

NEW DIGS ON 13TH PLACE

SITE PLAN WITH ADJUSTMENTS

LOT 5 EX W 82 FT BLK 1 B & K SUBDIVISION CITY OF AURORA AND COUNTY OF ARAPAHOE, STATE OF COLORADO

15591 E. 13TH PLACE AURORA, COLORADO 80011

SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, AINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING-FIRE LANE."
- COMMERCIAL PROJECTS BUILT UNDER THE 2018 IBC: "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2018 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) a117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHT-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSOR AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS INCLUDING LANDSCAPING AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGHT TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LAND OWNER RECOGNIZES AND ACCEPTS THE TERMS AND CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST 6" BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- TALL LANDSCAPING REDUCTION OPTION #2 IS REQUESTED TO REDUCE BUFFER WIDTH REQUIREMENTS ALONG RESIDENTIAL BUFFERS B AND C REFERENCE AURORA UDO ARTICLE 146-4 DEVELOPMENT STANDARDS TABLE 4.7-2 FOR ALLOWED REDUCTION.
- HE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBTSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-OF-WAY OWNED BY THE CITY OF AURORA IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HERE-IN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHT-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHT-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.

CONTACT INFORMATION

PROPERTY OWNER:

OMAR TINOCO
SUPERIOR ENTERPRISES
1117 PINEHURST CT.
BENNETT, CO 80102
P: 720.982.2029
E: jromar02@gmail.com,
superiorenterprises06@gmail.com

GENERAL CONTRACTOR:

T.B.D.

P:

E:

ARCHITECTURAL DRAWINGS:

SANDELLA DESIGN
PO BOX 731
CASTLEROCK, CO 80104
P: 719.839.0842
E: daniel@sandelladesign.com

STRUCTURAL ENGINEER:

SANDELLA DESIGN
PO BOX 731
CASTLEROCK, CO 80104
P: 719.839.0842
E: daniel@sandelladesign.com

ADJUSTMENTS

- ADJUSTMENT REQUESTED FOR BUILDING DESIGN TO NOT INCLUDE A DEFINED BASE, MIDDLE AND CAP. THE FACADE ELEMENTS OF THE BUILDING HAVE BEEN REVISED HOWEVER CREATING A DEFINED BASE, MIDDLE AND CAP WILL CHANGE THE INTENDED EXTERIOR DESIGN. AN ADJUSTMENT TO THIS IS REQUESTED TO KEEP INTENDED MODERN EXTERIOR DESIGN WITH THE PROPOSED VERTICAL STEEL SIDING AS THE FOCAL OF THE DESIGN AS IT BRINGS A MODERNIZED EXTERIOR APPEARANCE AND HIGH DURABILITY FOR WIND AND SNOW. REF: 4.8.5.B OF THE UDO STATES MULTIFAMILY DEVELOPMENTS SHALL HAVE A DEFINED BASE, MIDDLE AND CAP TO THE BUILDING ON EACH FACADE FACING A STREET OR A RESIDENTIAL ZONE DISTRICT.
- ADJUSTMENT REQUESTED FOR THE REQUIRED 15FT LANDSCAPE BUFFERS ALONG THE EAST AND WEST SIDES OF DWELLING TO BE REDUCED TO 10FT DUE TO THE NARROW WIDTH OF LOT AND DRIVE AISLE. PEDESTRIAN SIDEWALK AND OTHER SETBACK CODE REQUIREMENTS. THE TALL LANDSCAPE REDUCTION OPTION #2 SHALL BE USED TO MEET THE ADJUSTMENT REQUIREMENTS REFERENCE AURORA UDO 4.7.5 ARTICLE G REQUIRED LANDSCAPING BUFFER WIDTHS AND ALLOWED REDUCTIONS TABLE 4.7-2 FOR REQUIREMENTS.
- ADJUSTMENT FOR REQUIRED BUILDING PERIMETER LANDSCAPING OF 440 LF/ 110 PLANTS IS REQUESTED DUE TO THE NARROW LOT AND CODE REQUIREMENTS FOR PEDESTRIAN SIDEWALK, DRIVE AISLE ACCESS, AND PARKING. THE BUILDING PERIMETER IS SURROUNDED BY HARDSCAPE AND DOES NOT ALLOW FOR REQUIRED LANDSCAPING AROUND PERIMETER OF BUILDING. REQUESTING THE PROPOSED LANDSCAPING ALONG LANDSCAPE BUFFERS A-C COUNT TOWARDS THIS REQUIREMENT. REFERENCE CITY OF AURORA UDO 4.7.5 TYPES AND LOCATIONS.

CLERK AND RECORDER'S CERTIFICATION

State of Colorado
City of Aurora and County of Arapahoe
I hereby, certify that this instrument was filed for record in my office at ____ o'clock
_____, 20____ and duly recorded.
Clerk and Recorder;
By: _____ Deputy
Book No: _____
Page No: _____
Reception No: _____



VICINITY MAP



SHEET INDEX

SHEET NUMBER	SHEET NAME
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE PLAN CONT.
7	WEST AND EAST ELEVATIONS
8	NORTH, SOUTH AND STAIR ELEVATIONS
9	MONUMENT SIGN & TRASH ENCLOSURE ELEVATIONS
10	CARPORT & FENCE ELEVATIONS

SITE DATA

LAND AREA WITHIN PROPERTY LINES :	.56AC (24,415.42 S.F.)
NUMBER OF APARTMENT BUILDINGS:	1
NUMBER OF UNITS : (ALL UNITS SHALL BE FIRE SPRINKLERED)	6
BUILDING HEIGHT:	31 FEET 5-3/16 INCHES
TOTAL BUILDING COVERAGE: GFA:	.09AC (3,997 S.F) 16% 6,087 S.F
HARD SURFACE AREA:	(2,438.0 S.F.) 10%
LANDSCAPED AREA:	(10,677.0 S.F.) 43%
COMMON/ USEABLE OUTDOOR AREA:	(5,026.0 S.F.) 21%

