

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.

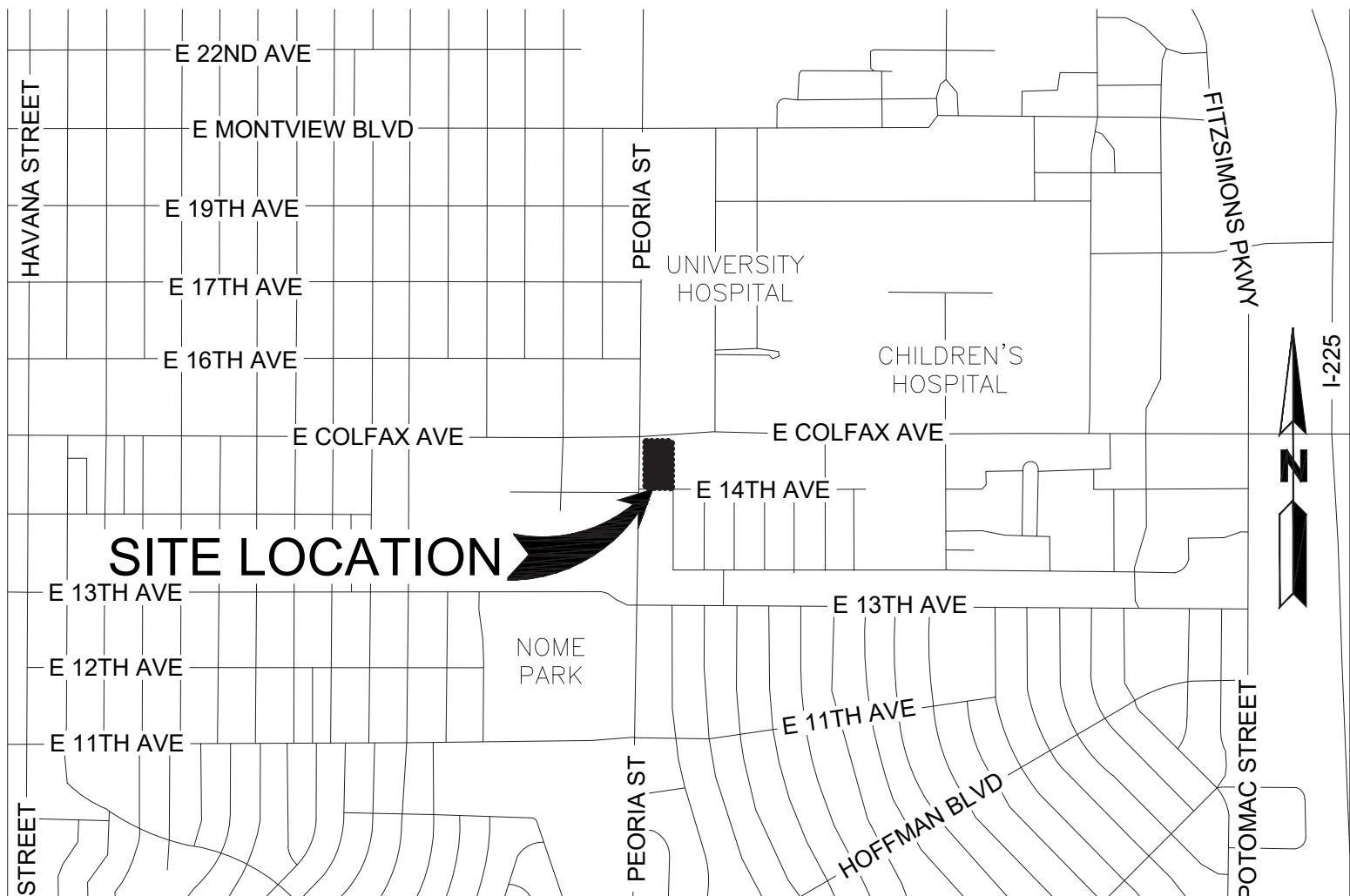
PROPOSED ADJUSTMENT
ALLOW THE FULL-LENGTH OF THE COLFAX AVE FAÇADE GROUND FLOOR TO BE USED FOR BUILDING ENTRY, LOBBY, AND ADMINISTRATIVE OFFICES AND FOR THE FULL LENGTH OF THE PEORIA STREET FAÇADE TO HAVE RESIDENTIAL USES.
- UDO SECTION 2.4.5.L.1.B. | MIXED USE FITZSIMONS BOUNDARY DISTRICT (MU-FB) BUILDING 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

- | | | |
|-------------------------------------|-------------------------------|-------------------------------------|
| 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 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
[Signature]
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 06/06/2024

NOTARY BUSINESS ADDRESS: 205 DETROIT ST. #100 DENVER, CO 80206

CITY OF AURORA APPROVALS:

CITY ATTORNEY: [Signature] DATE: 3/20/23
PLANNING DIRECTOR: [Signature] DATE: 3/20/23
PLANNING COMMISSION: [Signature] DATE: 4/12/23
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 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

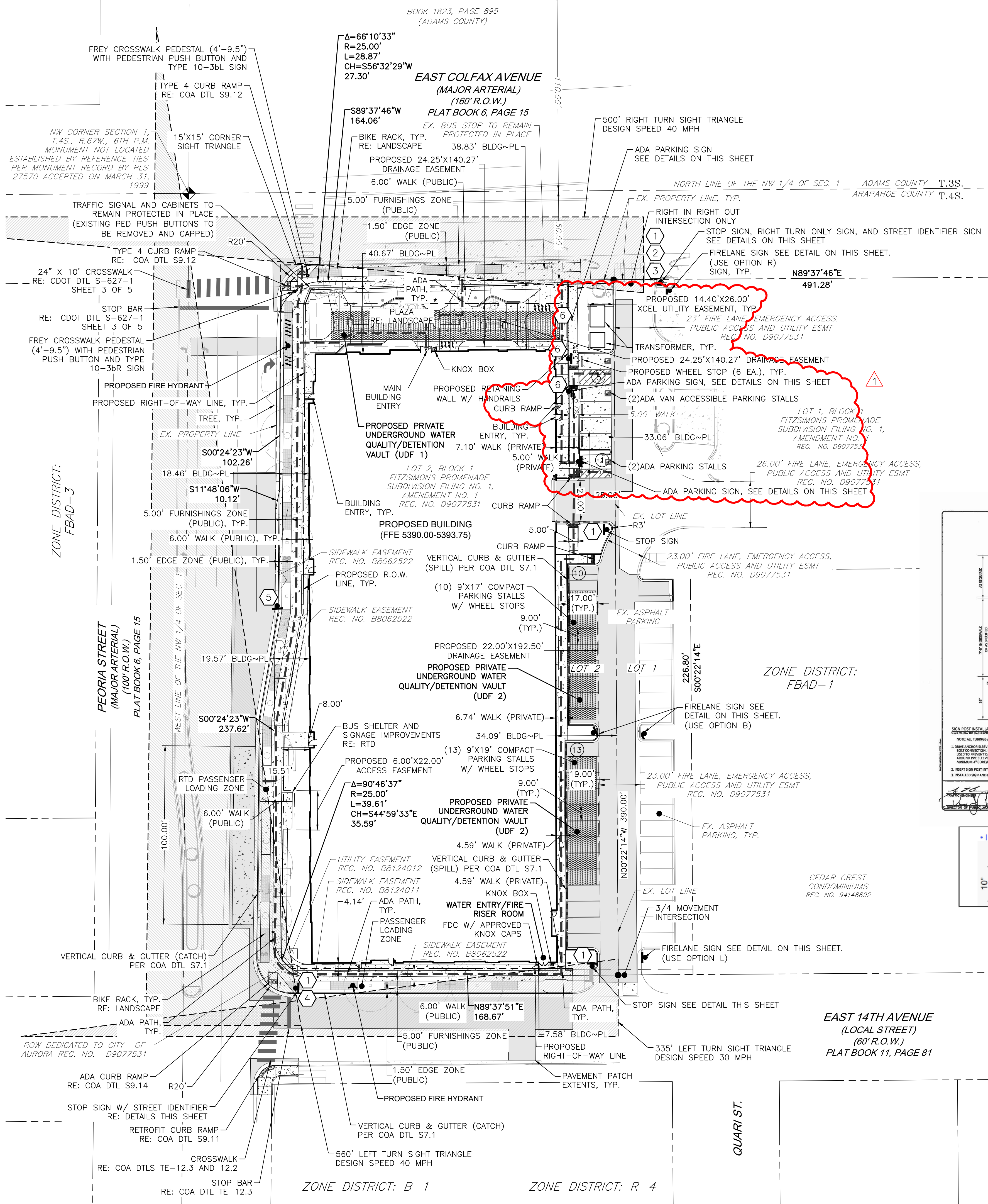
APPLICANT
BMC INVESTMENTS
205 DETROIT ST. STE 400
DENVER, CO 80206

NOT FOR
CONSTRUCTION

DATE:
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

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 ENCR OACH INTO THE 29' TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCR OACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

