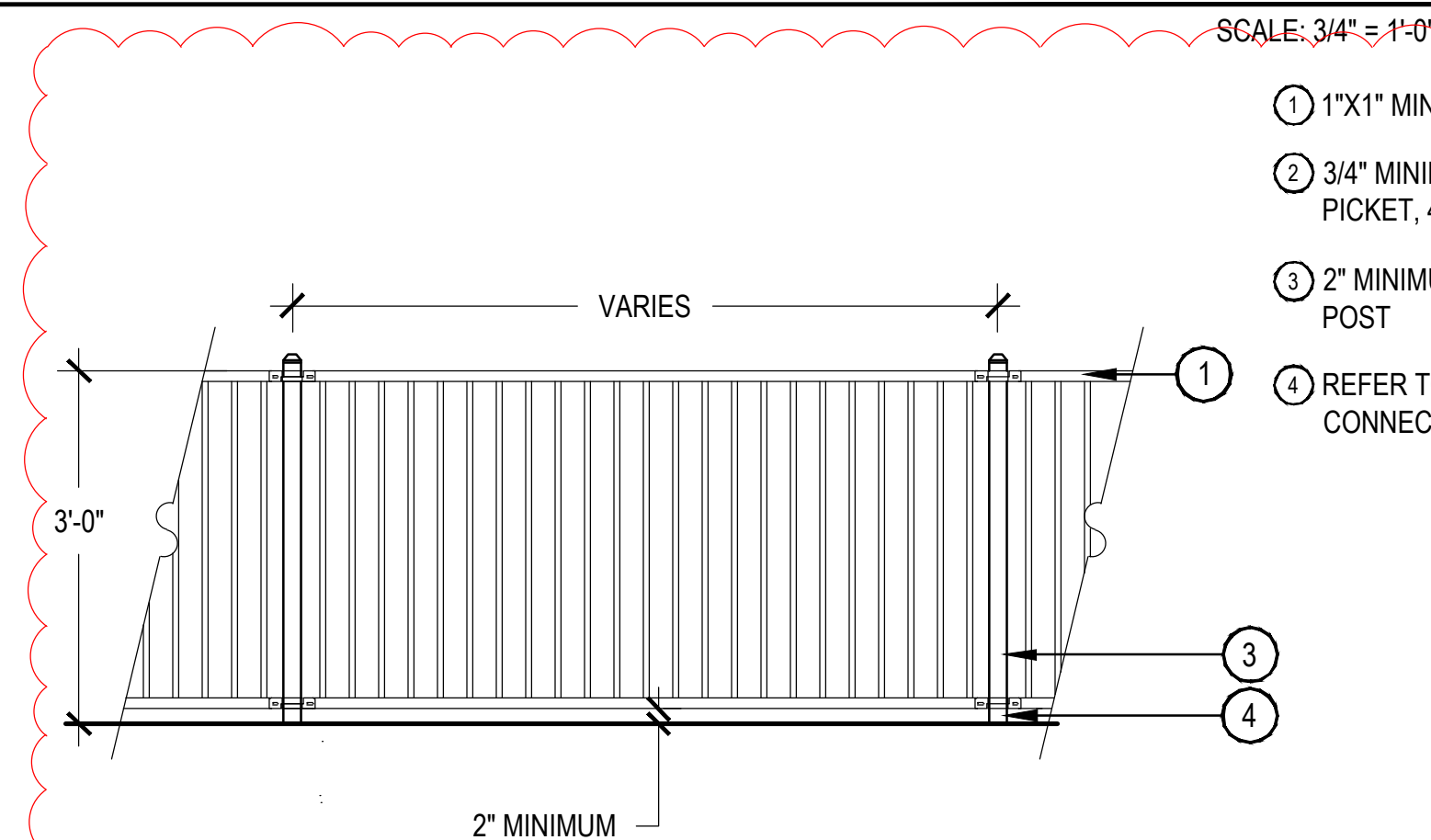
NOTES:

- CONTRACTOR RESPONSIBLE FOR COMPACTING TRENCH AFTER INSTALLING BARRIER.
- BARRIER TO BE LOCATED ALONG ALL CURBS AND WALKS WHERE SUCH CONDITION EXIST.
- SEE LANDSCAPE PLAN FOR LOCATION.



NOTES:

- ALL ACCESSIBLE ROUTES SHALL HAVE A MINIMUM 5X5 TURNING RADIUS AREA FOR TURNS OF 45 OR MORE. THESE AREAS SHALL HAVE A MINIMUM CROSS SLOPE OF 2%
- ALL ACCESSIBLE ROUTES SHALL HAVE A MINIMUM CLEAR PATH OF 3'-0" WIDE WITH A MAX. 2% CROSS SLOPE.
- ALL ACCESSIBLE ROUTES WITH LESS THAN A 5% SLOPE (1:20) DO NOT REQUIRE HANDRAILS.
- ALL ACCESSIBLE ROUTES WITH SLOPES BETWEEN 5% (1:20) AND 8.33% SLOPE (1:12) REQUIRE HANDRAILS.
- ALL WELDS TO BE GROUNDED SMOOTH.
- ALL METAL TO BE PAINTED, COLOR TO BE SELECTED BY OWNER.