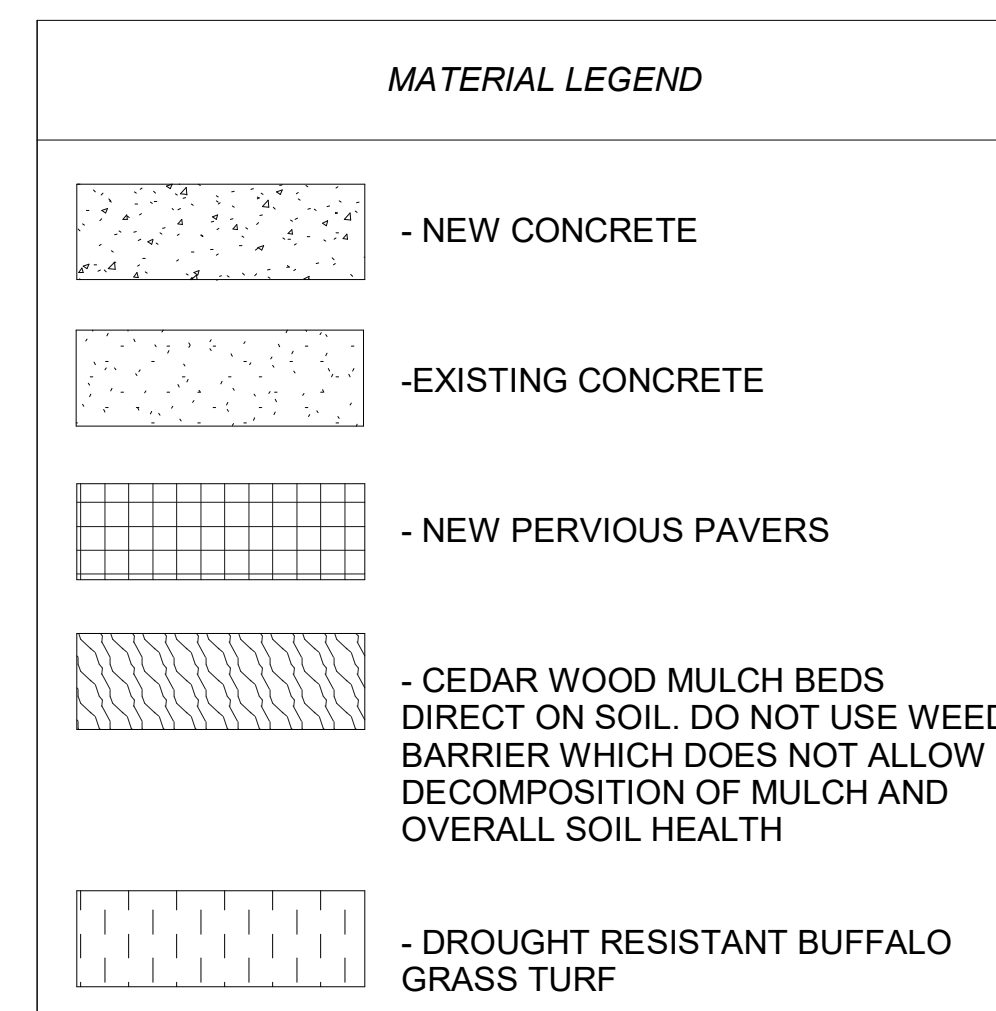
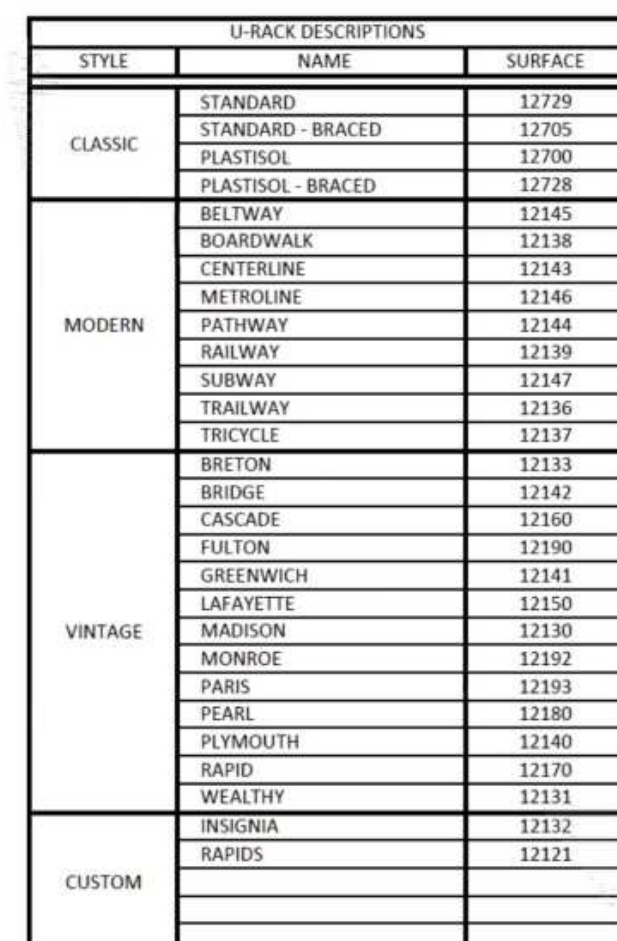
PRESENT ZONING CLASSIFICATION:	R-3
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA:	30 SF
PROPOSED TOTAL SIGN AREA:	14 SF
PROPOSED NUMBER OF SIGNS:	1
PROPOSED MONUMENT SIGN AREA:	14 SF
PARKING SPACE REQUIRED: 1 SPACE PER UNIT GUEST PARKING 1 SPACE FOR EVERY 5 UNITS	6 1 7
PARKING SPACE PROVIDED: UNIT PARKING GUEST PARKING	6 2 8
CARPORT SPACES PROVIDED:	3
ACCESSIBLE SPACES REQUIRED: REQUIRED ADA (1-25 SPACES) X 1 SPACE	1
ACCESSIBLE SPACES PROVIDED:	1
VAN ACCESSIBLE SPACES PROVIDED:	1
LOADING SPACES REQUIRED:	N/A
LOADING SPACES PROVIDED:	N/A
BICYCLE BIKE SPACES REQUIRED:	2
2 U BIKE RACK SPACES PROVIDED:	4













CODE INFORMATION

BASE BUILDING	MULTI-FAMILY, NEW CONSTRUCTION
BUILDING ADDRESS	15591 E. 13TH PLACE AURORA, COLORADO 80011
BUILDING FIRE	AURORA AURORA
ARCHITECTURAL	2018 IBC
STRUCTURAL	2018 IBC
MECHANICAL	2018 IMC
PLUMBING	2018 IPC
ELECTRICAL	2018 NEC
FIRE PROTECTION	2018 IFC
FUEL GAS CODE	2018 IFGC
ENERGY CONSERVATION	2018 IMPC
METHOD OF COMPLIANCE	PRESCRIPTIVE/RESCHECK
CONSTRUCTION TYPE	V
OCCUPANCY CLASSIFICATION	R-2
NUMBER OF STORIES:	2 STORY W/ BASEMENT
GROUP	R-3
SQUARE FEET:	BASEMENT: 126 SQ. FT. FIRST FLOOR: 3035 SQ. FT. FIRST FLOOR BALCONIES: 330 SQ. FT. SECOND FLOOR: 3052 SQ. FT. SECOND FLOOR BALCONIES: 298 SQ. FT. TOTAL SQ. FT LIVING. = 6,841 SQ. FT.