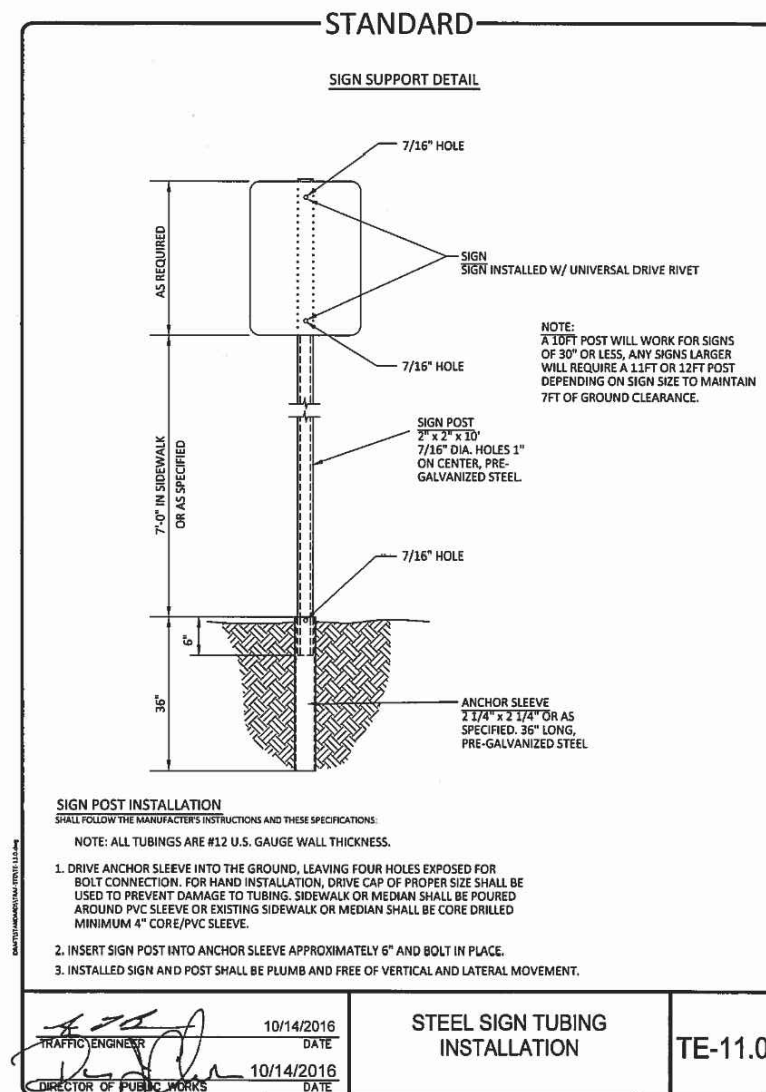
EXISTING

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	---
---	DESCRIPTIONS	---
---	TRAFFIC SIGNAL PEDESTAL POLE W/ PED. PUSH BUTTON	---

SIGHT TRIANGLE LEGEND

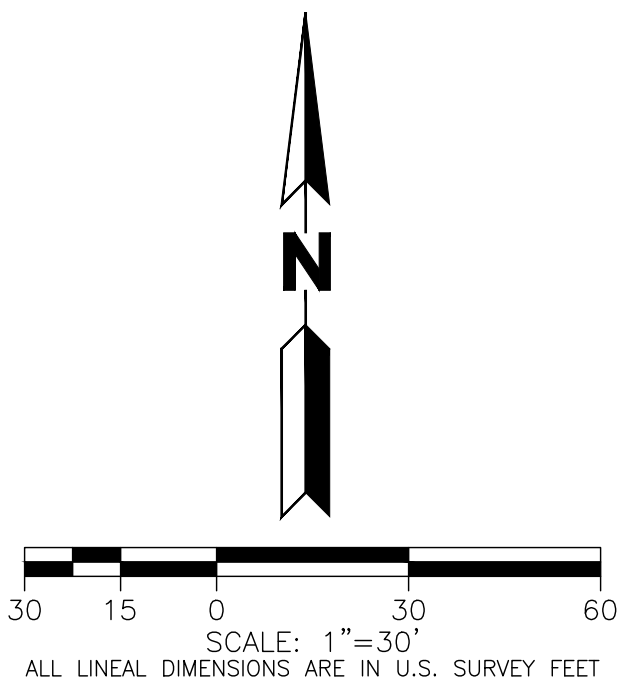
SIGHT TRIANGLE. LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH CITY OF AURORA SPECIFICATION 4.04-2.10



• Include Signage on exterior riser room door:



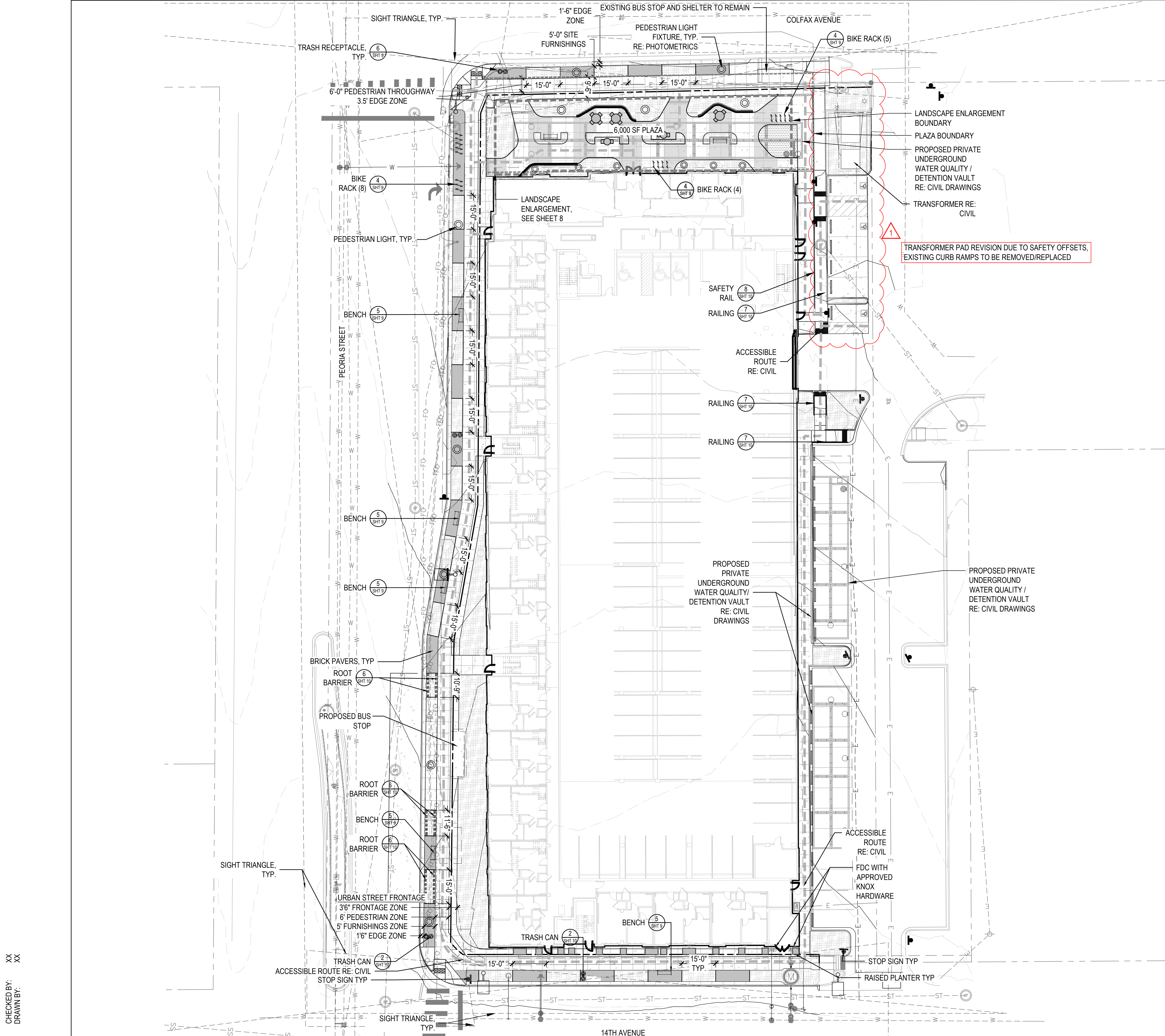
Include signage above FDC:



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'