NOTES:

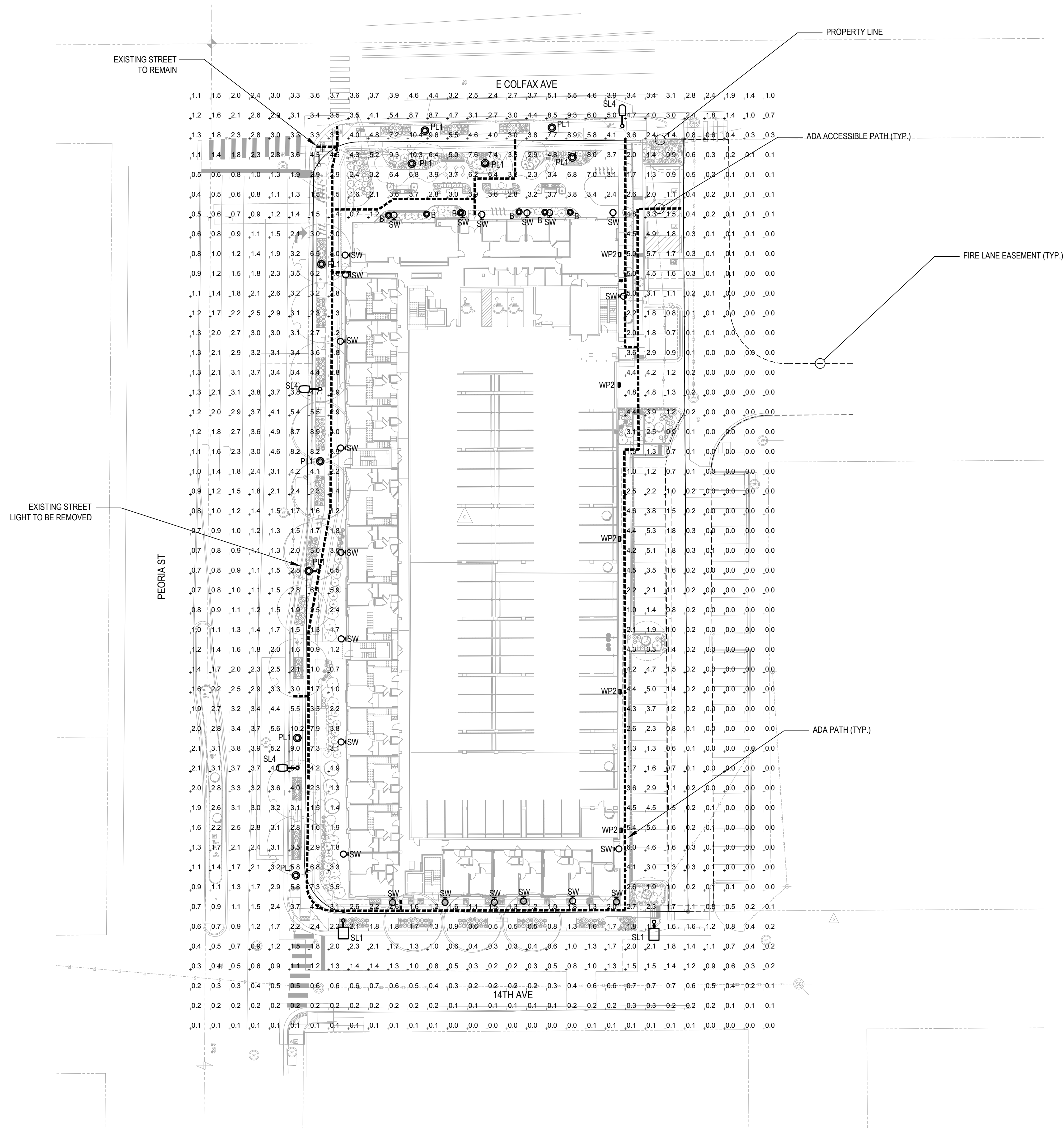
- NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
- ALL MATERIALS FOR FENCING SHALL BE ALUMINUM. ALL METAL SHALL BE A BLACK POWDER COAT FINISH.
- ALL FENCE PANELS SHALL BE SET LEVEL

6 ROOT BARRIER

7 HANDRAIL AT RAMP

8 3' METAL FENCE

REVISIONS TO BARRIER AND PLANTERS PER BUILDING PERMIT COMMENT



1 LIGHTING PLAN HAS NOT CHANGED, BUT UNDERLYING BASE DRAWINGS UPDATED TO REFLECT CHANGES WITH CIVIL AND LANDSCAPE DRAWINGS

