

# 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 09:16 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%
TOTAL PARKING SPACES	221 179 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

- 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.
- 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.
- 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.
- 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

- |                                     |                               |                                     |
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| 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

- 12/08/2023 MA: 2022-4047-01
  - TRANSFORMERS HAVE BEEN RELOCATED TO THE NORTH TO AVOID CONFLICT WITH STORMLINE AT PRIOR LOCATION; PARKING HAS BEEN RELOCATED TO THE SOUTH WITH NO CHANGES TO NUMBER OF STANDARD OR ACCESSIBLE SPACES. UPDATES SHOWN ON SITE PLAN, UTILITY & GRADING PLAN, HARDSCAPE PLAN, LANDSCAPE PLAN, LANDSCAPE ENLARGEMENTS, AND OVERALL PHOTOMETRIC PLAN.
  - CURB RAMPS ADDED TO SITE PLAN SHEET TO SHOW ACCESSIBLE TRANSITION FROM ACCESSIBLE PARKING SPACES TO SIDEWALK ON THE EAST SIDE OF THE BUILDING. 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.
  - PORTION OF MESH SCREENING ON EASTERN GARAGE ELEVATION HAS BEEN REMOVED TO PROVIDE INCREASED GARAGE VENTILATION AND REDUCED MESH MATERIAL AREA. UPDATE SHOWN ON EAST ELEVATION.

## 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 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, 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 WHEREOF, Matt Jordon / FG Hard Corner LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 20<sup>th</sup> DAY OF MARCH AD. 2023.

BY: [Signature]  
 (PRINCIPALS OR OWNERS)

NAME: Matt Jordon

TITLE: Manager

STATE OF COLORADO  
 COUNTY OF DENVER

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

BY: [Signature]  
 (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL  
[Signature]  
 (NOTARY PUBLIC)

MY COMMISSION EXPIRES 06/06/2024

NOTARY BUSINESS ADDRESS: 205 Detroit St #400 Denver, CO 80206

## CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE: 3/20/23  
 PLANNING DIRECTOR: [Signature] DATE: 3/20/23  
 PLANNING COMMISSION: \_\_\_\_\_ DATE: 4/22/23  
 ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

DATABASE APPROVAL DATE: \_\_\_\_\_

## RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_, COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_  
 CLERK AND RECORDER: \_\_\_\_\_  
 DEPUTY: \_\_\_\_\_

## PROJECT TEAM

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

FITZSIMONS GATEWAY MULTIFAMILY  
1200 E COLFAX AVE  
AURORA, COLORADO

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

NOT FOR  
 CONSTRUCTION

DATE:  
 08/24/22 - SITE PLAN 01  
 10/17/22 - SITE PLAN 02  
 11/23/22 - SITE PLAN 03  
 12/19/22 - SITE PLAN 04  
 02/13/23 - SITE PLAN 05  
 05/17/23 - MINOR AMD 01-1  
 12/08/23 - MINOR AMD 01-2  
 01/30/24 - MINOR AMD 01-3

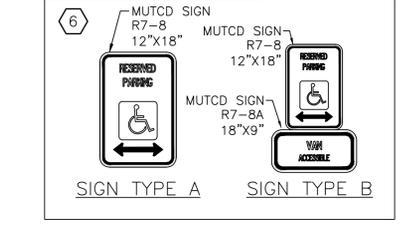
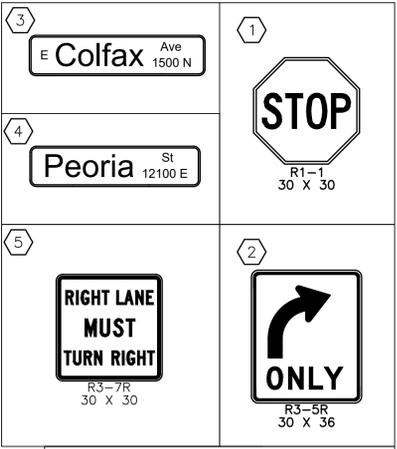
SHEET TITLE:  
 COVER SHEET

**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

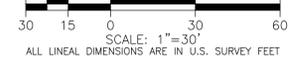
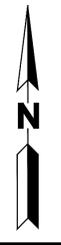
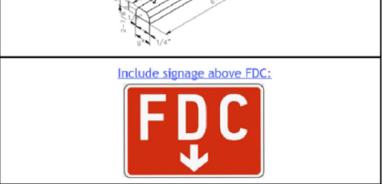
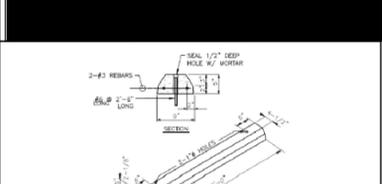
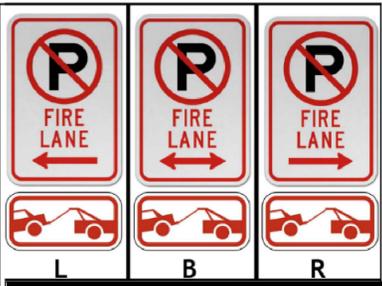
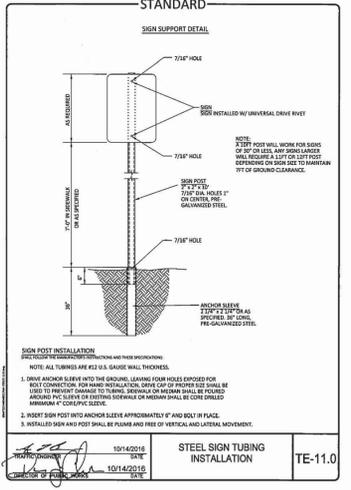
**SIGHT TRIANGLE LEGEND**

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



**FIRE LANE SIGN NOTES**

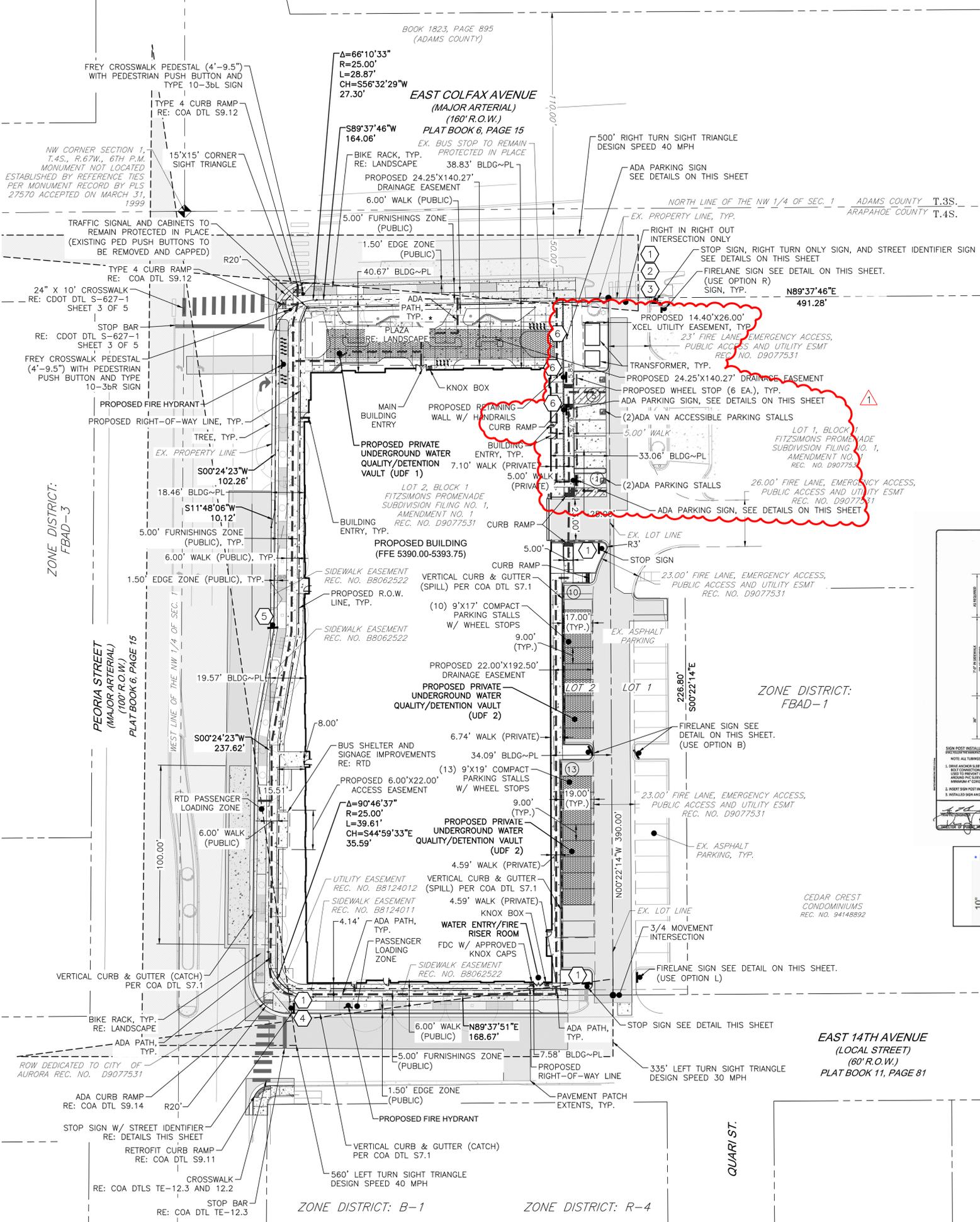
- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON 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.
- 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.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE OF THE SIGN SHALL BE 7'. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
- PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCOACH INTO THE 29' TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCOACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.