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

APPLICANT

BMC INVESTMENTS

205 DETROIT ST. STE 400
DENVER, CO 80206

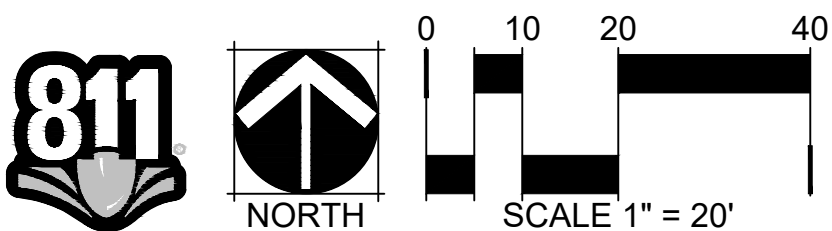
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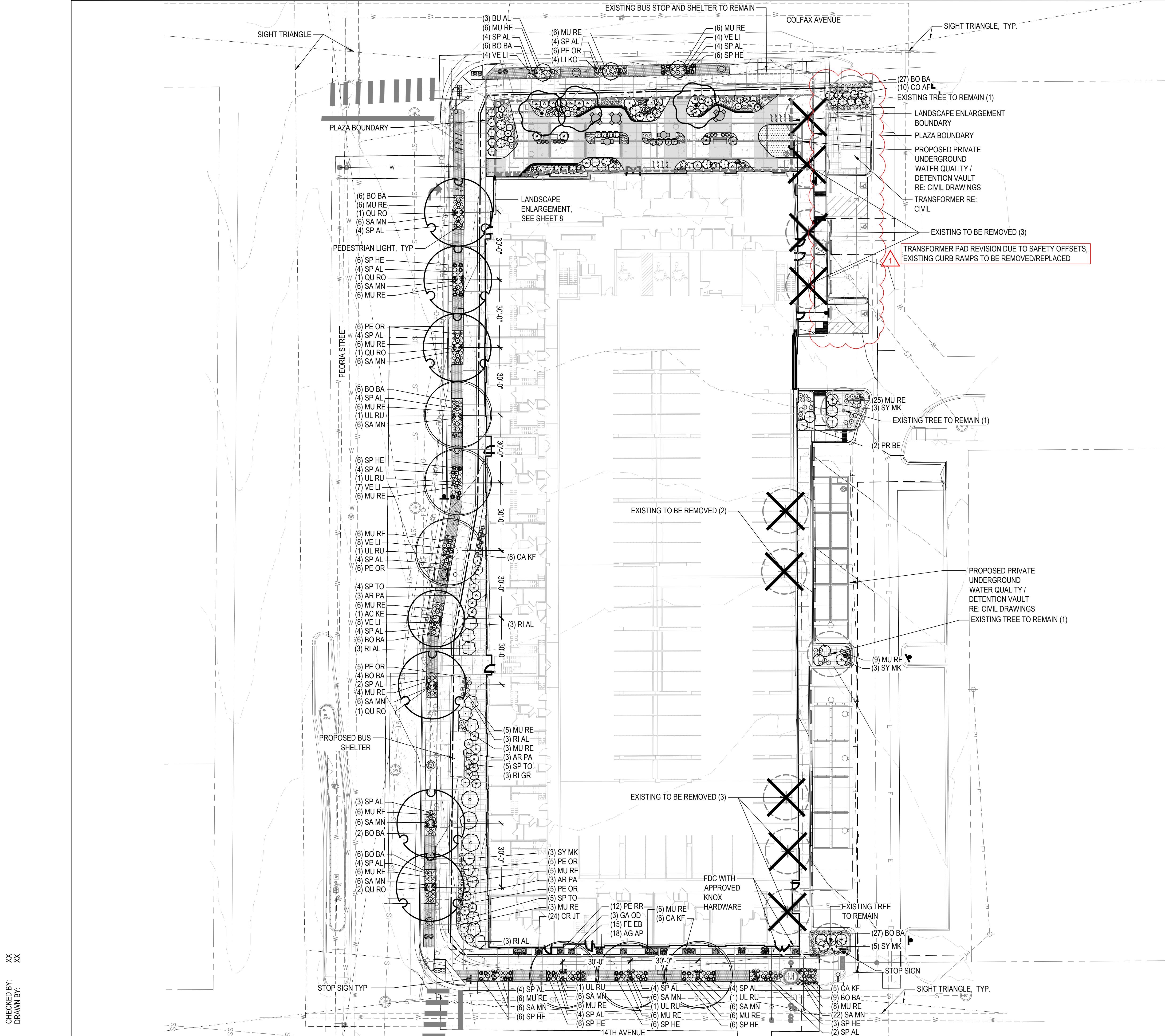
DATE:

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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:

HARDSCAPE
PLAN

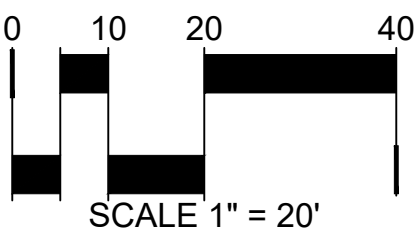




LEGEND

- 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



FITZSIMONS GATEWAY MULTIFAMILY
12100 E COLFAX AVE
AURORA, COLORADO

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

NOT FOR
CONSTRUCTION

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01/30/24 - MINOR AMD 01-3

SHEET TITLE:
LANDSCAPE
PLAN

[illegible]

1

REVISIONS TO BARRIER OR PLANTERS PER BUILDING PERMIT COMMENT

3037
2C.0
1 / AS-230

3033
1A.3
2 / AS-111

3029
1A.3
2 / AS-111

3025
1A.3
2 / AS-111

(5) KO MA
(6) CR JT

(5) KO MA
(3) CA BG
(3) HE ST

(3) CA BG
(5) KO MA
(3) HE ST

(6) KO MA
(6) CR JT

3' METAL FENCE, TYP

8
8 SHUT TO

(5) CA BG
(2) HE ST

TABLE TYP

(4) HE ST
(8) CA BG

3045
2C.0
1 / AS-110

(3) LY NU
(2) CR JT
(5) KO MA
(3) CA BG
(5) KO MA
(3) HE ST

3043
1A.2
1 / AS-111

3041
1A.2
1 / AS-111

(3) HE ST
(3) CA BG
(5) KO MA

3039
1A.3
1 / AS-111

PLANTER TYP

1

REVISIONS TO BARRIER AND PLANTERS PER BUILDING PERMIT COMMENT

3001
2A.0 ADA
2 / A5-210

3003
1A.5
4 / A5-111

3005
(18) CA BG
(12) HE ST

(3) CA BG
(10) KO MA
(8) HE ST

(2) HE ST
(3) CA BG

TABLE TYP
3' METAL FENCE, TYP

(8) SH T9

PLANTER TYP

(5) SE AJ
(7) PH SB

(1) PH SB

(2) CR JT
(5) KO MA
(3) LY NU

(2) CR JT
(5) KO MA
(3) LY NU

(3) HE ST
(5) KO MA
(3) CA BG

3019
2C.0
1 / A5-230

3015
1A.3
2 / A5-111

3011
1A.3
2 / A5-111

3007
1A.3
2 / A5-111

REVISIONS TO BARRIER AND PLANTERS
PER BUILDING PERMIT COMMENT

3017
1A.3
2 / A5-111

3013
1A.3
2 / A5-111

3009
1A.3
2 / A5-111

3035
2C.0
1 / A5-230

3027
1A.3
2 / A5-111

3023
1A.3
2 / A5-111

30(3) CA BG
2C(5) KO MA
1 / A5(3) HE ST
(5) KO MA
(6) CR JT

(4) LY NU
(10) KO MA
(7) CR JT

(3) CA BG
(5) KO MA
(3) HE ST

TABLE TYP

3' METAL FENCE, TYP

8 SHT-10

PLANTER TYP

(2) LY NU
(2) KO MA
(6) CR JT

(9) CA BG
(4) HE ST
(5) CA BG
(4) HE ST

(8) CA BG
(4) HE ST

(2) LY NU
(5) KO MA
(4) CR JT

(2) LY NU
(4) CR JT
(5) KO MA

1

REVISIONS TO BARRIER AND PLANTERS PER BUILDING PERMIT COMMENT

3001
2A.0 ADA
2 / A5-210

3003
1A.5
4 / A5-111

3005
(18) CA BG
(12) HE ST

(3) CA BG
(10) KO MA
(8) HE ST

(2) HE ST
(3) CA BG

TABLE TYP
3' METAL FENCE, TYP

(8) SH T9

PLANTER TYP

(5) SE AJ
(7) PH SB

(1) PH SB

(2) CR JT
(5) KO MA
(3) LY NU

(2) CR JT
(5) KO MA
(3) LY NU

(3) HE ST
(5) KO MA
(3) CA BG

3019
2C.0
1 / A5-230

3015
1A.3
2 / A5-111

3011
1A.3
2 / A5-111

3007
1A.3
2 / A5-111

NORTH 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.