COVER SHEET

15591 E. 13TH PLACE AURORA, COLORADO 80011



SYMBOL LEGEND	
	EXISTING FIRE HYDRANT
	EXISTING STORM INLET
	EXISTING UTILITY POLE
	ADA PARKING SYMBOL
	EXISTING MANHOLE
	NEW BIKE RACK
	NEW BOLLARD PATH LIGHTING
	NEW LIGHT POST
	NEW MAILBOXES
	FDC
	KNOX BOX
	NEW STREET LIGHT

DA-2259-00/2022-4010-00 NEW DIGS ON 13TH PLACE SITE PLAN WITH ADJUSTMENTS





NEW DIGS ON 13TH PLACE

SITE PLAN WITH ADJUSTMENTS



LOT 5 EX W 82 FT BLK 1 B & K SUBDIVISION CITY OF AURORA AND
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15591 E. 13TH PLACE AURORA, COLORADO 80011




PLANTING SCHEDULE

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	WATER USAGE	SIZE	IMAGE
AC	16	Alpine Currant	Ribes Alpinum	Medium	5 Gallon	
FL	24	Lilac 7'-6"	Syringa Vulgaris	Medium	5 Gallon	
NB	13	Ninebark	Physocarpus Opulifolius & Cultivars	Medium	5 Gallon	
RB	20	Redleaf Barberry	Berberis Thunbergii 'Atropurea'	Low	5 Gallon	
RS	7	Russian Sage	Perovskia Atriplicifolia 'Longin'	Medium	5 Gallon	
SS	20	Saskatoon Serviceberry	Amelanchier Alnifolia	Low	5 Gallon	
SA	12	Spirea	Spirea Japonica	Low	5 Gallon	
WE	13	Western Sand Cherry	Prunus Besseyi	Low	5 Gallon	


Deciduous shrub: 125

PP	1	Purple Pony Plum	Prunus Cerasifera 'Purple Pony'	Medium	1.5" Caliper	
SL	2	Sunburst Honey-Locust 35'	Gleditsia Triacanthos 'Sunburst'	Low	2.5" Caliper	
WC	2	Western Catalpa - 30'	Catalpa Speciosa	Low	2.5" Caliper	

Deciduous tree: 5

BP	2	Bristlecon Pine- 15'	Pinus Aristata	High	8' Height	
WS	14	Compact White Spruce - 12'	Picea Glauca	Medium	8' Height	
SP	5	Scotch Pine- 30'	Pinus Sylvestris	High	8' Height	

Evergreen tree: 21

FG	11	Fountain Grass	Andropogon Gerardii	High	1 Gallon	
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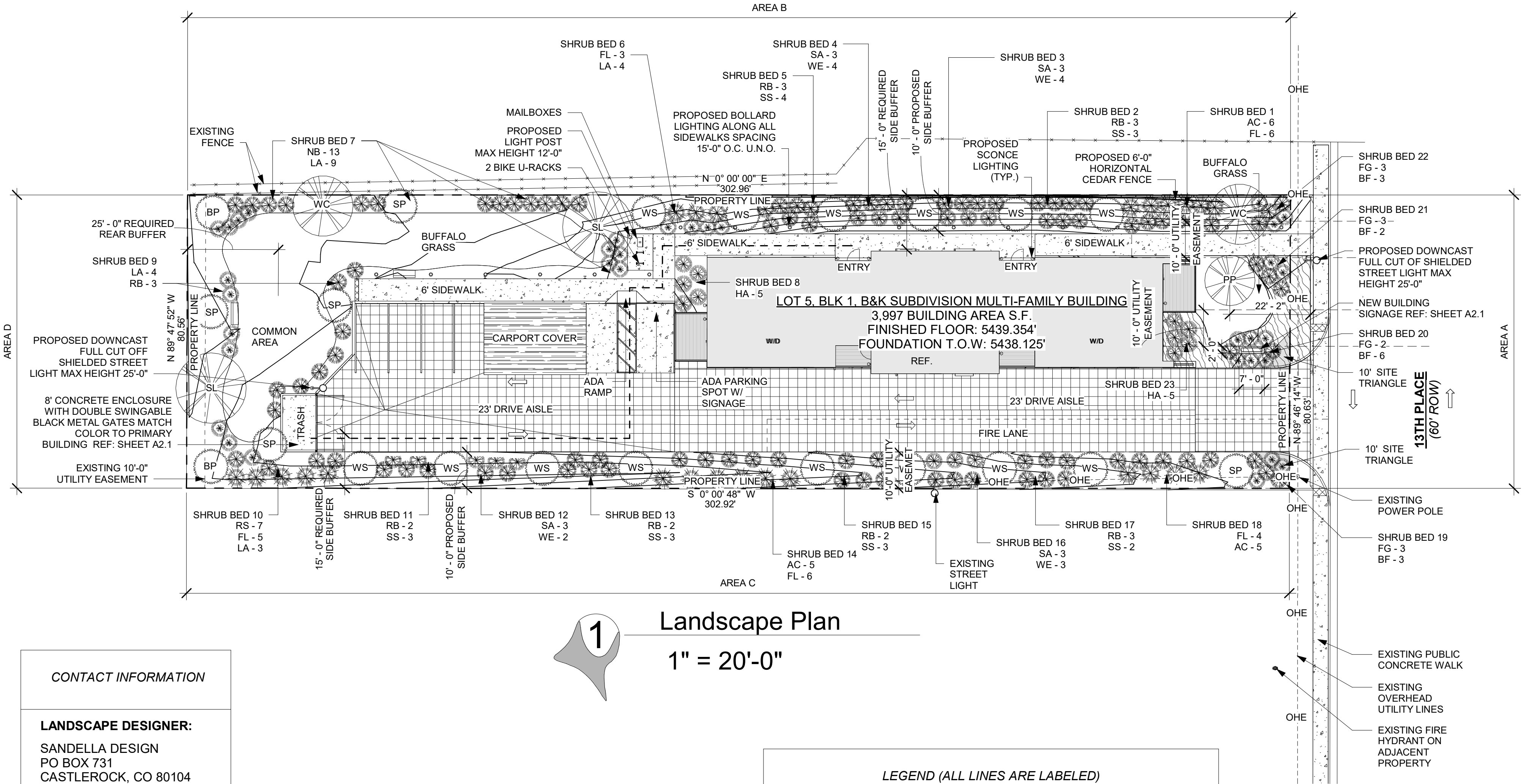
Ornamental grass: 11