**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'



CHECKED BY: XX  
DRAWN BY: XX

**EAST COLFAX AVENUE**  
(MAJOR ARTERIAL)  
(160' R.O.W.)

**MAPPED UTILITIES LEGEND**

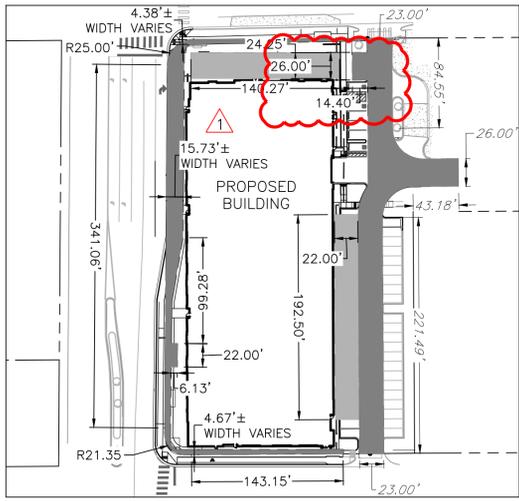
---	MAPPED STORM SEWER
---	MAPPED SANITARY SEWER
---	MAPPED WATER LINE
---	MAPPED IRRIGATION LINE
---	MAPPED GAS LINE
---	MAPPED ELECTRIC LINE
---	MAPPED FIBER OPTICS
---	MAPPED TELEVISION
---	MAPPED TELEPHONE
---	MAPPED OVERHEAD ELECTRIC

**LEGEND**

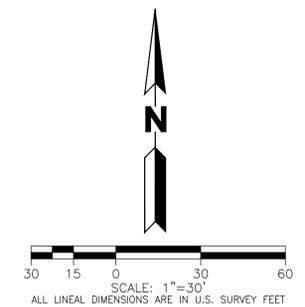
EXISTING	PROPOSED
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SECTION LINE
---	EASEMENT
---	RETAINING WALL
---	CURB & GUTTER
---	CURB & GUTTER (SPILL)
---	CURB & GUTTER (CATCH)
---	ASPHALT
---	CONCRETE/SIDEWALK
---	UNDERGROUND DETENTION FACILITY
---	CONTOURS
---	UTILITY CROSSING
---	STORM SEWER
---	STORM 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.



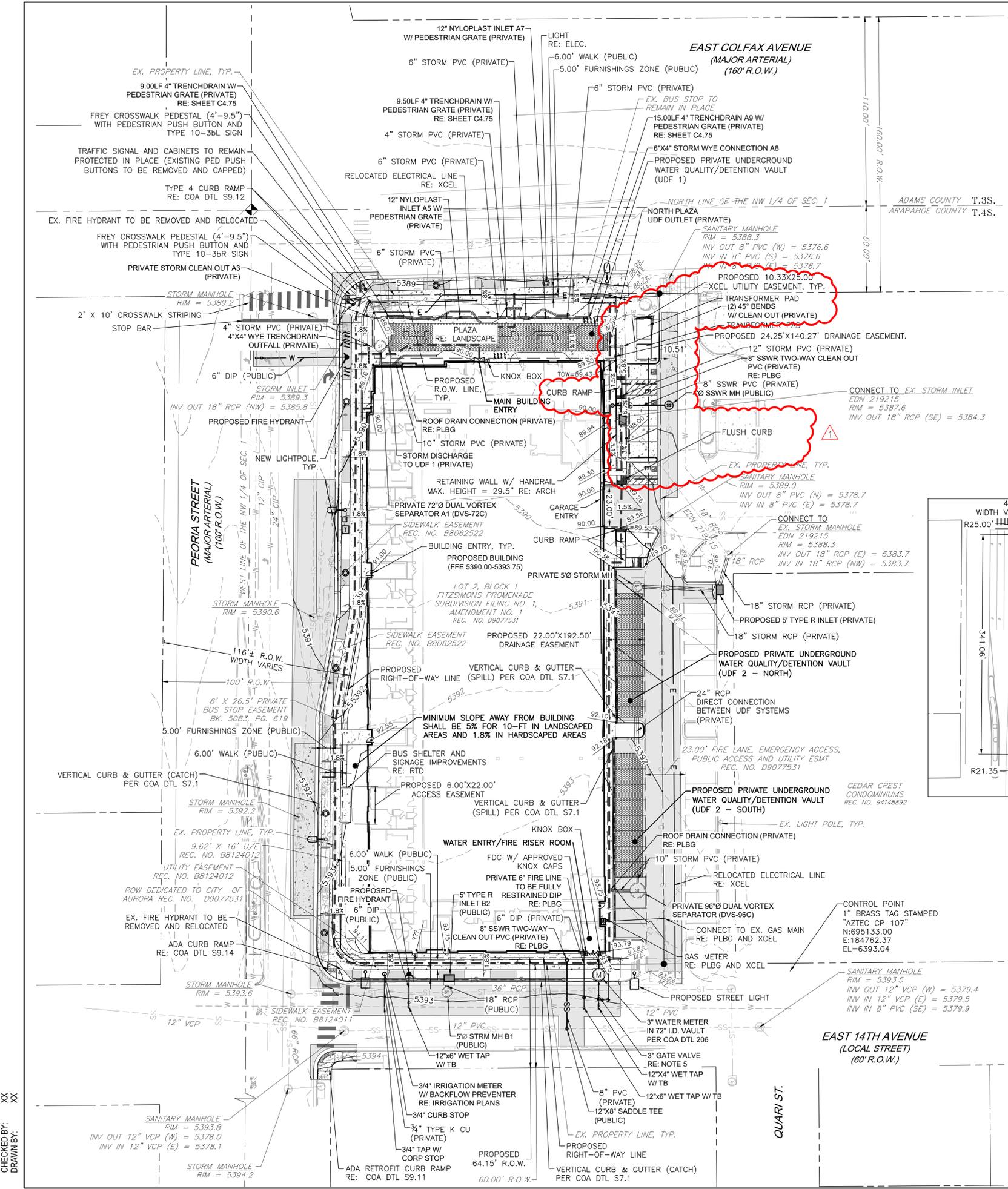
**EASEMENT KEY**  
SCALE: 1"=80'



**BENCHMARK**

BENCHMARK: CITY OF AURORA BENCHMARK #456702NW005 (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'



CHECKED BY: XX  
DRAWN BY: XX

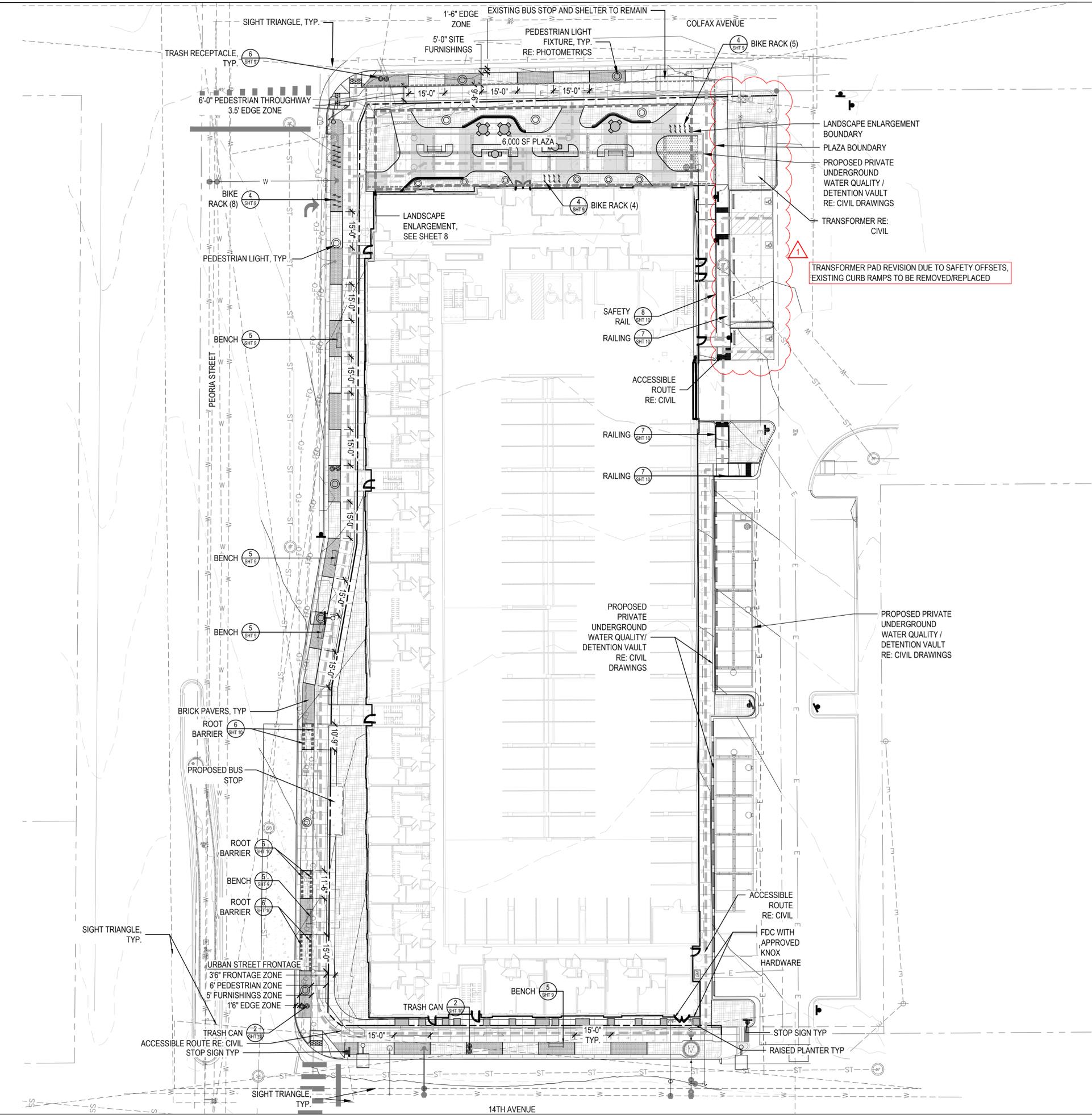


CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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.