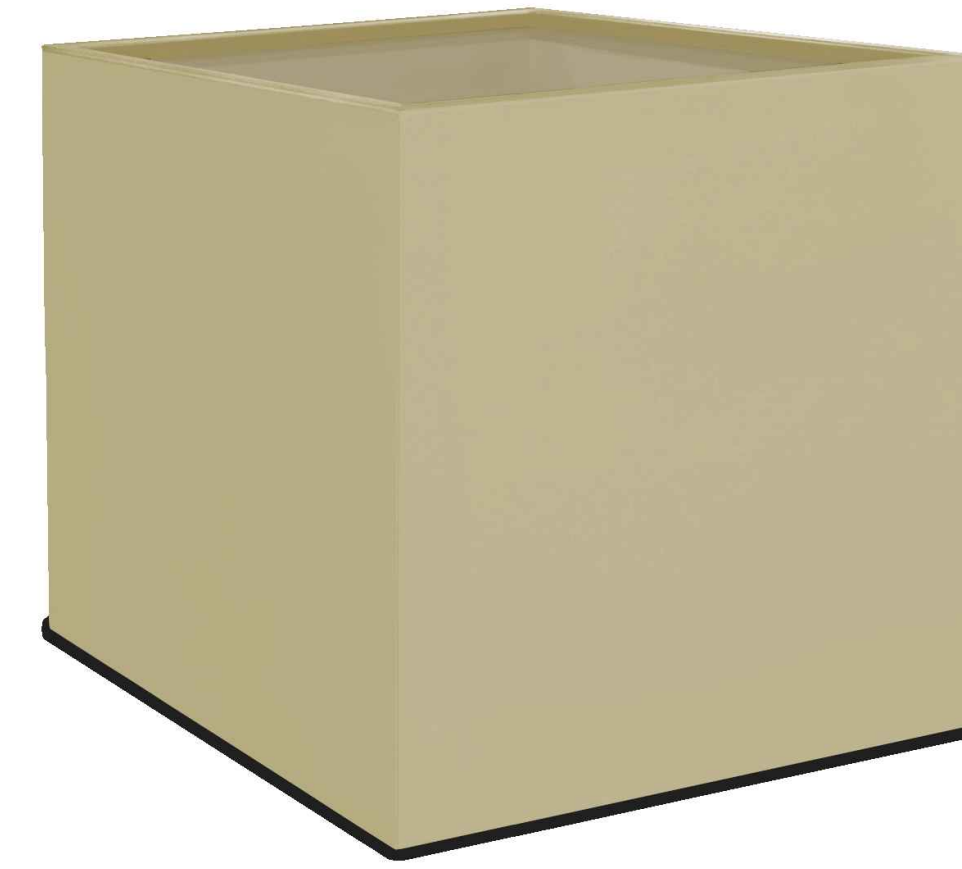
LANDSCAPE FORMS OR APPROVED EQUAL

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

NTS

2 TRASH CAN

NTS

3 SQUARE PLANTER

NTS



ANOVA FURNISHINGS OR APPROVED EQUAL

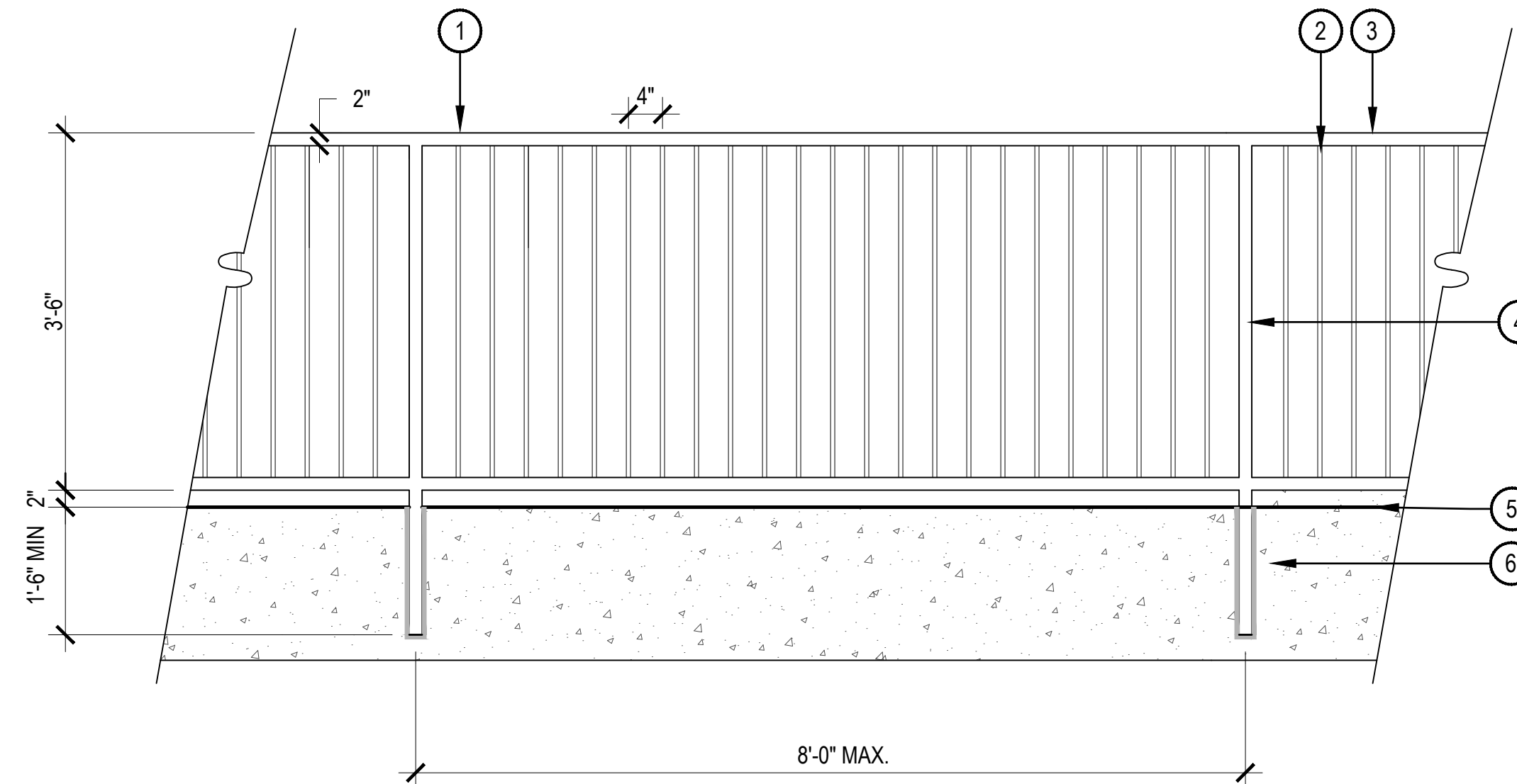
PRODUCT: 24"H X 36"W X 72"L RECTANGULAR RIMMED ALUMINUM PLANTER

COLOR: BROWN

SURFACE MOUNT

NOTE: MOUNT AND INSTALL PER MANUFACTURERS SPECIFICATIONS

MPN#: PLART242046A

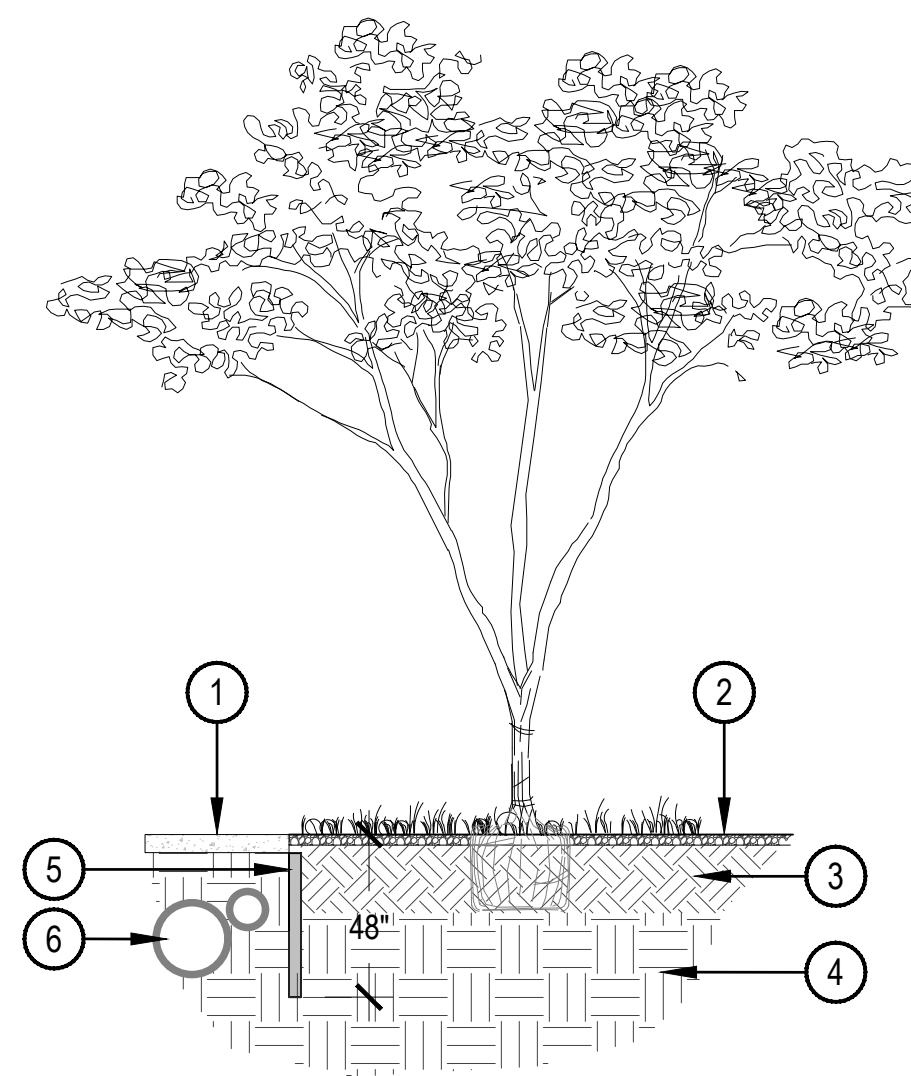


- 1 2" x 2" FENCE FRAME
- 2 1/2" x 1/2" PICKETS, 4" O.C.
- 3 TOP OF FENCE TO BE LEVEL
- 4 2" x 2" POSTS, 8' O.C. MAX. EMBED MOUNT, GROUT SOLID WITH NON-METALLIC, NON-SHRINK GROUT
- 5 FINISH GRADE
- 6 CONCRETE WALL, REFER TO STRUCTURAL DRAWINGS