BF	14	Blanket Flower	Gaillardia Aristata	High	1 Gallon	
HA	10	Hosta	Hosta Undulata	Medium	1 Gallon	
LA	20	Lavender	Lavendula	Medium	5 gallon	

Perennial: 44

Grand total: 206

SITE DATA TABLE	AREA IN SF	%
TOTAL SITE AREA:	24,415.42 SF	100%
BUILDING COVERAGE:	3,997.00 SF	16%
HARD SURFACE AREA:	2,467.00 SF	10%
LANDSCAPE AREA:	10,806.00 SF	44%
MAXIMUM % OF COOL SEASON GRASSES ALLOWED	6,103.86 SF	25%
% OF COOL SEASON GRASS PROVIDED	3,059.00 SF	13%



1 Landscape Plan
1" = 20'-0"

CONTACT INFORMATION

LANDSCAPE DESIGNER:
SANDELLA DESIGN
PO BOX 731
CASTLEROCK, CO 80104
P: 719.839.0842
E: daniel@sandelladesign.com

MATERIAL LEGEND

- NEW CONCRETE

-EXISTING CONCRETE

- NEW PERVIOUS PAVERS

- CEDAR WOOD MULCH BEDS
DIRECT ON SOIL. DO NOT USE WEED
BARRIER WHICH DOES NOT ALLOW
DECOMPOSITION OF MULCH AND
OVERALL SOIL HEALTH

- DROUGHT RESISTANT BUFFALO
GRASS TURF

SYMBOL LEGEND

EXISTING FIRE HYDRANT

EXISTING STORM INLET

EXISTING UTILITY POLE

ADA PARKING SYMBOL

EXISTING MANHOLE

NEW BIKE RACK

NEW BOLLARD PATH
LIGHTING

NEW LIGHT POST

NEW MAILBOXES

FDC

KNOX BOX

NEW STREET LIGHT

LEGEND (ALL LINES ARE LABELED)

ZONE LOT LINES

EASEMENT

ROOF LINE

STRUCTURE FOOTPRINT - TRANSPARENT GRAY HATCH

CONCRETE PATIO OR SIDEWALK - CONCRETE HATCH

EXISTING FENCE

S.B. - SETBACK

PROPOSED CONTOUR

ADA ACCESSIBLE ROUTE

OVERHEAD UTILITY LINE

LANDSCAPE PLAN

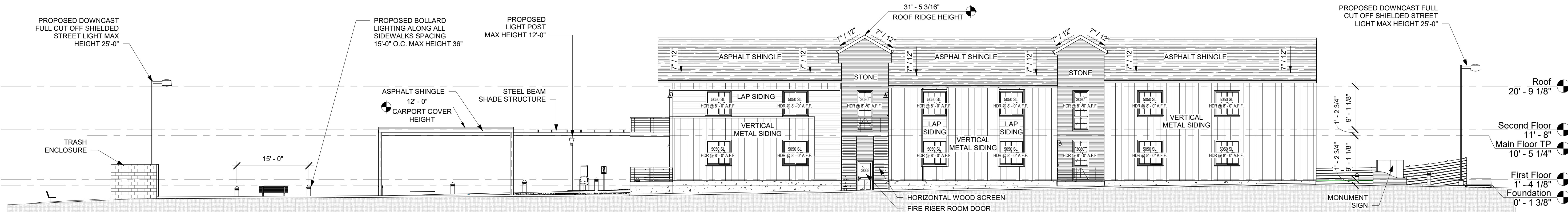
NOT FOR CONSTRUCTION

NEW DIGS ON 13TH PLACE

SITE PLAN WITH ADJUSTMENTS

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WEST ELEVATION

3/32" = 1'-0"

ROOF CONSTRUCTION:
ASPHALT SHINGLES OVER 30# FELT FULL
COVERAGE WATER-PROOF MEMBRANE IN
VALLEYS & 2" ON EVE'S OVER PLY./OSB
SHEATHING OVER TRUSSES W/ SOFFIT /
RIDGE VENTING. TRUSSES TO HAVE 14"
ENERGY HEEL HEIGHT.

EXTERIOR WALL CONSTRUCTION
6" VERTICAL STEEL SIDING OVER
1/2" SHEATHING
2x6's @ 16" O.C.
R-21 BATT INSULATION
POLYETHYLENE VAPOR BARRIER
1/2" GYPSUM BOARD

BASEMENT WALL CONSTRUCTION
8" CONCRETE FOUNDATION WALL
2x4's @ 16" O.C. W/ 1" CL. MIN.
R-19 BATT INSULATION MIN.
1/2" GYPSUM BD
OR R-15 CONT. BLANKET DIRECTLY
ATTACHED TO CONC. WALL.

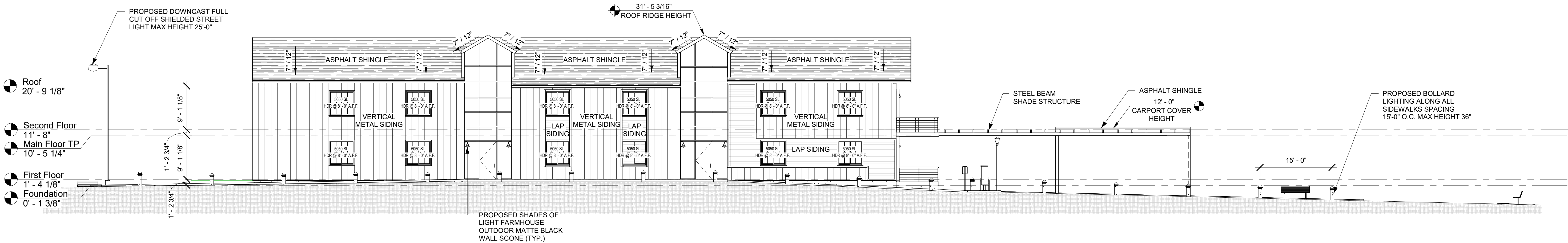
RAILING AND FASCIA
PAINT COLOR

Tricorn Black
Sherwin Williams

BRIDGERSTEEL ULTRA BATTEN WALL MATTE
BLACK PRE-FINISHED VERTICAL STEEL SIDING

BRIDGERSTEEL
MATTE BLACK
TSR .277 E .86 SRI 27

SHADES OF LIGHT FARMHOUSE
OUTDOOR WALL SCONCE
MATTE BLACK
SKU OL0027



EAST ELEVATION

3/32" = 1'-0"