**LEGEND**

-  BRICK PAVING
-  STANDARD CONCRETE
-  COLORED CONCRETE
-  PLANTING AREA (1.5"-2" LOCAL RIVER ROCK)
-  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)



CHECKED BY: XX  
 DRAWN BY: XX

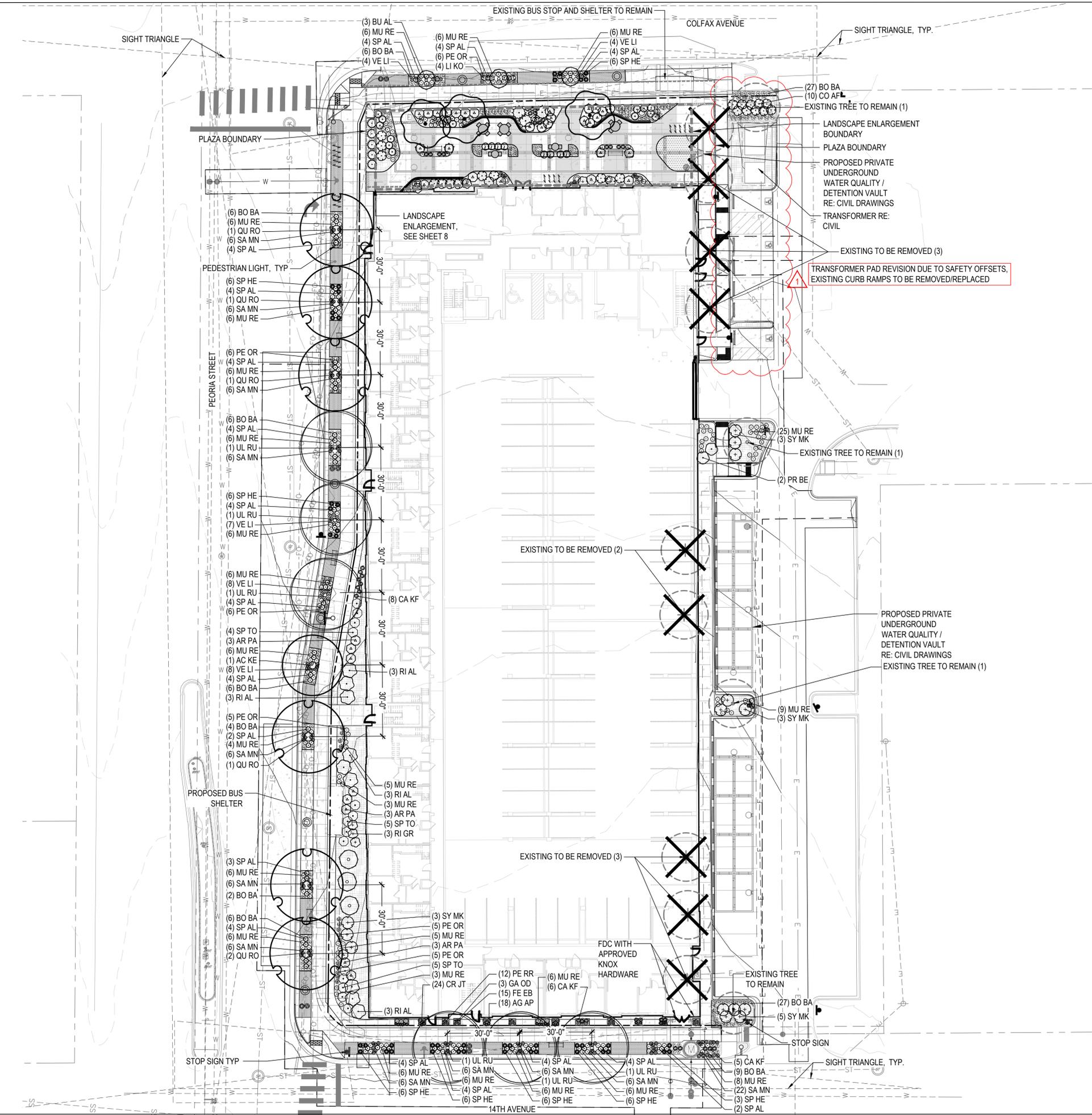
**811** NORTH  
 SCALE 1" = 20'

### LEGEND

- DECIDUOUS CANOPY TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- SHRUB BED
- SOD (TEXAS HYBRID)
- BRICK PAVING
- TABLE (SEE SHEET 9)
- BENCH (SEE SHEET 9)
- LITTER RECEPTACLE (SEE SHEET 9)
- BIKE RACK (SEE SHEET 9)
- PLANTERS (SEE SHEET 10)
- PROPERTY LINE
- LANDSCAPE ENLARGEMENT (SEE SHEET 8)
- STREET LIGHT (REFER TO PHOTOMETRICS)
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

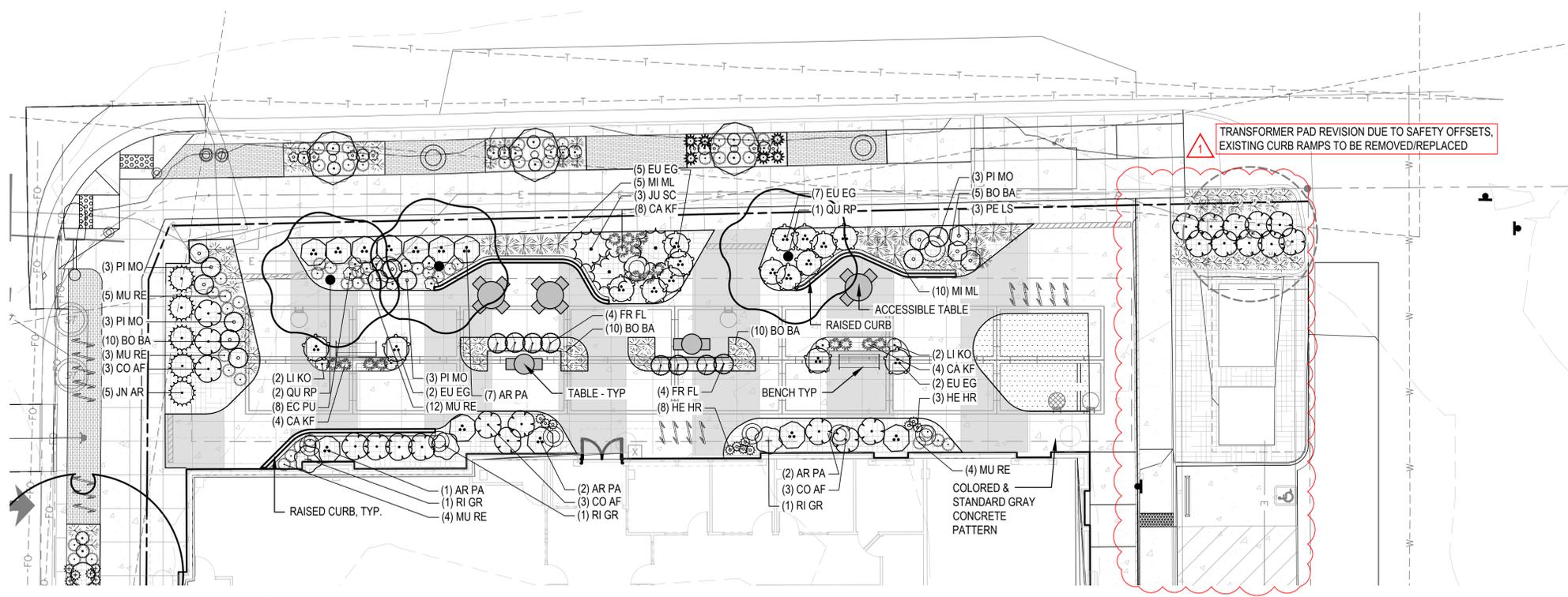
NOTE: ALL PLANTING MATERIAL MUST BE MAINTAINED AND PRUNED TO PROVIDE A 80" CLEARANCE ABOVE ANY WALKING SURFACE