4 RECTANGULAR PLANTER

NTS

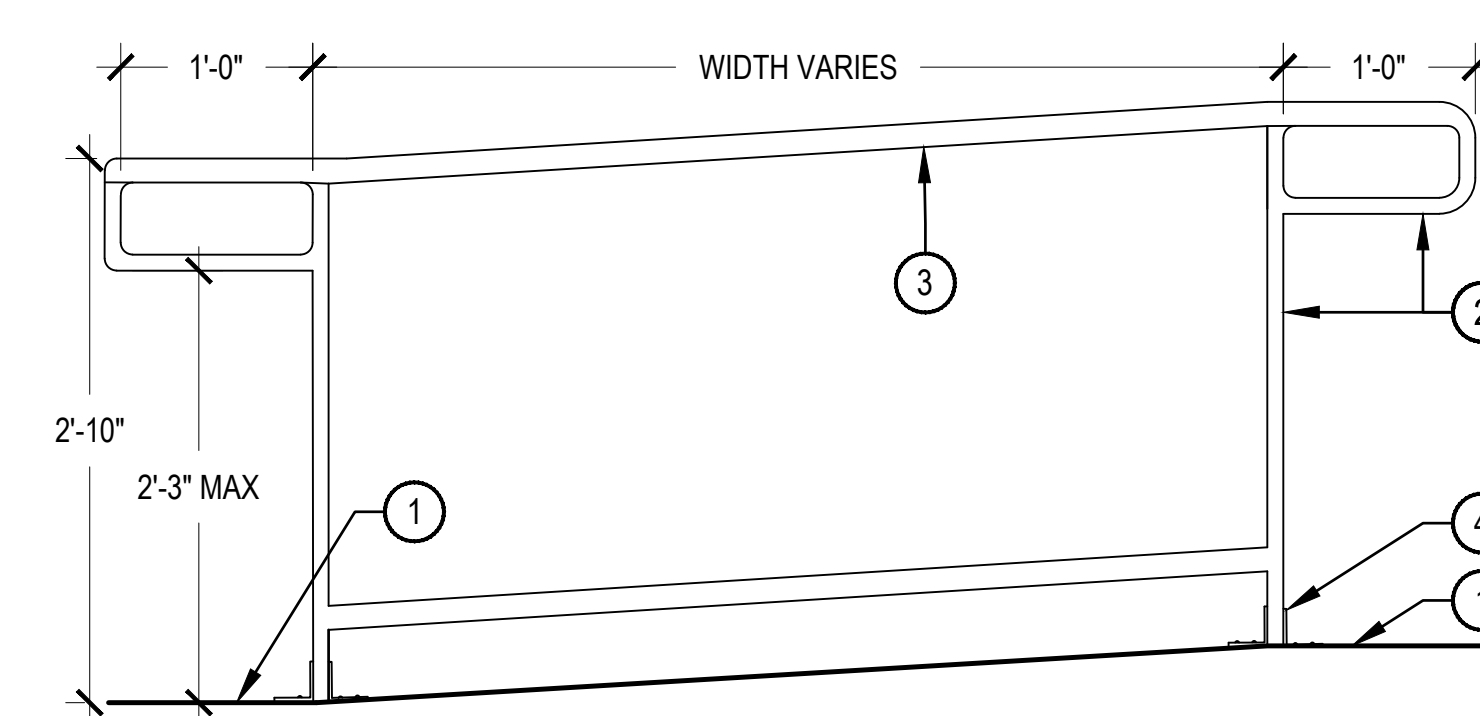
5 SAFETY RAIL



- 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

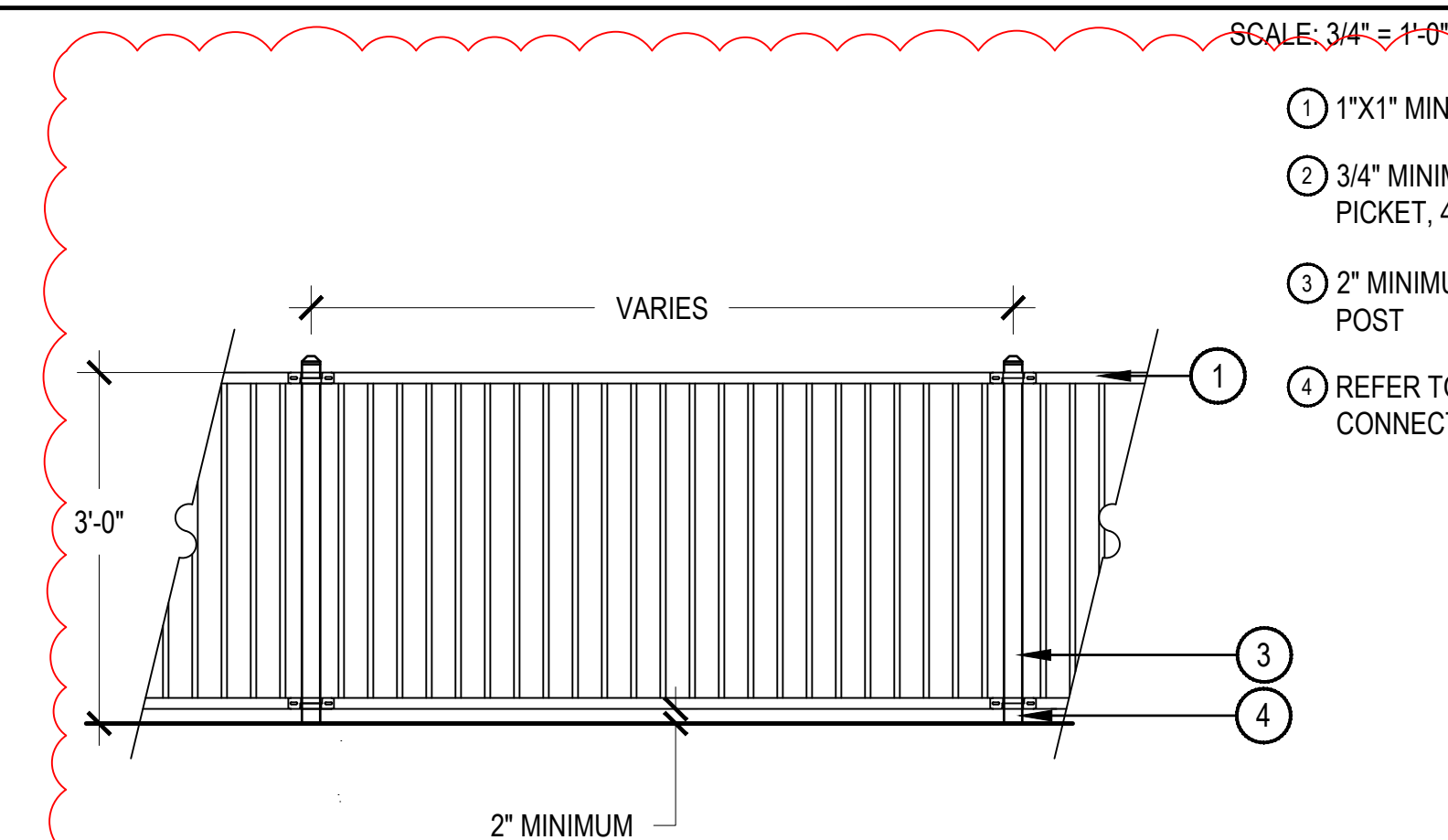
NOTES:

- 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.



- 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.

- 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:
- 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

SCALE: NTS

7 HANDRAIL AT RAMP

SCALE: 1" = 1'-0"

8 3' METAL FENCE

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

REVISIONS TO BARRIER AND PLANTERS PER BUILDING PERMIT COMMENT

CHECKED BY: XX
DRAWN BY: XX



BUILDING ELEVATION - EAST

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

2

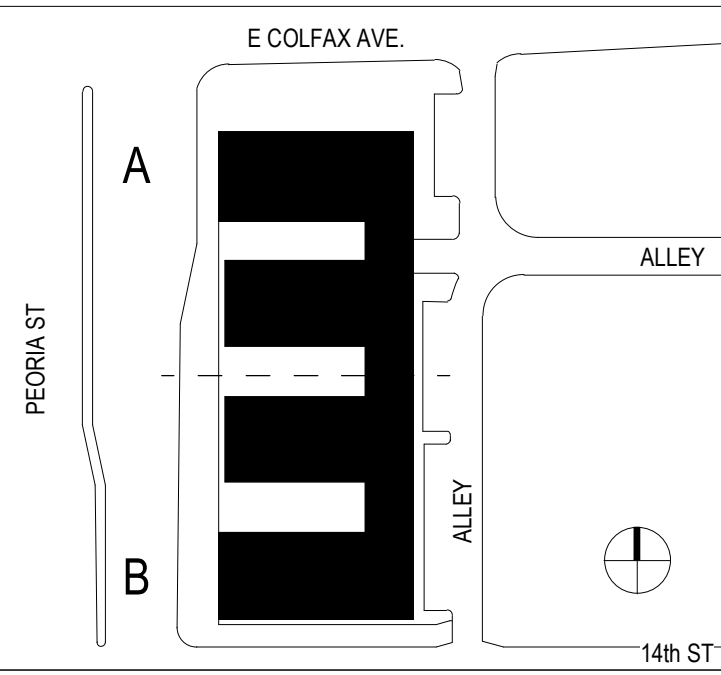


BUILDING ELEVATION - NORTH

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

1

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'S.
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 7004 - SNOWBOUND
- ASPYRE ARTISAN V-GROOVE SIDING - COLOR 3
VERTICAL INSTALLATION:
SW 9618 - 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'-6"
TOTAL TRANSPARENCY	67%