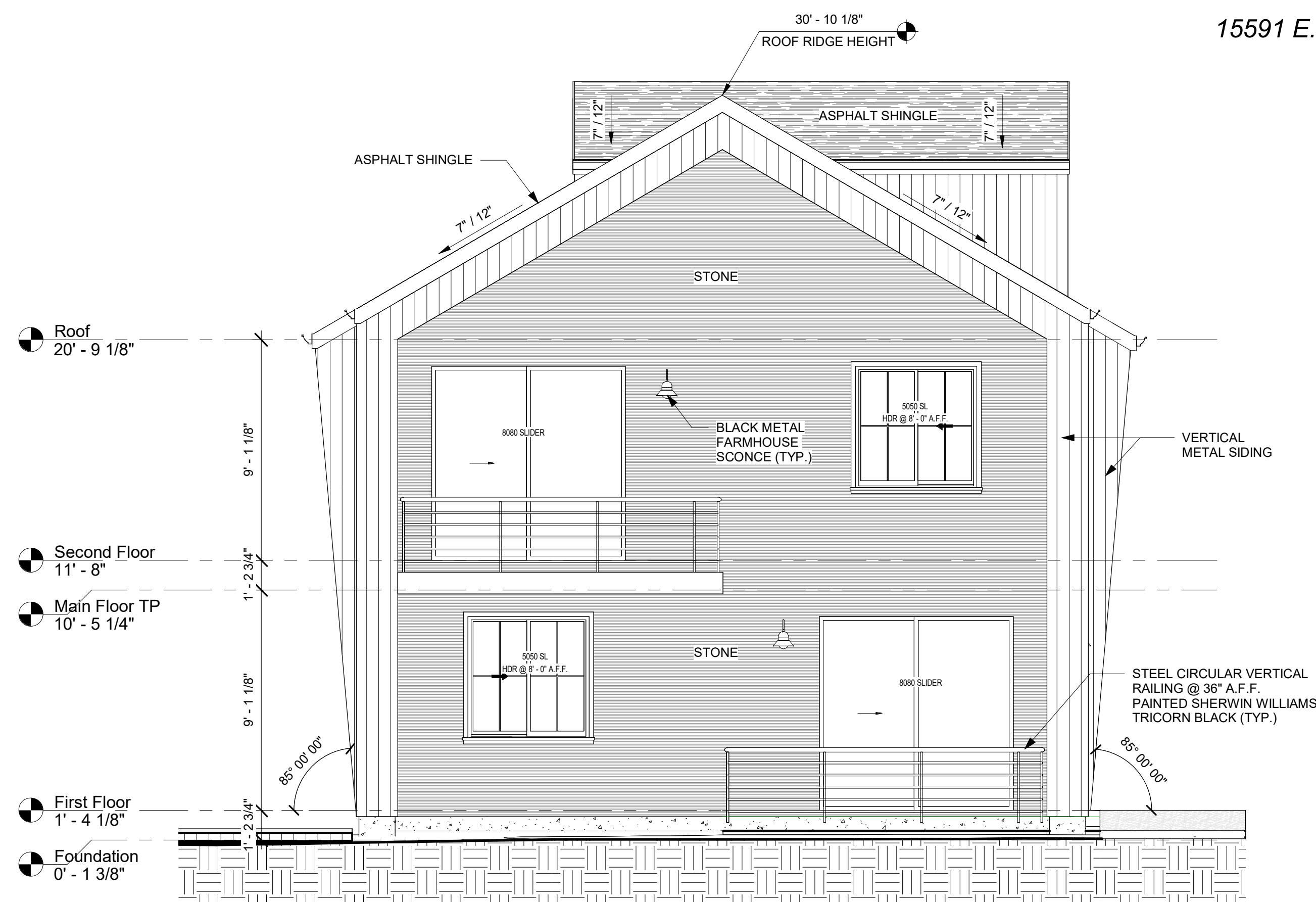
WEST AND EAST
ELEVATIONS

NEW DIGS ON 13TH PLACE

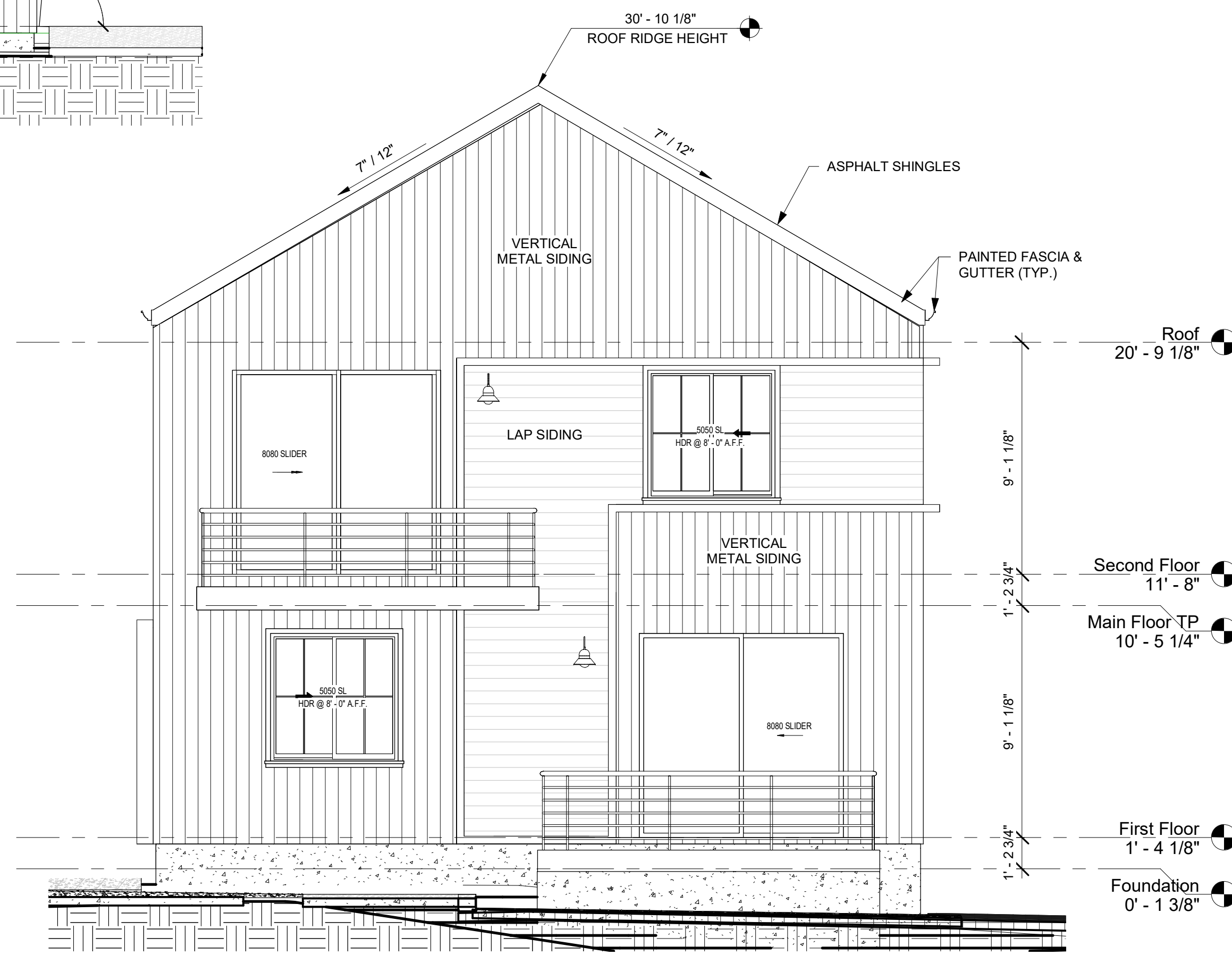
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