811 NORTH SCALE 1" = 20'

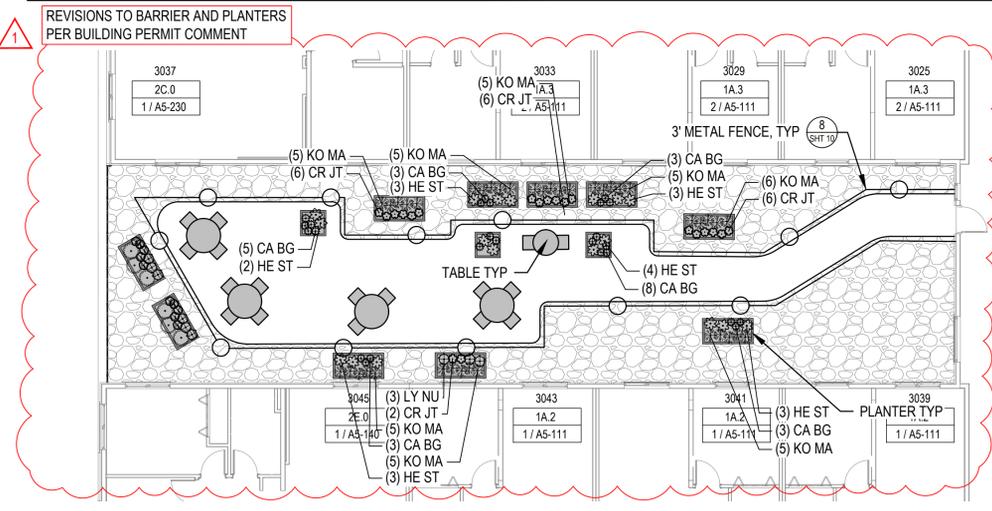


**LEGEND**

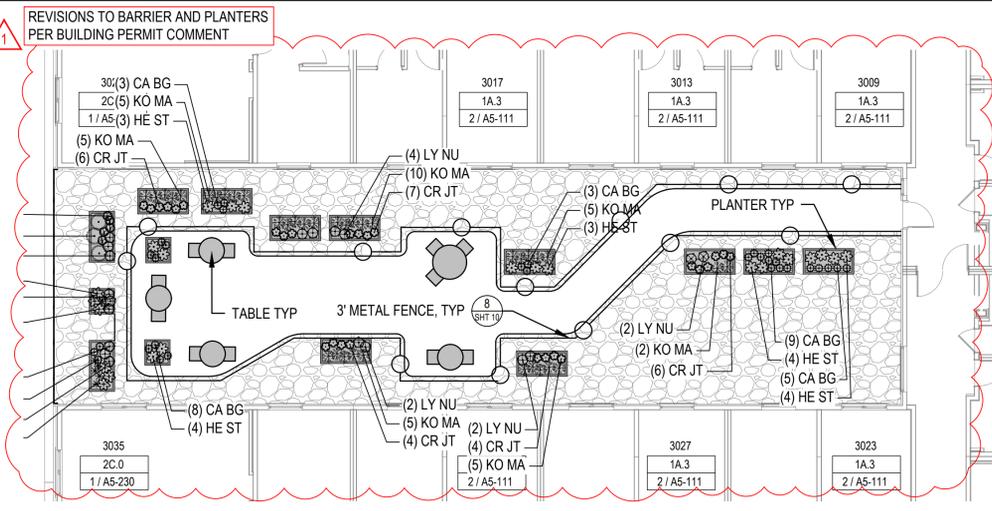
- DECIDUOUS CANOPY TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- SHRUB BED
- SOD (TEXAS HYBRID)
- COBBLE MULCH
- BRICK PAVING
- TABLES (SEE SHEET 10)
- BENCH (SEE SHEET 9)
- LITTER RECEPTACLE (SEE SHEET 10)
- BIKE RACK (SEE SHEET 9)
- PLANTERS (SEE SHEET 10)
- PROPERTY LINE
- STREET LIGHT (REFER TO PHOTOMETRICS)



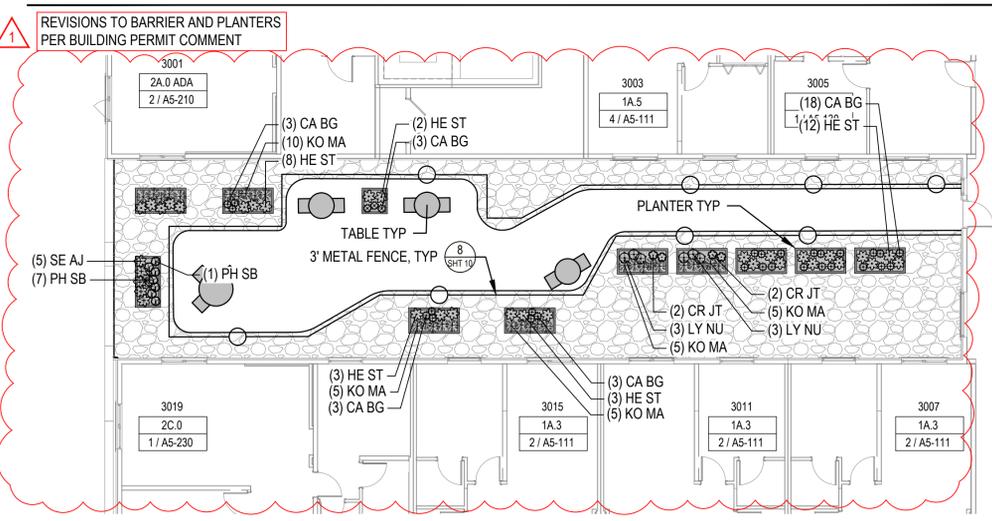
**PLAZA LANDSCAPE ENLARGEMENT**



**SOUTH AMENITY DECK LANDSCAPE PLAN**



**CENTRAL AMENITY DECK LANDSCAPE PLAN**



**NORTH AMENITY DECK LANDSCAPE PLAN**

CHECKED BY: XX  
 DRAWN BY: XX

811 NORTH  
 SCALE 1" = 10'



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.

1 BISTRO TABLE



LANDSCAPE FORMS OR APPROVED EQUAL

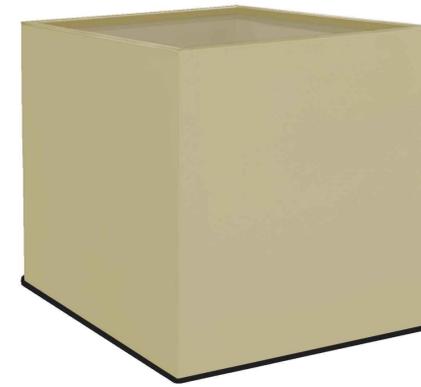
PRODUCT: SCARBOROUGH LITTER, TOP OPENING, SQUARE BAR, WITHOUT LOCK

COLOR: BLACK

SURFACE MOUNT

NOTE: MOUNT AND INSTALL PER MANUFACTURERS SPECIFICATIONS

2 TRASH CAN



ANOVA FURNISHINGS OR APPROVED EQUAL

PRODUCT: 36" CUBE RIMMED ALUMINUM PLANTER #PLAC3636A

COLOR: TEXTURED SANDSTONE

SURFACE MOUNT

NOTE: MOUNT AND INSTALL PER MANUFACTURERS SPECIFICATIONS

3 SQUARE PLANTER



ANOVA FURNISHINGS OR APPROVED EQUAL

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

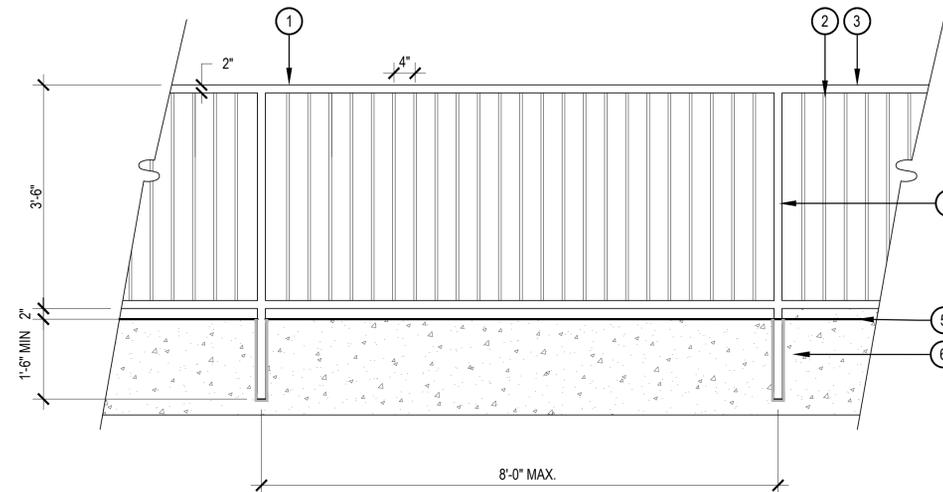
COLOR: BROWN

SURFACE MOUNT

NOTE: MOUNT AND INSTALL PER MANUFACTURERS SPECIFICATIONS

MPN#: PLART242046A

4 RECTANGULAR PLANTER



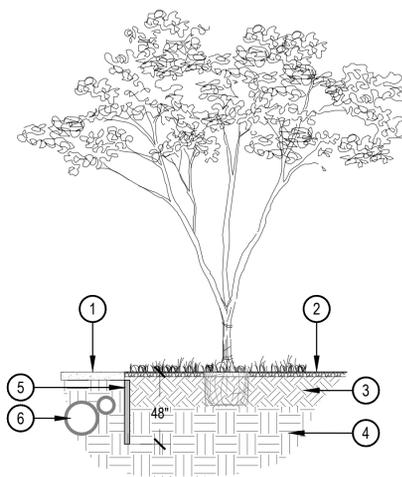
- 1 2" x 2" FENCE FRAME
- 2 1/2" x 1/2" PICKETS, 4" O.C.
- 3 TOP OF FENCE TO BE LEVEL
- 4 2" x 2" POSTS, 8' O.C. MAX. EMBED MOUNT, GROUT SOLID WITH NON-METALLIC, NON-SHRINK GROUT
- 5 FINISH GRADE
- 6 CONCRETE WALL, REFER TO STRUCTURAL DRAWINGS