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

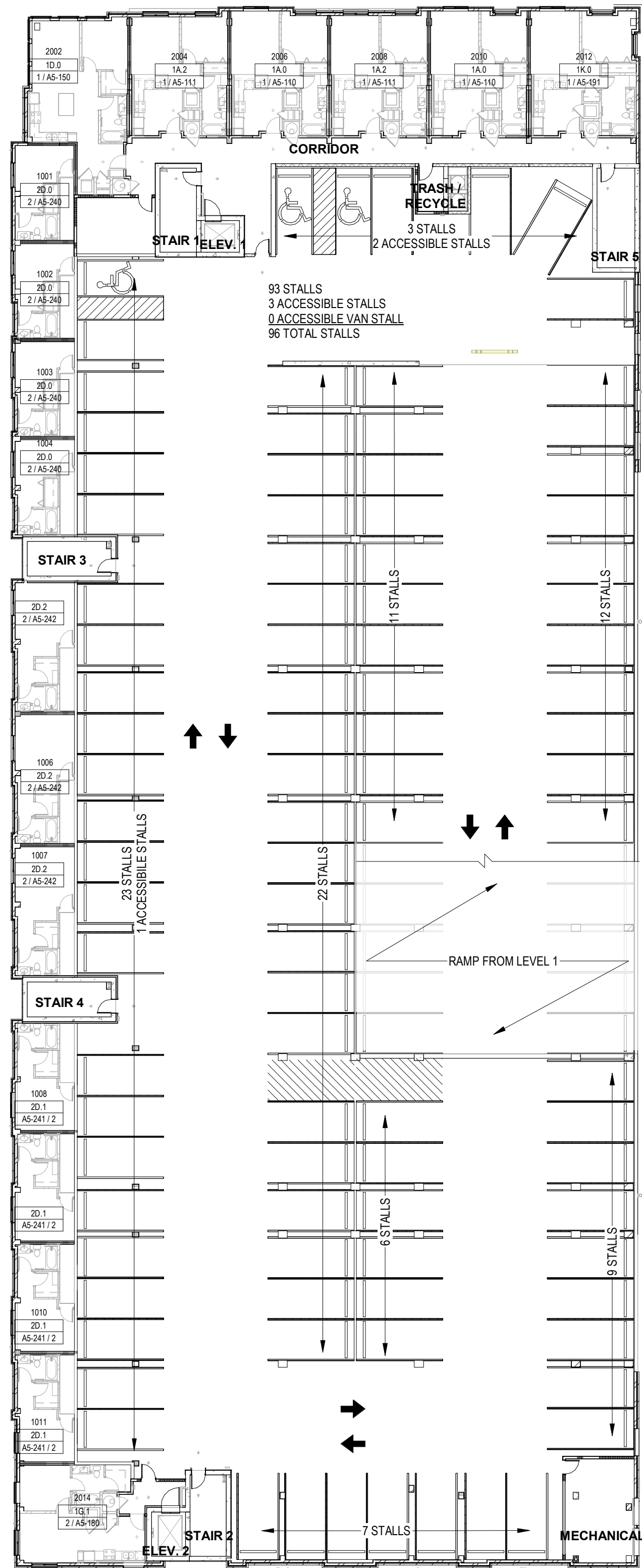
12/08/23 - MINOR AMD 01-2

01/30/24 - MINOR AMD 01-3

SHEET TITLE:

NORTH & EAST
ELEVATIONS

CHECKED BY: XX
DRAWN BY: XX



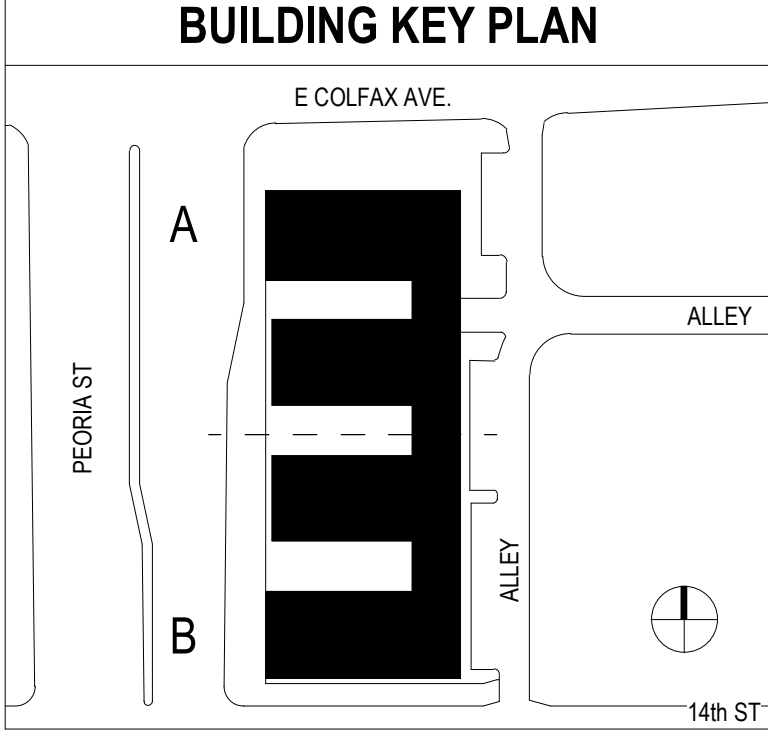
THERE ARE NO CHANGES ON PLANS,
INCLUDED FOR CONTEXT

OVERALL PLAN - LEVEL 2

SCALE:
3/64" = 1'-0"

2

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



NORRIS DESIGN
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www.norris-design.com

FITZSIMONS GATEWAY MULTIFAMILY
12100 E COLFAX AVE
AURORA, COLORADO

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

NOT FOR
CONSTRUCTION

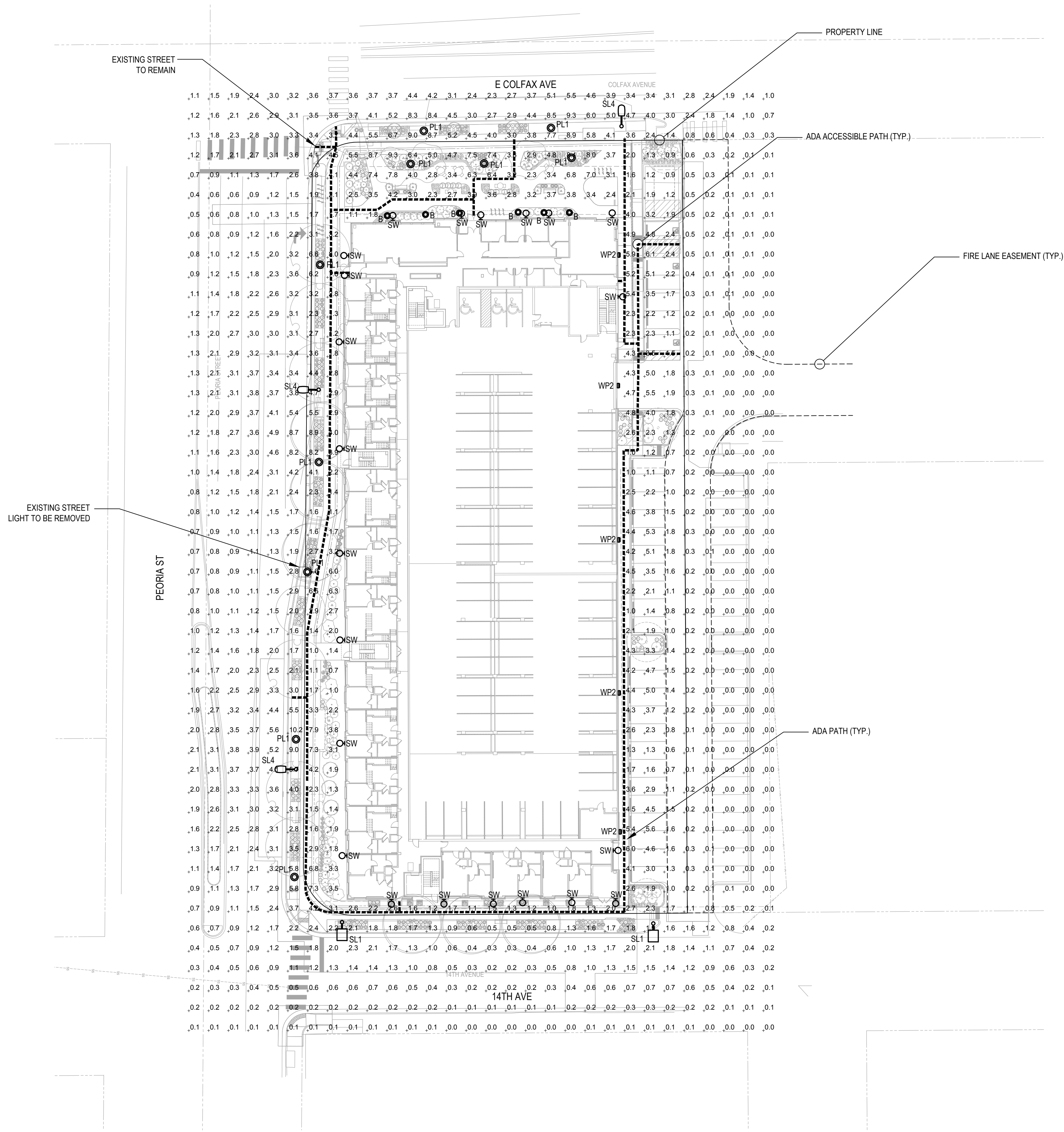
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11/23/22 - SITE PLAN 03
12/19/22 - SITE PLAN 04
02/13/23 - SITE PLAN 05
05/17/23 - MINOR AMD 01-1
12/08/23 - MINOR AMD 01-2
01/30/24 - MINOR AMD 01-3

SHEET TITLE:
OVERALL PLAN -
LEVEL 1 & 2

OVERALL PLAN - LEVEL 1

SCALE:
3/64" = 1'-0"

1



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".