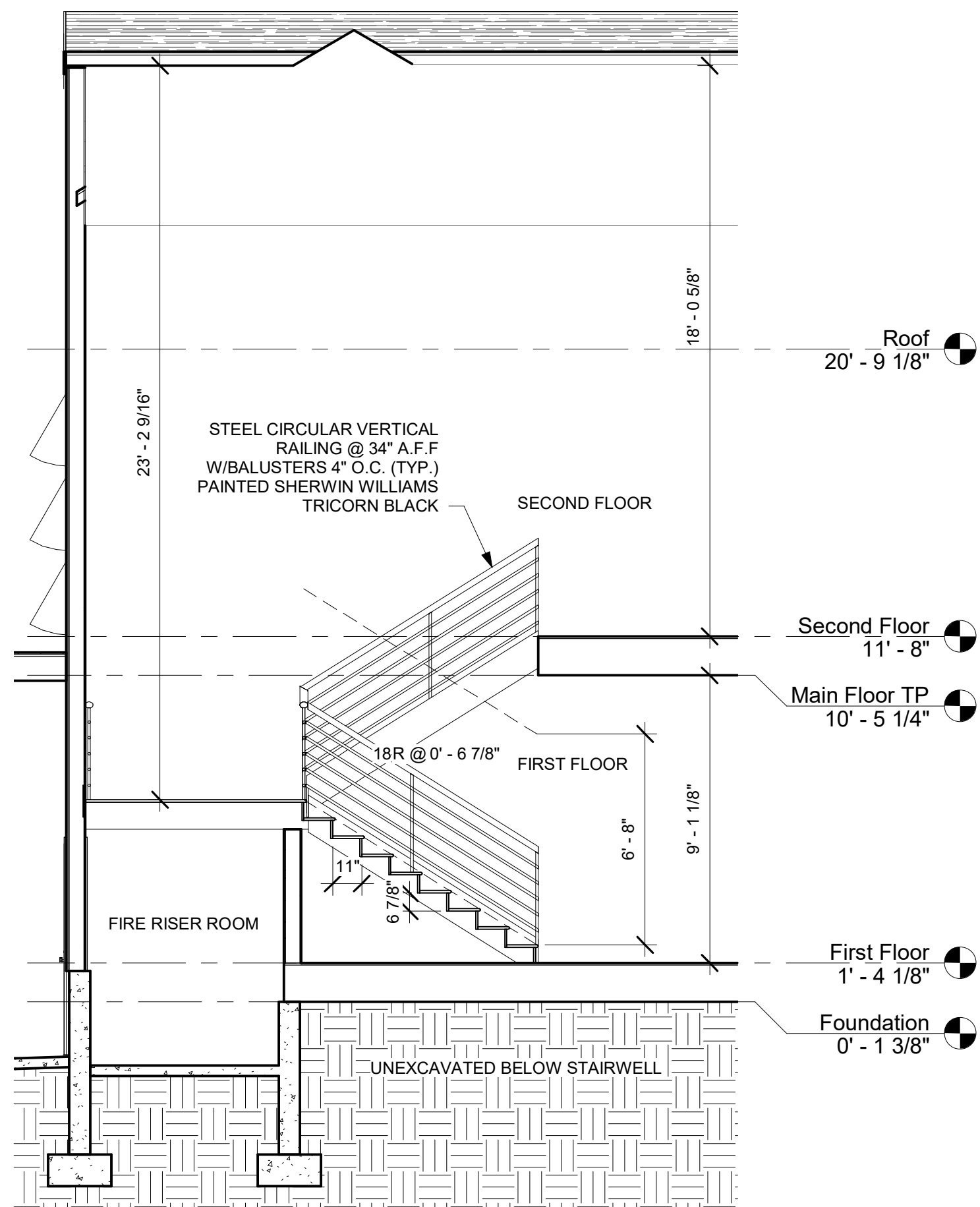
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1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