3 SQUARE PLANTER

NTS

FITZSIMONS GATEWAY MULTIFAMILY  
 12100 E COLFAX AVE  
 AURORA, COLORADO

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



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

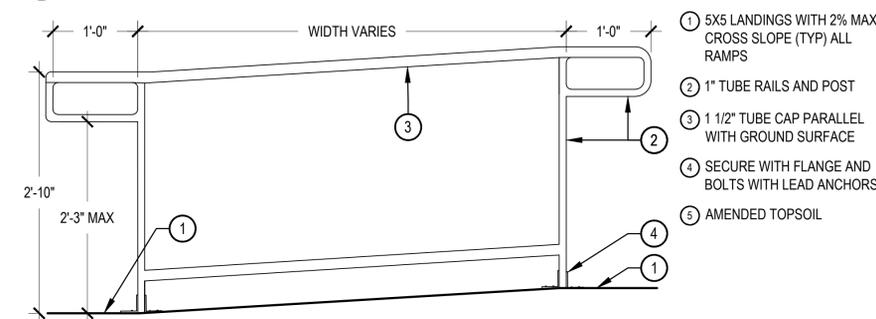
NOTES:

- 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.

6 ROOT BARRIER

SCALE: NTS

5 SAFETY RAIL



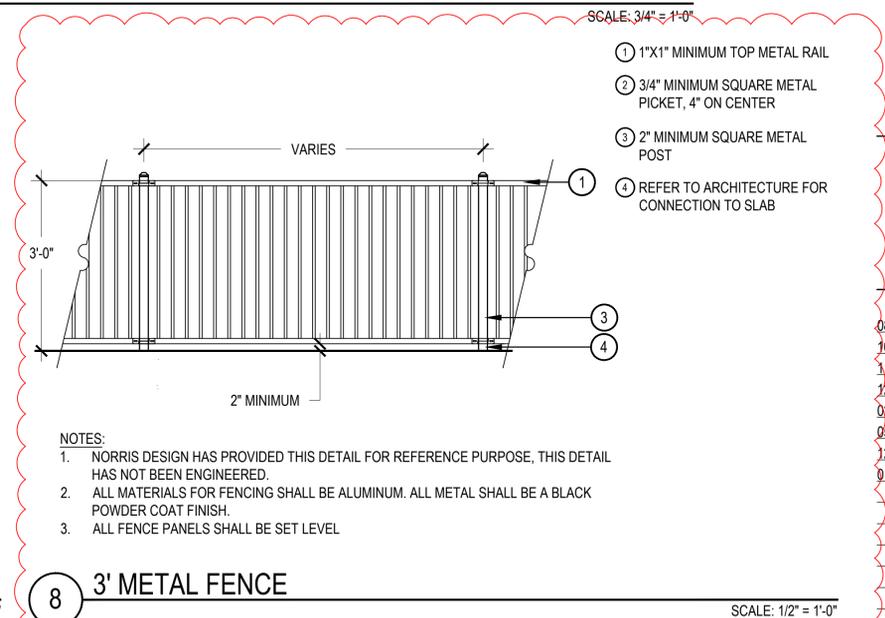
- 1 5X5 LANDINGS WITH 2% MAX. CROSS SLOPE (TYP) ALL RAMPS
- 2 1" TUBE RAILS AND POST
- 3 1 1/2" TUBE CAP PARALLEL WITH GROUND SURFACE
- 4 SECURE WITH FLANGE AND BOLTS WITH LEAD ANCHORS
- 5 AMENDED TOPSOIL

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.

7 HANDRAIL AT RAMP

SCALE: 1" = 1'-0"



- 1 1"x1" MINIMUM TOP METAL RAIL
- 2 3/4" MINIMUM SQUARE METAL PICKET, 4" ON CENTER
- 3 2" MINIMUM SQUARE METAL POST
- 4 REFER TO ARCHITECTURE FOR CONNECTION TO SLAB

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

8 3' METAL FENCE

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

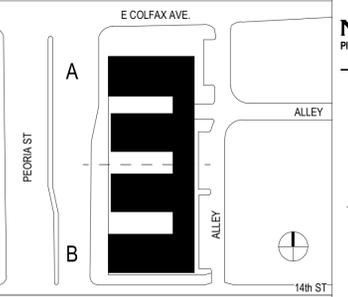
REVISIONS TO BARRIER AND PLANTERS PER BUILDING PERMIT COMMENT

NOT FOR CONSTRUCTION

DATE:  
 08/24/22 - SITE PLAN 01  
 10/17/22 - SITE PLAN 02  
 11/23/22 - SITE PLAN 03  
 12/19/22 - SITE PLAN 04  
 02/13/23 - SITE PLAN 05  
 05/17/23 - MINOR AMD 01-1  
 12/08/23 - MINOR AMD 01-2  
 01/30/24 - MINOR AMD 01-3

SHEET TITLE:  
 LANDSCAPE  
 DETAILS

**BUILDING KEY PLAN**



**KEYNOTES - SDP**

- 1 BRICK - RUNNING - SUMMIT - SMOOTH, MODULAR - COLOR: BLACK DIAMOND
- 2 BRICK - SOLDIER - SUMMIT - SMOOTH, MODULAR - COLOR: BLACK DIAMOND
- 3 BRICK - DECORATIVE - SUMMIT - SMOOTH, MODULAR - COLOR: DARK PEWTER
- 4 STUCCO - SMOOTH - COLOR 1
- 5 WOODTONE PANEL - ASPYRE ARTISAN V-GROOVE SIDING - COLOR 4
- 6 FIBER CEMENT PANEL - SMOOTH, COLOR 4
- 7 STONE - STACKED - COLOR: ELDERADO STONE MARQUEE 24 - SANDERLING
- 8 FIBER CEMENT BOARD TRIM, FASCIA, AND EAVES - COLOR: BERRIDGE, DARK BRONZE
- 9 METAL AWNING & HANDRAILS - COLOR: BERRIDGE, DARK BRONZE
- 10 CONCRETE BLOCK - ASHLAR PATTERN - BASALITE GROUND FACE - COLOR: TBD
- 11 METAL GUARDRIL, COLOR 5
- 12 METAL GARAGE SCREEN - MCNICHOLS WIRE MESH TECHNA 3150
- 13 OVERHEAD GARAGE DOOR
- 14 VINYL WINDOW W/ TRIM COLOR 4
- 15 GLASS DOOR
- 18 GAS/ELECTRIC/TELECOM EQUIPMENT, PAINT TO MATCH ADJACENT ELEVATION
- 21 STOREFRONT
- 23 RTU

**ELEVATION NOTES**

1. SLAB STEPS SHOWN FOR GRAPHIC REPRESENTATION ONLY. REFER TO CIVIL FOR ACTUAL FINISH FLOOR ELEV.
2. ROOFTOP EQUIPMENT IS NOT PERMITTED ON SLOPED ROOFS. ALL OTHER ROOFTOP EQUIPMENT WILL BE SCREENED TO ITS FULL HEIGHT.
3. AT OUTSIDE CORNERS WHERE THIN BRICK OR STONE OCCURS PROVIDE CORNER PROFILE PIECE.
4. WHERE REVEALS ARE SHOWN THEY, AND THEIR ASSOCIATED WALL FINISH, ARE TO CONTINUE AROUND THE OUTSIDE CORNER CONDITION AND TERMINATE AT THE NEAREST INSIDE CORNER, UNLESS NOTED OTHERWISE.