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

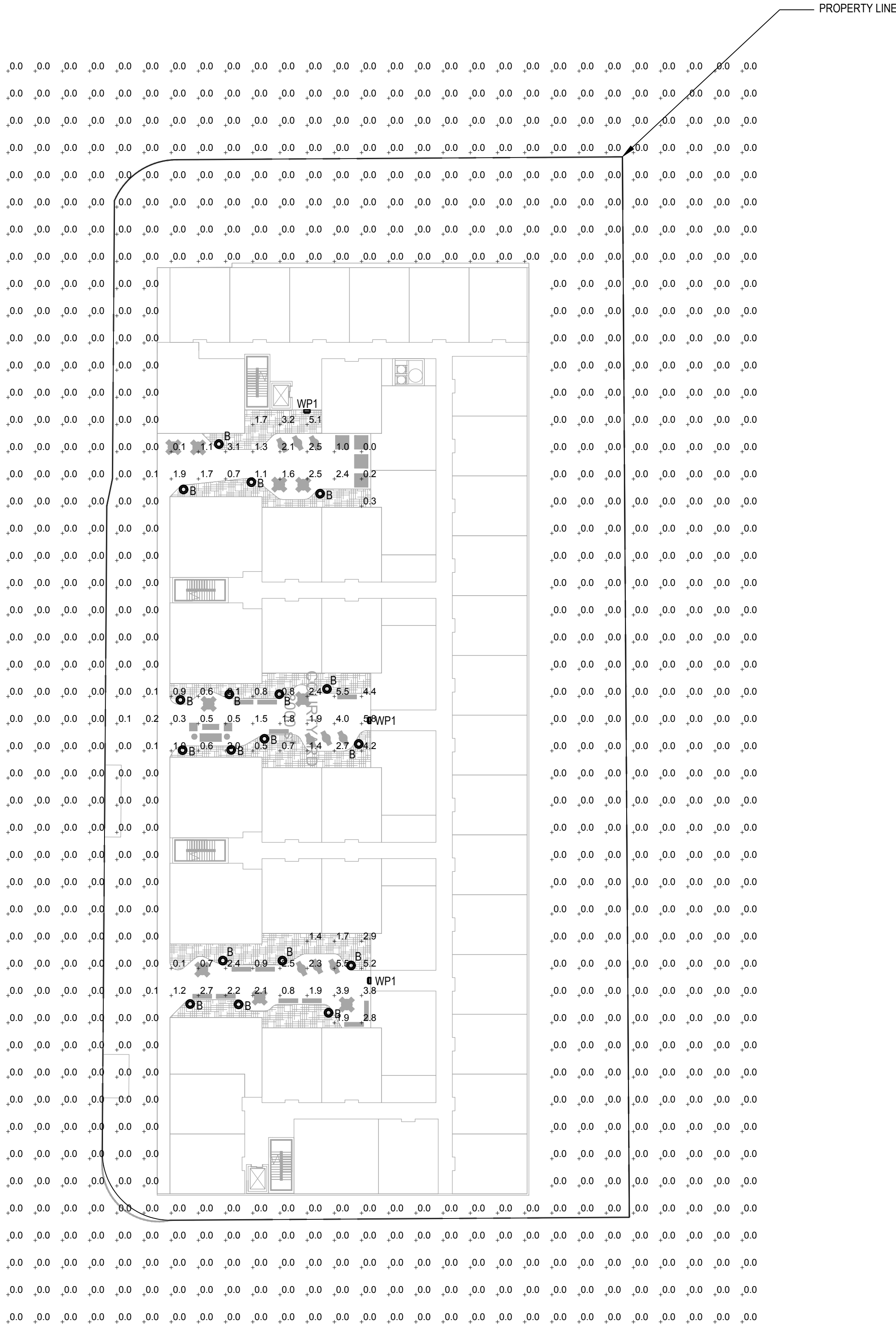
NOT FOR
CONSTRUCTION

DATE:

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:

LEVEL 3
PHOTOMETRIC



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

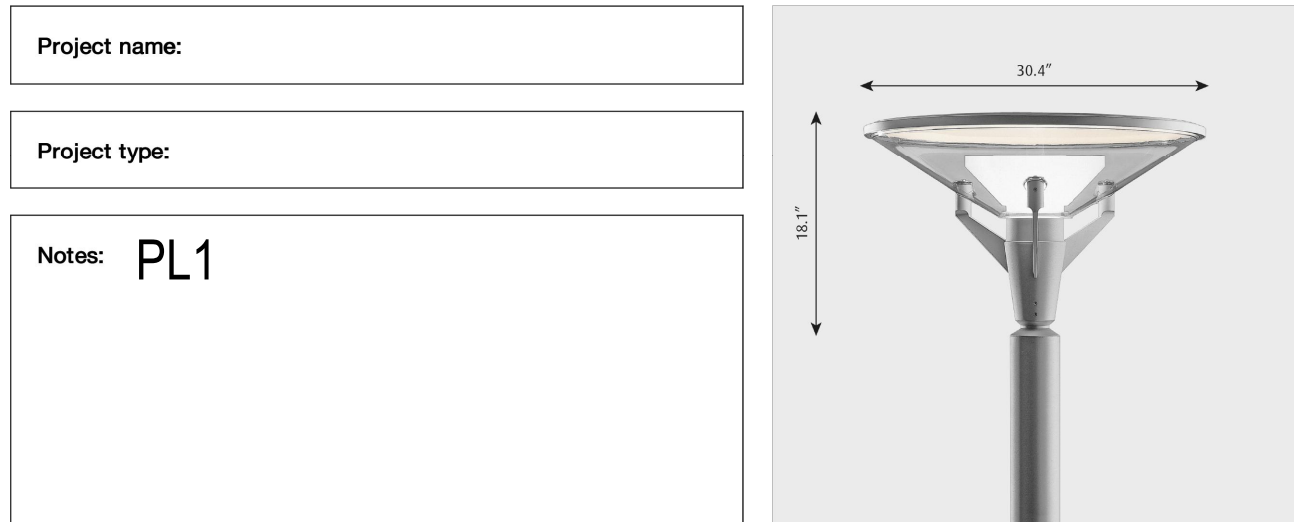
1 LEVEL 3 PHOTOMETRIC
SCALE: 1" = 30'-0"

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

Afted Hornem

Product description

Low profile vertical-rodless luminaire supported by pole horn with three arms in die-cast aluminum for heat transfer optimization from COB. Luminaire is sealed by clear enclosure and features an inner opal diffuser concealing the COB. Pole horn features a unique regulation wheel near the support arms and an hinge point where third incorporates a screw to gain access to the COB by tilting the head. Part of a family. Available in two colors, in high or low intensity, and as Day Sky Friendly BSS using L-UG.