3 STAIR ELEVATION
1/4" = 1'-0"

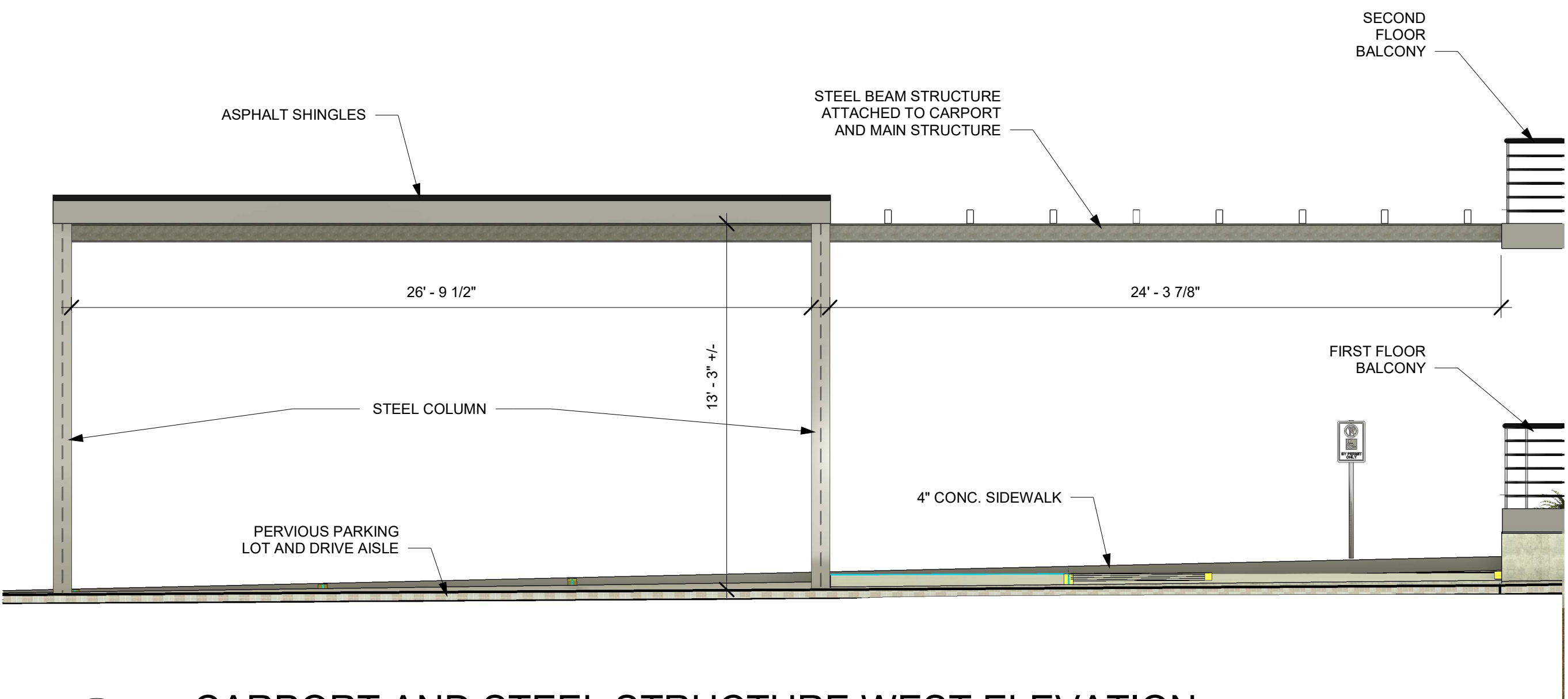
NORTH, SOUTH AND
STAIR ELEVATIONS

NEW DIGS ON 13TH PLACE

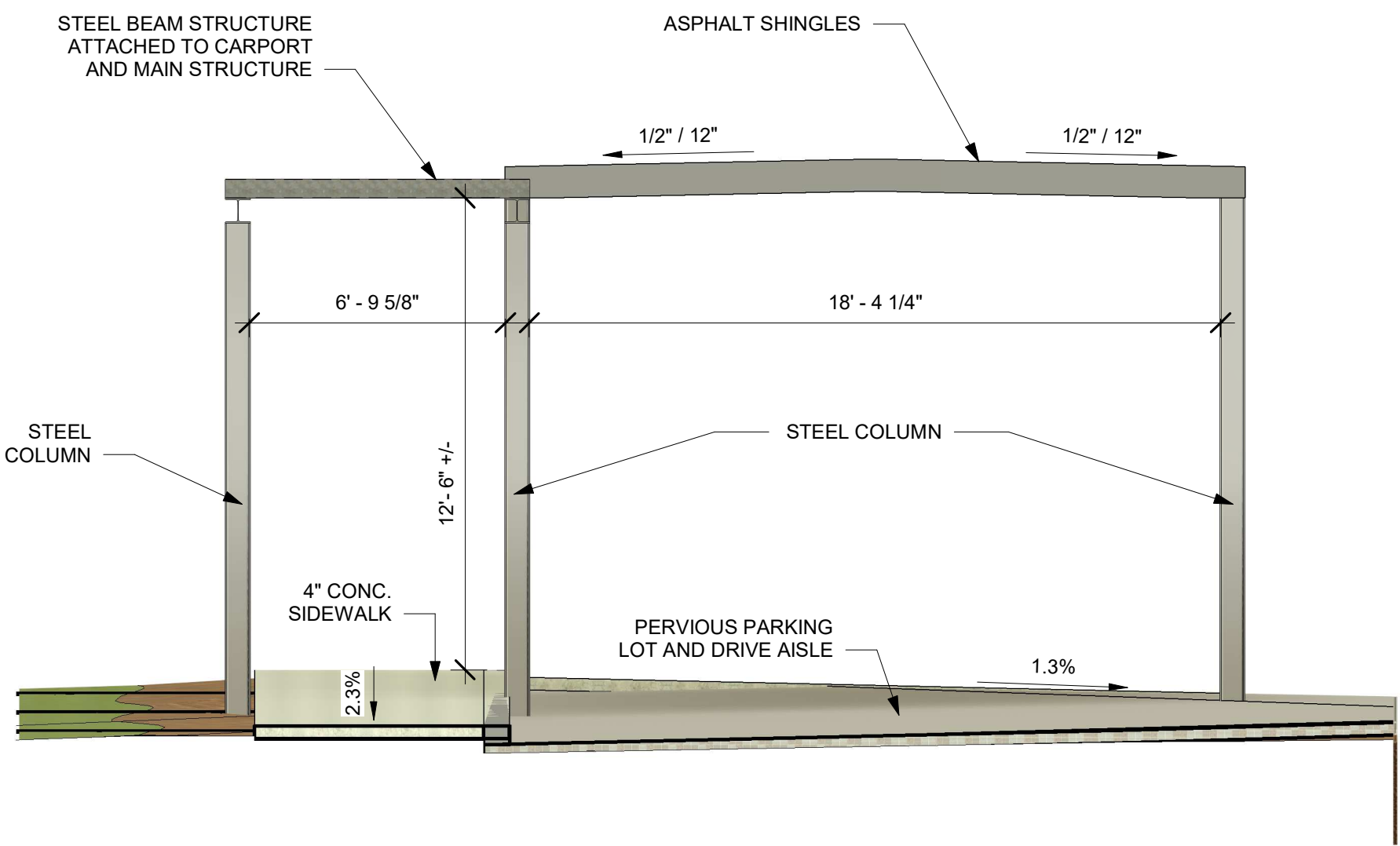
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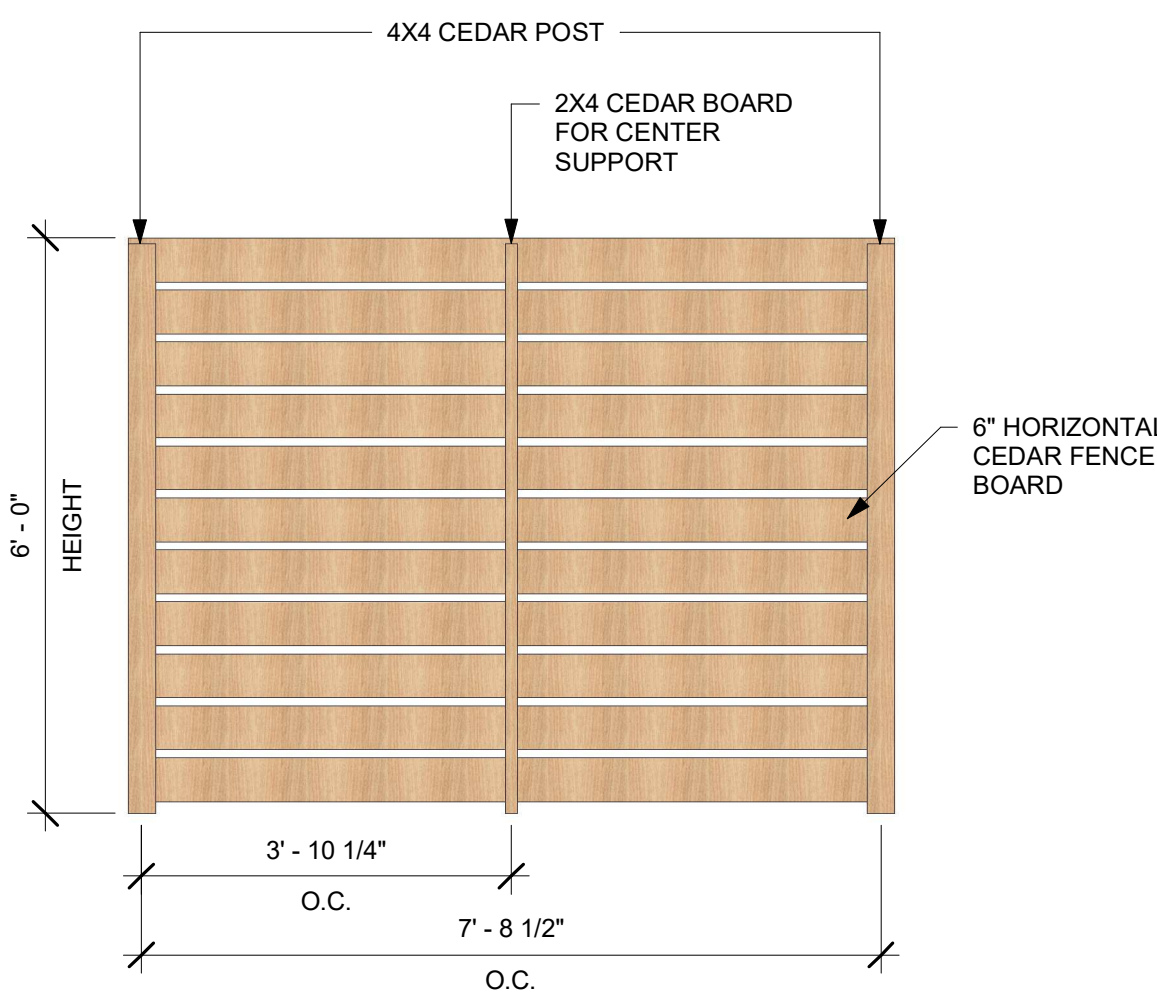