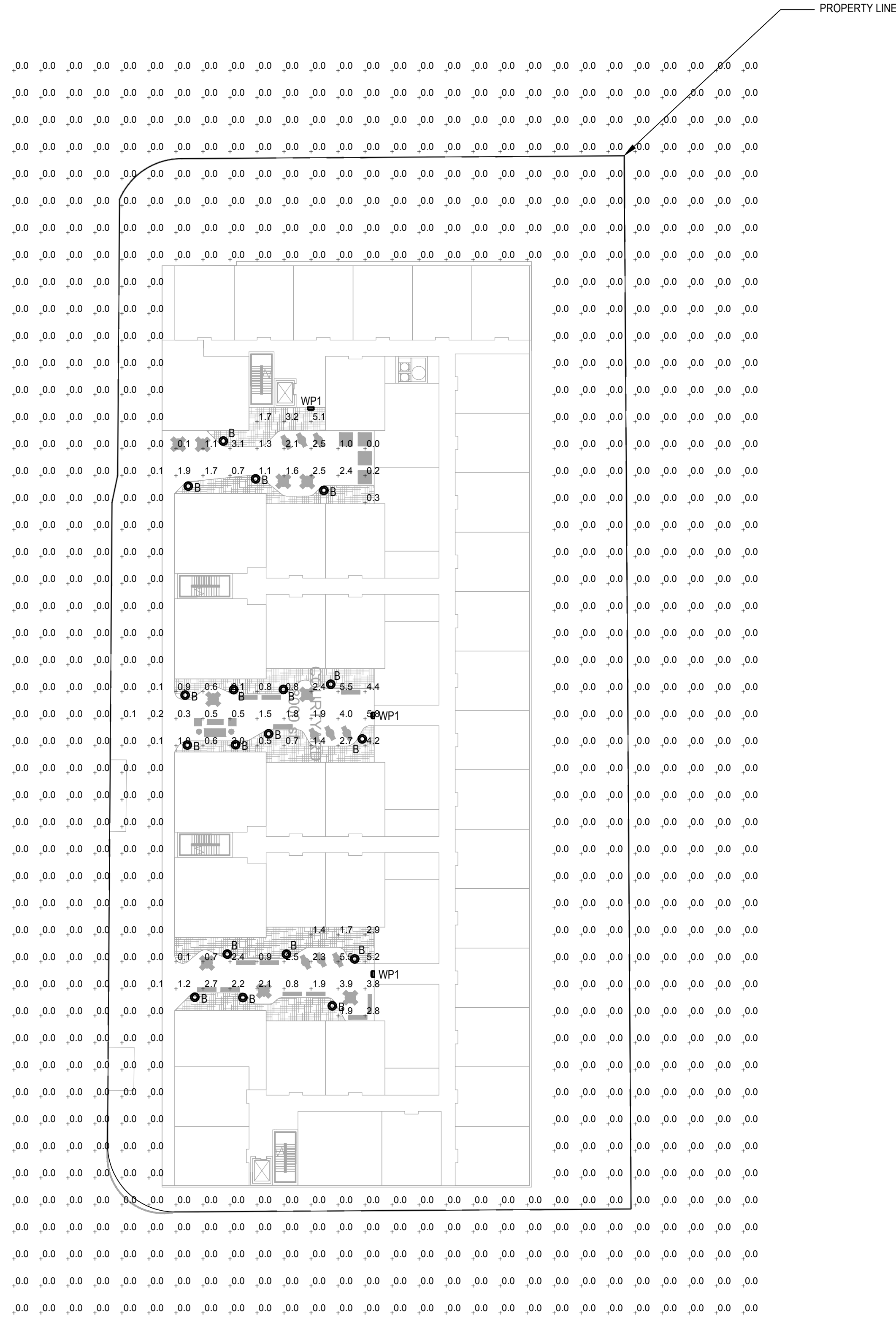
1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 30'-0"

- PHOTOMETRY PLAN GENERAL NOTES:
- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
 - SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
 - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
 - THERE WILL BE NO OFF-SITE GLARE ALLOWED.
- SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF AURORA EXTERIOR LIGHTING STANDARDS

PER MASTER PLAN ITEM 1.6.11, ALL EXTERIOR LIGHTING IS ENERGY EFFICIENT AND PHOTOCELL LIGHTING CONTROLS WILL BE PROVIDED.

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006.2 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".



1 LIGHTING PLAN HAS NOT CHANGED, BUT UNDERLYING
BASE DRAWINGS UPDATED TO REFLECT CHANGES
WITH CIVIL AND LANDSCAPE DRAWINGS

1 LEVEL 3 PHOTOMETRIC
SCALE: 1" = 30'-0"

- PHOTOMETRY PLAN GENERAL NOTES:
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