**ELEVATION LEGEND**

- CONCRETE BLOCK - ASHLAR PATTERN: BASALITE GROUND FACE, TBD
- CMU - SMOOTH - COLOR 2  
BOD RCP BLOCK & BRICK
- CMU - SPLIT FACE - COLOR 2  
BOD RCP BLOCK & BRICK
- STONE - COLOR 2  
ELDERADO STONE MARQUEE 24, SANDERLING
- STUCCO - COLOR 1  
SW 704 - SNOWBOUND
- VERTICAL INSTALLATION:  
 ASPYRE ARTISAN V-GROOVE SIDING - COLOR 3  
 SW 9518 - WOOD BRIDGE  
 FIBER CEMENT PANEL (SMOOTH) - COLOR 5  
 SW 7048 - URBANE BRONZE
- TRIM, FASCIA, METAL AWNING & HANDRAILS - COLOR 4  
 SW 7015 - REPOSE GRAY
- BRICK - RUNNING - COLOR 2  
SUMMIT - SMOOTH, DARK PEWTER
- BRICK - SOLDIER - COLOR 2  
SUMMIT - SMOOTH - DARK PEWTER
- BRICK - DECORATIVE - COLOR 2  
SUMMIT - SMOOTH - DARK PEWTER
- BRICK - RUNNING - COLOR 5  
SUMMIT - SMOOTH - BLACK DIAMOND
- BRICK - SOLDIER - COLOR 5  
SUMMIT - SMOOTH - BLACK DIAMOND
- BRICK - DECORATIVE - COLOR 5  
SUMMIT - SMOOTH - BLACK DIAMOND
- METAL GARAGE SCREEN (74% OPENING)  
 MCNICHOLS - TECHNA 3150
- B1 DOOR TAG; RE: A7-10 SERIES
- 1 WINDOW TAG; RE: A7-20 SERIES
- KNOX BOX W/ SIGNAGE ABOVE PER IFC SECTION 509
- FDC W/ APPROVED KNOX CAPS W/ SIGNAGE ABOVE PER IFC SECTION 509

**TRANSPARENCY CALCULATIONS**

1. NORTH ELEVATION	
OVERALL BUILDING LENGTH	135'-9"
TRANSPARENCY PROVIDED	91'-5"
TOTAL TRANSPARENCY	67%



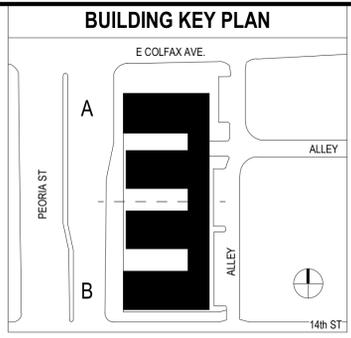
**BUILDING ELEVATION - EAST**

SCALE: 1/16" = 1'-0" **2**

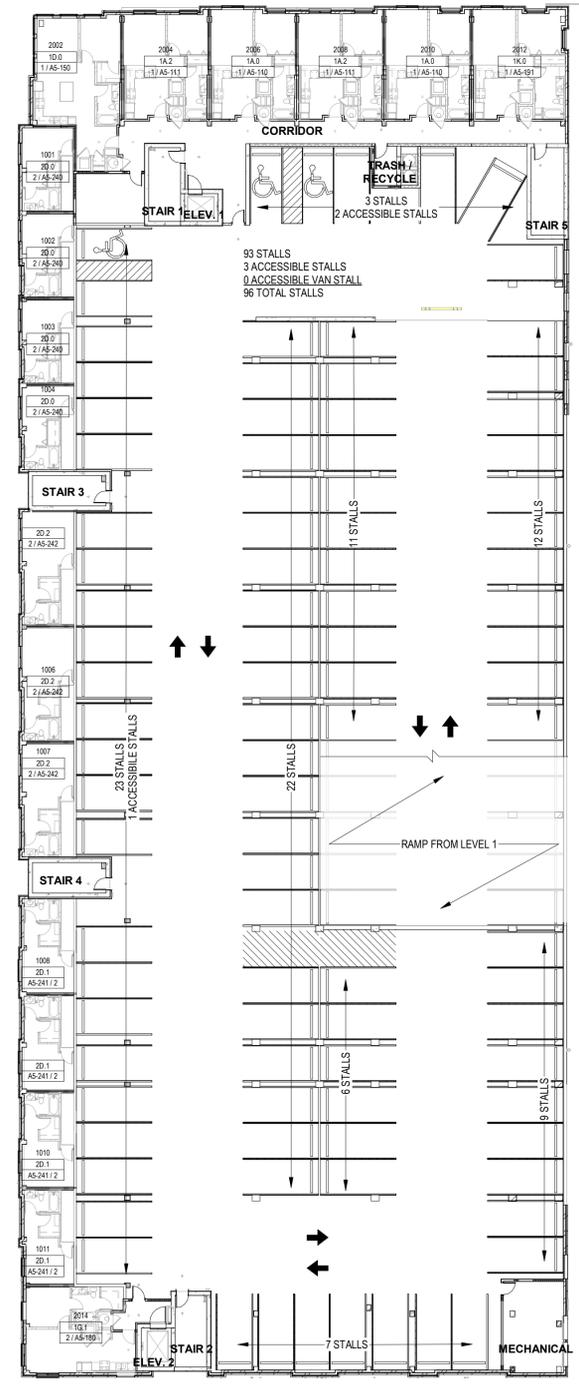


**BUILDING ELEVATION - NORTH**

SCALE: 1/16" = 1'-0" **1**

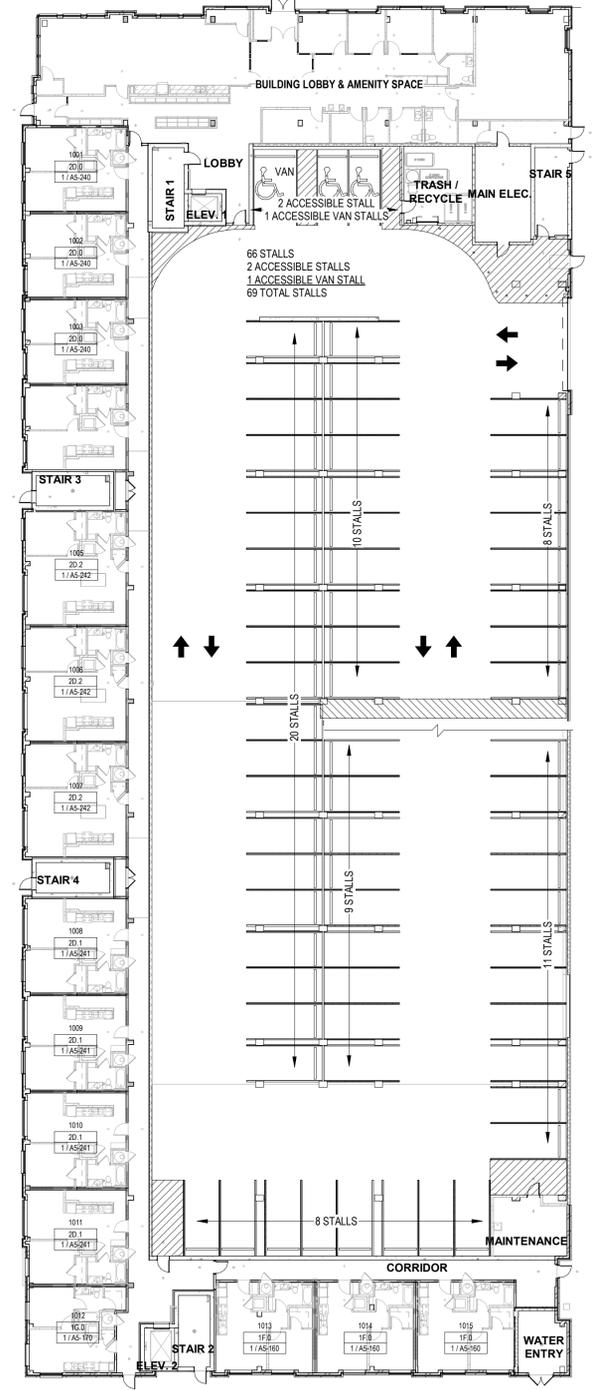


PARKING COUNTS				
STALL TYPE	STANDARD STALL	STANDARD ACCESSIBLE STALL	VAN ACCESSIBLE STALL	TOTAL
LEVEL 1	66	2	1	69
LEVEL 2	92	3	0	96
<b>TOTAL</b>	<b>158</b>	<b>5</b>	<b>1</b>	<b>164</b>



THERE ARE NO CHANGES ON PLANS, INCLUDED FOR CONTEXT

OVERALL PLAN - LEVEL 2 SCALE: 3/64" = 1'-0" 2



THERE ARE NO CHANGES ON PLANS, INCLUDED FOR CONTEXT

OVERALL PLAN - LEVEL 1 SCALE: 3/64" = 1'-0" 1

**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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 11/23/22 - SITE PLAN 03  
 12/19/22 - SITE PLAN 04  
 02/13/23 - SITE PLAN 05  
 05/17/23 - MINOR AMD 01-1  
 12/08/23 - MINOR AMD 01-2  
 01/30/24 - MINOR AMD 01-3