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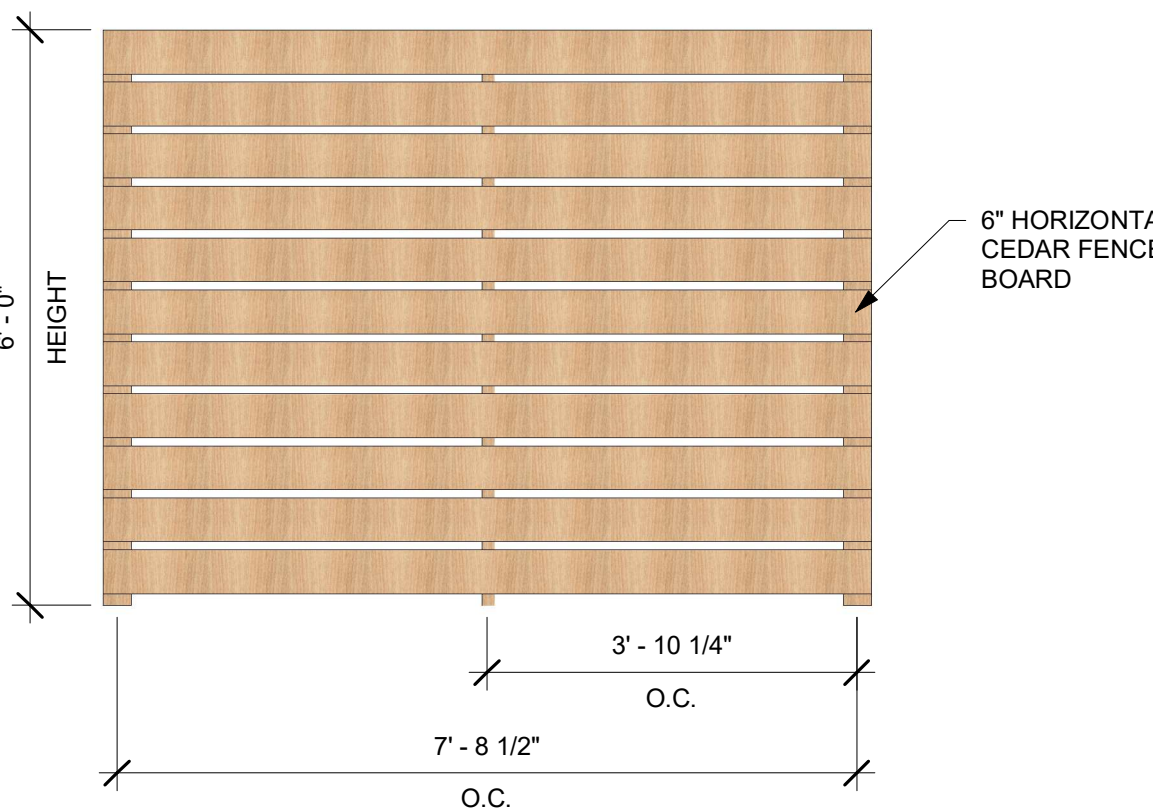
1 CARPORT AND STEEL STRUCTURE WEST ELEVATION
1/4" = 1'-0"



2 CARPORT AND STEEL STRUCTURE NORTH ELEVATION
1/4" = 1'-0"



3 FENCE WEST ELEVATION
1/2" = 1'-0"



4 FENCE EAST ELEVATION
1/2" = 1'-0"

CARPORT & FENCE
ELEVATIONS