Variant options

Color	Light source	Lumen	Voltage/Frequency	Distribution/Trim	Lighting control
Black	30W LED/3000K	2077	120-277V/60Hz	BUG L2	Dim 0-10V-E
Natural paint aluminum	30W LED/4000K	2086		BUG L2	
	30W LED/5000K	2095			
	40W LED/4000K	2608			
	80W LED/3000K	7472			
	80W LED/4000K	7664			

Specification notes

a. BUG L2 only available with lower Wattage variants.

louis
poulsen

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louispoulsen.com

SleekVision_VBC_Bollard_04/22 page 1 of 5

C
UL
UL
UL

Project	Catalog #	Type	WP1/2
Prepared by	Notes	Date	

McGraw-Edison
GWC Galleon Wall

Wall Mount Luminaire

Product Features

Light Attributes

Product Certifications



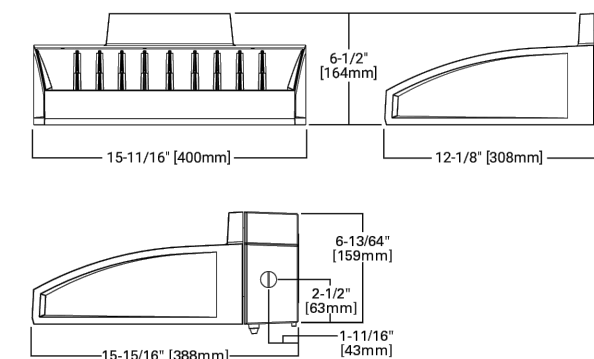
Connected Systems

- WaveLink
- Enlighted

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

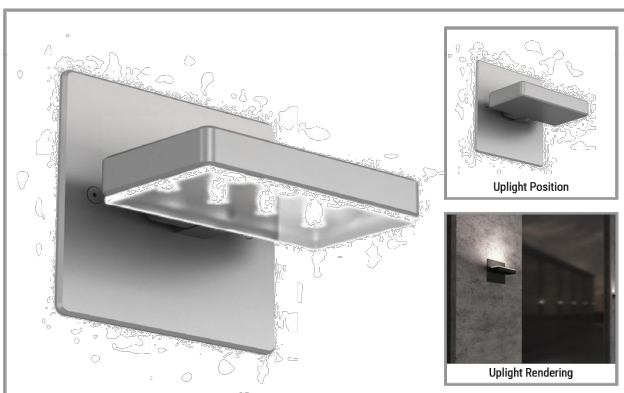
Dimensional Details



NOTE:
1. See <http://www.designlights.org> website to confirm qualification. Not all product variations are UL/C qualified.
2. See Listing for 300K CCT and version only.

COOPER
Lighting SolutionsPDS2020AEN page 1
November 2, 2021 12:02 PM

Project	Catalog #	Type	SW
Prepared by	Notes	Date	

Lumière
EON 303-W1-LEDB1Ceiling / Wall Mount
Direct / Indirect

Typical Applications

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

Product Certification



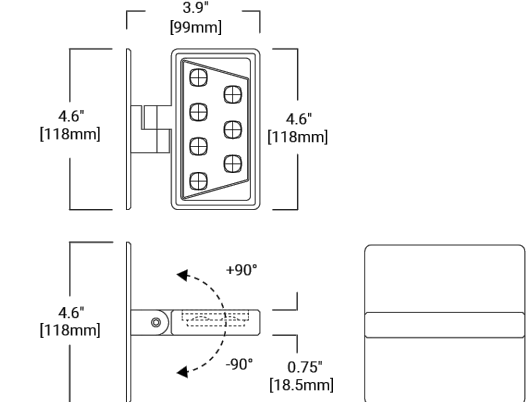
Product Features

Light Attributes

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

Dimensions



TECHNICAL DATA
50°C Maximum Temperature Rating
External Supply Wiring 90°C Maximum

COOPER
Lighting SolutionsPDS2020ZEN page 1
November 2, 2021 12:02 PM

LUMINAIRE SCHEDULE									
Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING
	B	BOLLARD WALKWAYS	3'-3" AFG	BLACK	LUMEC VBC-15L100WW-G1-3-120-DCP- XX-XX-23/4-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 SCONCE ENTRIES	9'-0" AFG	BLACK	LUMIERE 303-W1-LED81-3000- UNV-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
SL4	SL4
Comments	Date
Prepared by	

DESCRIPTION

The Archon™ 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.

SPECIFICATION FEATURES

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.

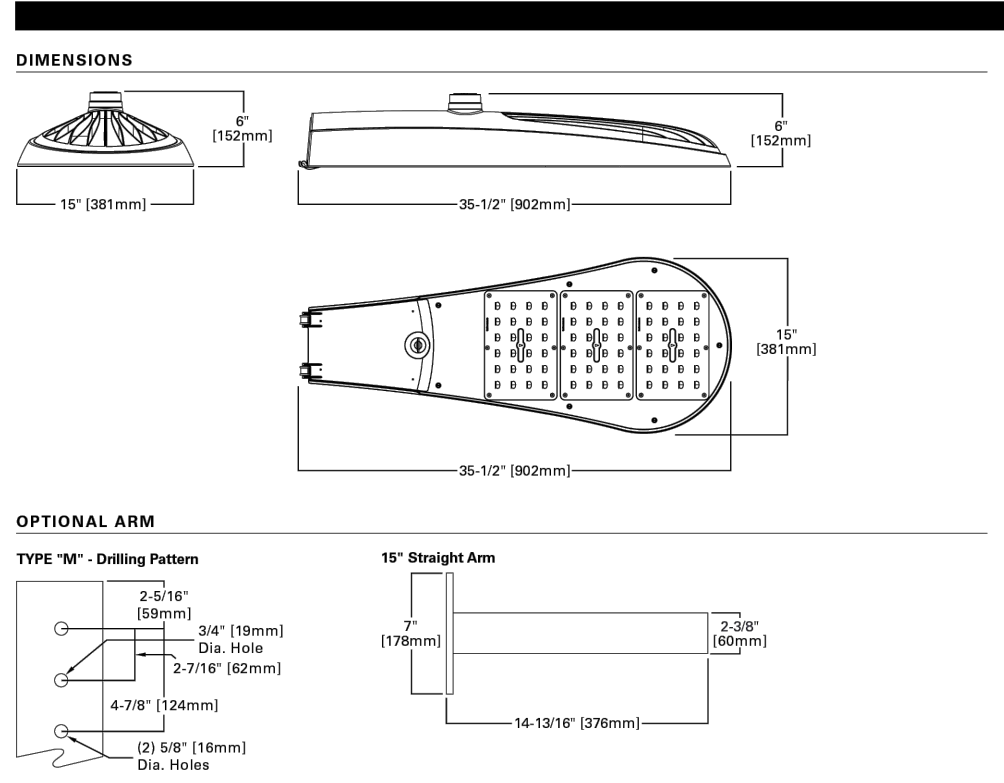
Optics
Choice of four patented, high-efficiency AccuLED Optics. Available in Type IR, II, IV wide and V square wide the optics are precisely designed to shape the distribution maximizing efficiency and application spacing. Offered standard in 4000K (± 275K CCT and minimum 70 CRI. Optional 3000K, 5000K 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 T29,

T3, and T4W optics. Optics are IP66 enclosure rated.
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 IAH, 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 splitfit with cast-in pipe stop and 2.5" leveling slots. 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 adapter 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 protection against fade and wear. Consult your lighting representative at Eaton for a complete selection of standard colors.

Warranty
Five-year warranty, ten-year warranty optional.



CERTIFICATION DATA
UL and ULX Wet Location Listed
IP66-Rated Optics
3G Vibration Rated
90-8001

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
≤20% Total Harmonic Distortion
120-277V 50/60Hz
40°C Minimum Temperature Rating
40°C Ambient Temperature Rating
EPA
Effective Projected Area (Sq. Ft.): 0.86
SHIPPING DATA
Approximate Net Weight:
27 lbs. (12.2 kgs.)

TDS1024EN
March 26, 2019 2:30 PM

Streetworks

Catalog #	Type
SL1	SL1
Comments	Date
Prepared by	

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/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending 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.

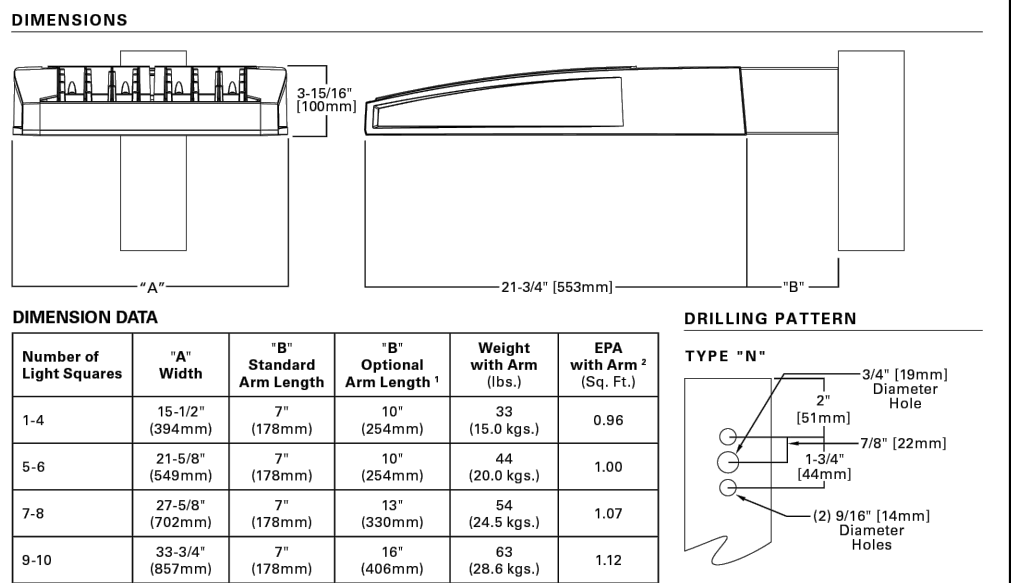
Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz,

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 adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT

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.



CERTIFICATION DATA
UL/cUL Wet Location Listed
IP66-Rated Optics
3G Vibration Rated
90-8001

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September 14, 2020 2:44 PM

ENERGY DATA
Electronic LED Driver
≥0.9 Power Factor
≤20% Total Harmonic Distortion
120V 277V 50/60Hz
347V & 480V 60Hz
40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

*www.designlights.org



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 80206NOT 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