SHEET TITLE:  
 OVERALL PLAN - LEVEL 1 & 2

CHECKED BY: XX  
 DRAWN BY: XX



STUDIO LIGHTNING  
63 SUNSET DR.  
BAILEY, CO 80421  
303.242.1572

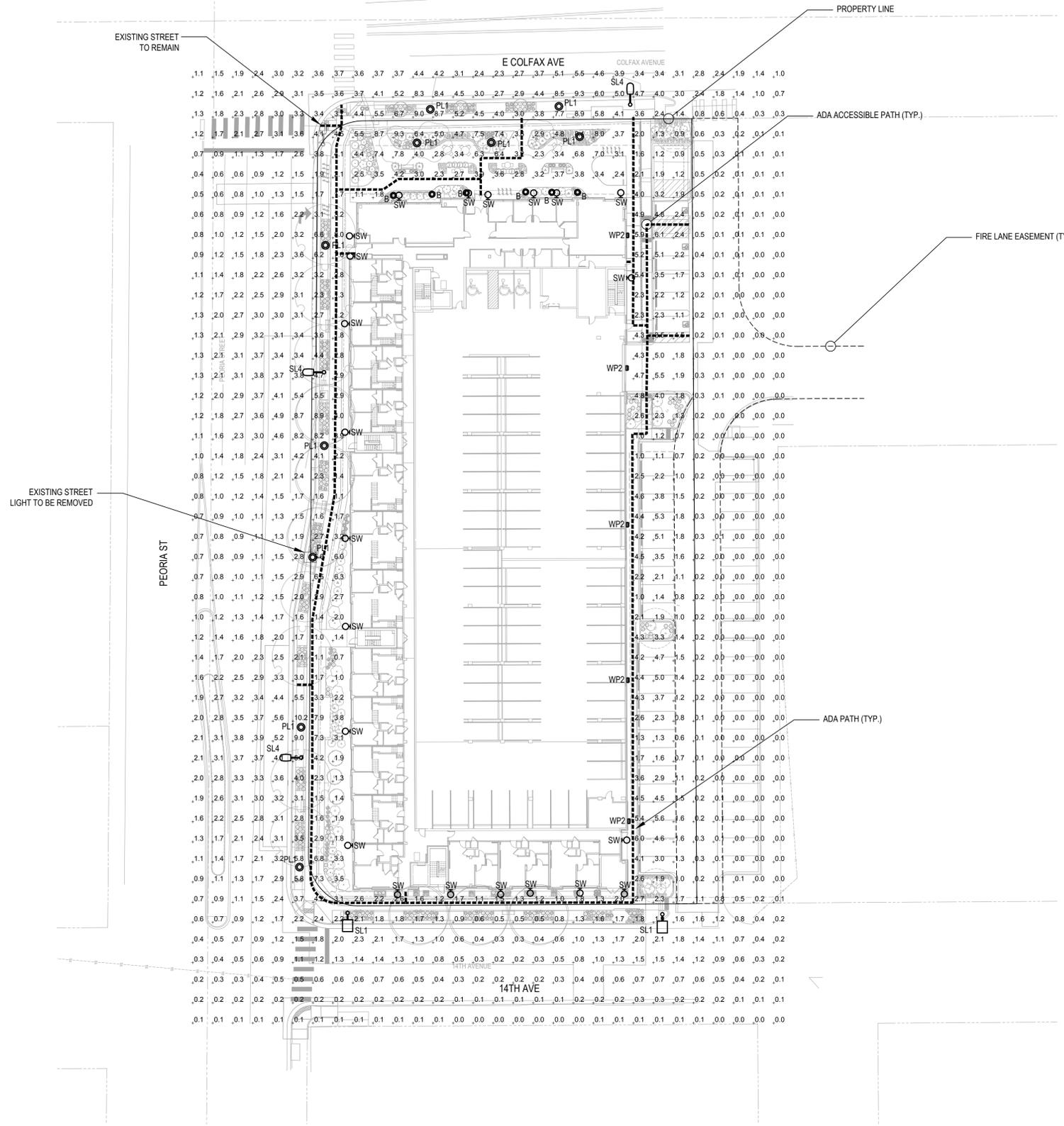
**FITZSIMONS GATEWAY MULTIFAMILY**  
12100 E COLFAX AVE  
AURORA, COLORADO

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

NOT FOR  
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05/17/23 - MINOR AMD 01-1  
12/08/23 - MINOR AMD 01-2  
01/30/24 - MINOR AMD 01-3

SHEET TITLE:  
SITE LIGHTING  
PHOTOMETRIC



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. 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".



STUDIO LIGHTNING  
63 SUNSET DR.  
BAILEY, CO 80421  
303.242.1572

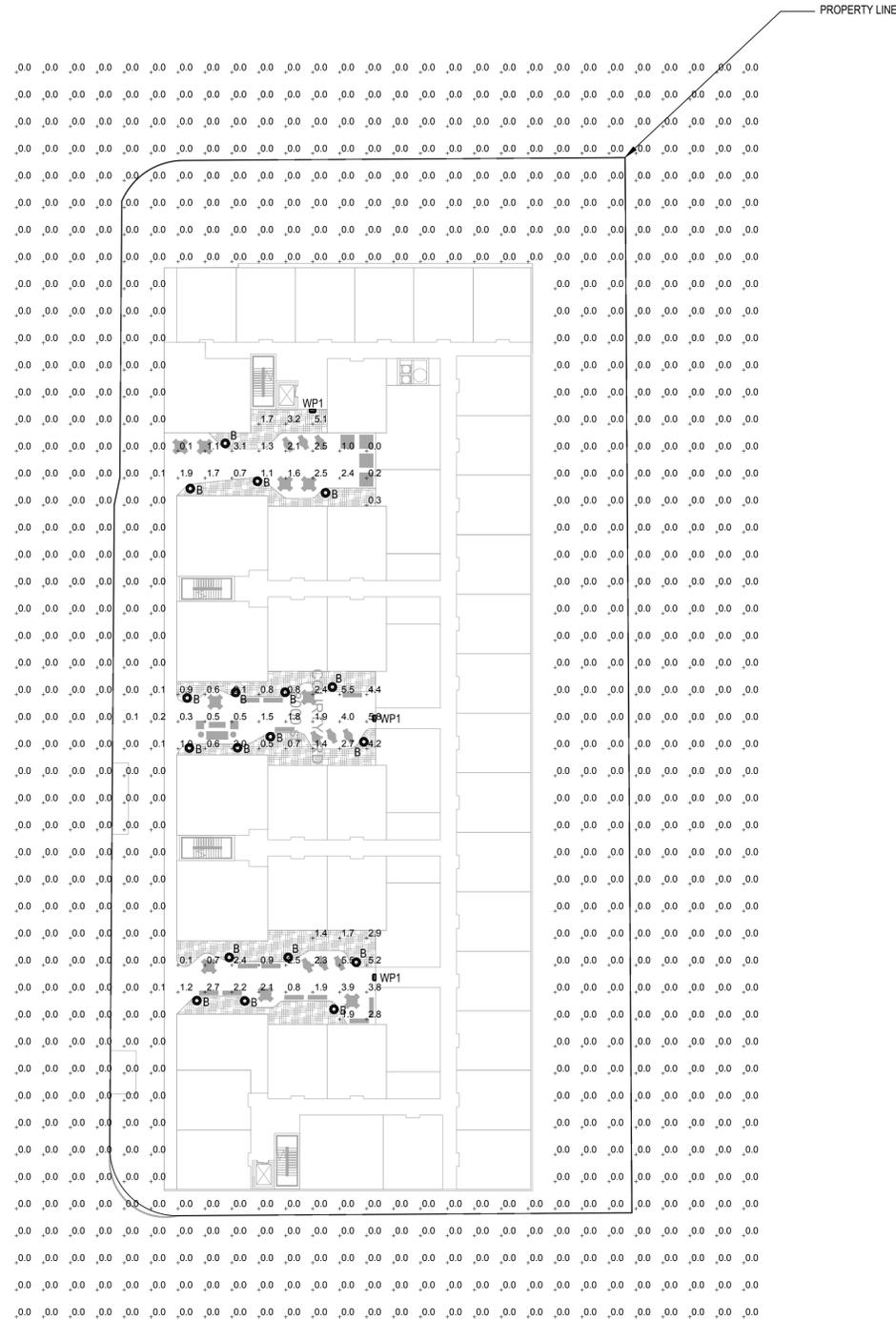
FITZSIMONS GATEWAY MULTIFAMILY  
12100 E COLFAX AVE  
AURORA, COLORADO

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

NOT FOR  
CONSTRUCTION

DATE:  
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11/23/22 - SITE PLAN 03  
12/19/22 - SITE PLAN 04  
02/13/23 - SITE PLAN 05  
05/17/23 - MINOR AMD 01-1  
12/08/23 - MINOR AMD 01-2  
01/30/24 - MINOR AMD 01-3

SHEET TITLE:  
LEVEL 3  
PHOTOMETRIC



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

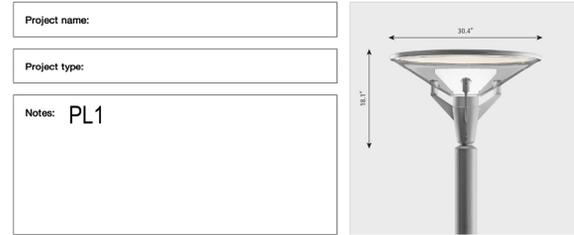
1 LEVEL 3 PHOTOMETRIC  
SCALE: 1" = 30'-0"

PHOTOMETRY PLAN GENERAL NOTES:

- 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

# Kipp Post



### Design

### Product description

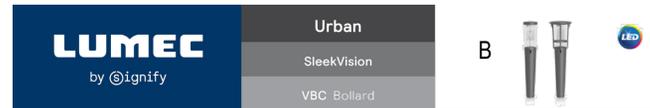
Low profile outdoor luminaire supported by pole torso with three arms in die-cast aluminum for heat transfer optimization from COB. Luminaire is sealed by clear enclosure and features an integral diffuser concealing the COB. Pole torso features a unique ventilation system with the support arms act as large grille when they incorporate a screw to gain access to the COB by lifting the head. Part of a family. Available in two colors, in high or low intensity, and as Dark Sky Friendly (DSF) with UV-3.

### Variant options

Color	Light source	Lumen	Voltage/Frequency	Distribution/Type	Lighting control
Black	30W LED/3000K	2077	120-277V/60Hz	BUG LL	Dim 0-10V H
Natural paint aluminum	30W LED/4000K	2086		BUG LL	Dim 0-10V H
	30W LED/5000K	2016			
	30W LED/6000K	2008			
	30W LED/8000K	1472			
	30W LED/9000K	1664			

### Specification notes

a. BUG LL-2 only available with lower Wattage variants.



SleekVision outdoor urban bollards feature ClearGuide, a revolutionary, vertically-oriented light engine designed to reduce pixelation and glare.

### Ordering guide

Luminaire	LED Module	Board Gen	Optical System	Voltage	Driver Options <sup>1</sup>	Bollard Options	Anchor Bolts	Boat Circles	Finish
VBC <sup>2</sup>	15L100WV <sup>3</sup>	G1	3" Type III	120	AST	CAGE	2.3/4" x 2.3/4" x 2.3/4"	2.3/4"	BE2X
SleekVision Bollard	15L300WV <sup>3</sup>	Gen 1	4" Type V	208	Adjustable Start Time	Decorative Cage	2.3/4" x 2.3/4" x 2.3/4"	2.3/4"	BE2X
	15L500WV <sup>3</sup>			240	Constant Light Output	Decorative Base Cover	2.3/4" x 2.3/4" x 2.3/4"	2.3/4"	BE2X
	15L800WV <sup>3</sup>			277	Digitally Addressable Lighting Interface	Decorative Anchor Bolts - Fully Galvanized	2.3/4" x 2.3/4" x 2.3/4"	2.3/4"	BE2X

1. Luminaire always shipped with a dimmable 0-10V driver  
 2. 0-10V not available with all driver options not available.  
 3. MR Not available with Driver nor OVR Options.  
 4. House Side Shield only available with Type 3.

Project	Catalog #	Type	WP1/2
Prepared by	Notes	Date	

## McGraw-Edison

### GWC Galleon Wall

Wall Mount Luminaire

**Product Features**

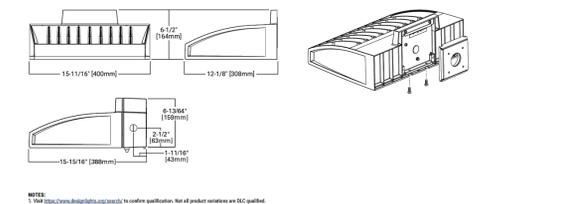
- Light Absorbent

### Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- 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 17,056
- Efficacies up to 154 lumens per watt



Project	Catalog #	Type	SW
Prepared by	Notes	Date	

## Lumière

### EON 303-W1-LEDB1

Ceiling / Wall Mount Direct / Indirect

**Typical Applications**

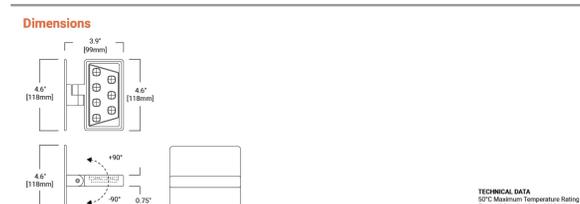
- Hospitality - Commercial Landscape - Outdoor Area/Site - Residential - Architectural

### Interactive Menu

- Order Information page 2
- Product Specifications page 2
- Lumen Maintenance page 3
- Product Warranty

### Top Product Features

- Adjustable direct or indirect luminaire - 180° Adjustable at knuckle
- 2700K, 3000K or 3500K or 4000K Color Temperature and Amber (585-595nm)
- Forward/Lateral Throw or Flood Optics with diffuse glass sealed lens
- Patented AccuLED Optics™ System
- Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
- ELV or 0-10 Dimming



### LUMINAIRE SCHEDULE

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING
⊙	B	BOLLARD WALKWAYS	3'-3" AFG	BLACK	LUMEC VBC-15L100WV-G1-3-120-DCP-XX-XX-2314-BKTX	LED	1.00	7W	CUT-OFF
⊙	PL1	PEDESTRIAN POLE SIDEWALKS	14'-0" AFG	BLACK	LOUIS POULSEN KIP-PT/82W LED/3000K/120-277V/BLACK/SURGE PROTECTOR/T-RSA-4.5IN/DIM 0-10V/5747920671	LED	1.00	82W	N/A
⊙	SL1	STREET LIGHT LOCAL STREETS	20'-0" AFG	BLACK	EATON STREETWORKS GAN-AF-01-LED-U-T3-BK-7030-1200-4N7	LED	1.00	67W	FULL CUT-OFF
⊙	SL4	STREET LIGHT ARTERIAL STREETS	30'-0" AFG	GREY	STREETWORKS ARCH-L-AF72-250-D-U-T2-7030-4N7	LED	1.00	251W	FULL CUT-OFF
⊙	SW	WALL SCIENCE ENTRIES	9'-0" AFG	BLACK	LUMIERE 303-W1-LEDB1-3000-LUNV-T4-DIM10-BK	LED	1.00	8.5W	FULL CUTOFF
⊙	WP1	WALL PACK ENTRIES	10'-0" AFG	BLACK	MCGRAW-EDISON GWC-SA1-A-730-U-T4FT-BK-DIM	LED	1.00	34W	FULL CUTOFF
⊙	WP2	WALL PACK GARAGE AND PARKING	12'-0" AFG	BLACK	MCGRAW-EDISON GWC-SA1-D-730-U-T3-BK-DIM	LED	1.00	67W	FULL CUTOFF

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

### Streetworks

Catalog #	Type
Project	SL4
Comments	Date
Prepared by	

## ARCH-L ARCHEON LARGE

LED ROADWAY LUMINAIRE

**DESCRIPTION**

The Archeon™ Large LED roadway luminaire delivers all the performance benefits of the latest Eaton LED platforms and technologies with a modern, yet familiar cobrahead form factor. This discrete LED solution with the patented, high-efficiency AccuLED Optics™ system, provides uniform and energy conscious illumination for municipal streets and highways. Our customer focused features include single latch tool-less entry, industry leading surge protection options and superior lumen maintenance and performance, all in an economical design. Available in 20 standard lumen packages per optic.

**CONSTRUCTION**

Heavy-duty die-cast aluminum housing and door. Tool-less entry, hinged removable door for easy access to terminal block, mounting bolts, and optional surge module. 3G vibration rated.

**Optics**

Choice of four patented, high-efficiency AccuLED Optics. Available in Type III, IV wide and V square wide the optics are precisely designed to shape the distribution maximizing efficiency and application spacing. Offered standard in 4000K (± 275K CCT and minimum 20 CRI, Optional 3000K, 5000K CCT. For the ultimate level of spill light control, an optional house side shield accessory is available and can be field or factory installed. The house side shield is designed to seamlessly integrate with the T3R,

**Electrical**

120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard 0-10V dimming and 10kV/10kA common- and differential-mode surge protection available. Thermal management transfers heat away from the LED source for optimal efficiency, light output and lumen maintenance. Ambient operating temperature from -40°C to 40°C; 50°C IMA, high ambient, capability available. Standard with three-position tunnel type compression terminal block. Greater than 90% lumen maintenance expected at 60,000 hours.

**Mounting**

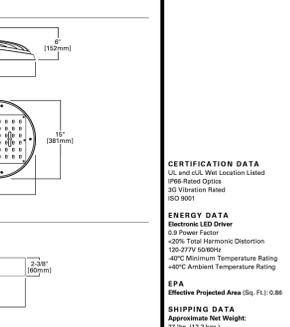
Four-bolt-two-bracket allpitter with cast-in pipe stop and 2.5" leveling steps. Fixed-in-place bird guard seals around 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) mounting arms. Optional 15" pole mount arm available with round pole adaptor and mounting hardware included.

**Finish**

Housing and cast parts finished in five-stage super TGIC polyester powder coat paint. 2.5 mil nominal thickness for superior structural rigidity, 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Warranty**

Five-year warranty, ten-year warranty optional.



### Streetworks

Catalog #	Type
Project	SL1
Comments	Date
Prepared by	

## GAN GALLEON LED

1-10 Light Squares Solid State LED AREA / ROADWAY LUMINAIRE

**DESCRIPTION**

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/GUL Listed for wet locations.

**CONSTRUCTION**

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-walled, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patented interlocking housing and heat sink provides scalability with superior structural rigidity, 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Optics**

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (± 275K CCT 70 CRI). Optional 3000K, 5000K and 6000K CCT.

**Electrical**

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

**Mounting**

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table, Round pole adaptor included. For wall mounting, specify wall mount bracket option. QUICK MOUNT

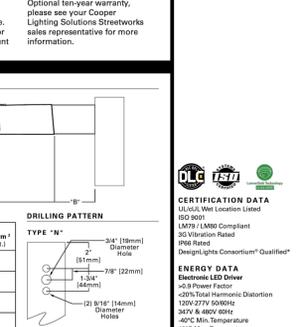
**ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adaptor and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1.12" to 4.78". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

**Finish**

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

**Warranty**

Standard five-year warranty. Optional ten-year warranty. Please see your Cooper Lighting Solutions Streetworks sales representative for more information.



STUDIO LIGHTING  
63 SUNSET DR  
BAILEY, CO 80421  
303.242.1572

FITZSIMONS GATEWAY MULTIFAMILY  
12100 E COLFAX AVE  
AURORA, COLORADO

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

NOT FOR CONSTRUCTION

DATE:  
08/24/22 - SITE PLAN 01  
10/17/22 - SITE PLAN 02  
11/23/22 - SITE PLAN 03  
12/19/22 - SITE PLAN 04  
02/13/23 - SITE PLAN 05  
05/17/23 - MINOR AMD 01-1  
12/08/23 - MINOR AMD 01-2  
01/30/24 - MINOR AMD 01-3

SHEET TITLE:  
LIGHTING DETAILS