

# 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

## LEGAL DESCRIPTION

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

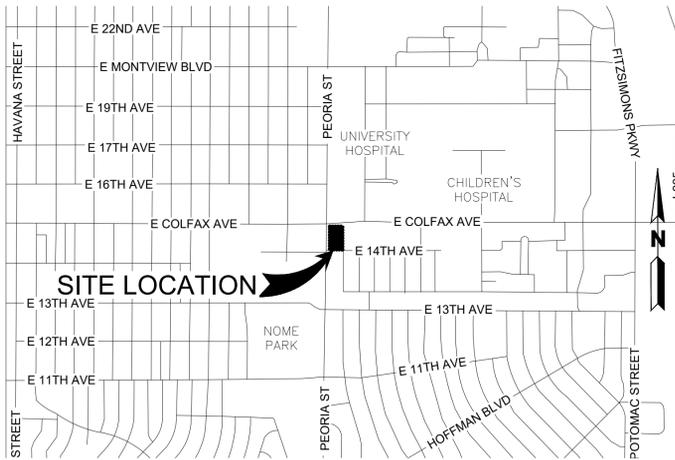
## PROJECT DATA

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, \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.

BY: \_\_\_\_\_  
 (PRINCIPALS OR OWNERS)

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO  
 COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

BY: \_\_\_\_\_  
 (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
 (NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

## CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

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 RAEI	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 MATT JOBLON	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

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

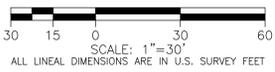
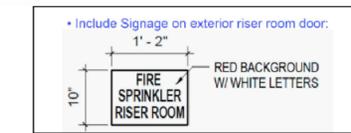
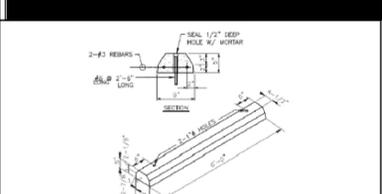
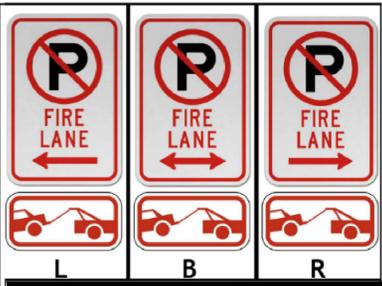
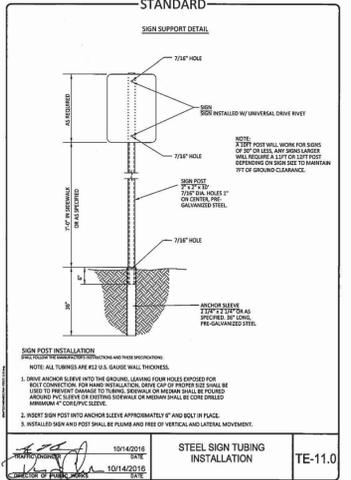
**SIGHT TRIANGLE LEGEND**

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


SIGN TYPE A      SIGN TYPE B

**FIRE LANE SIGN NOTES**

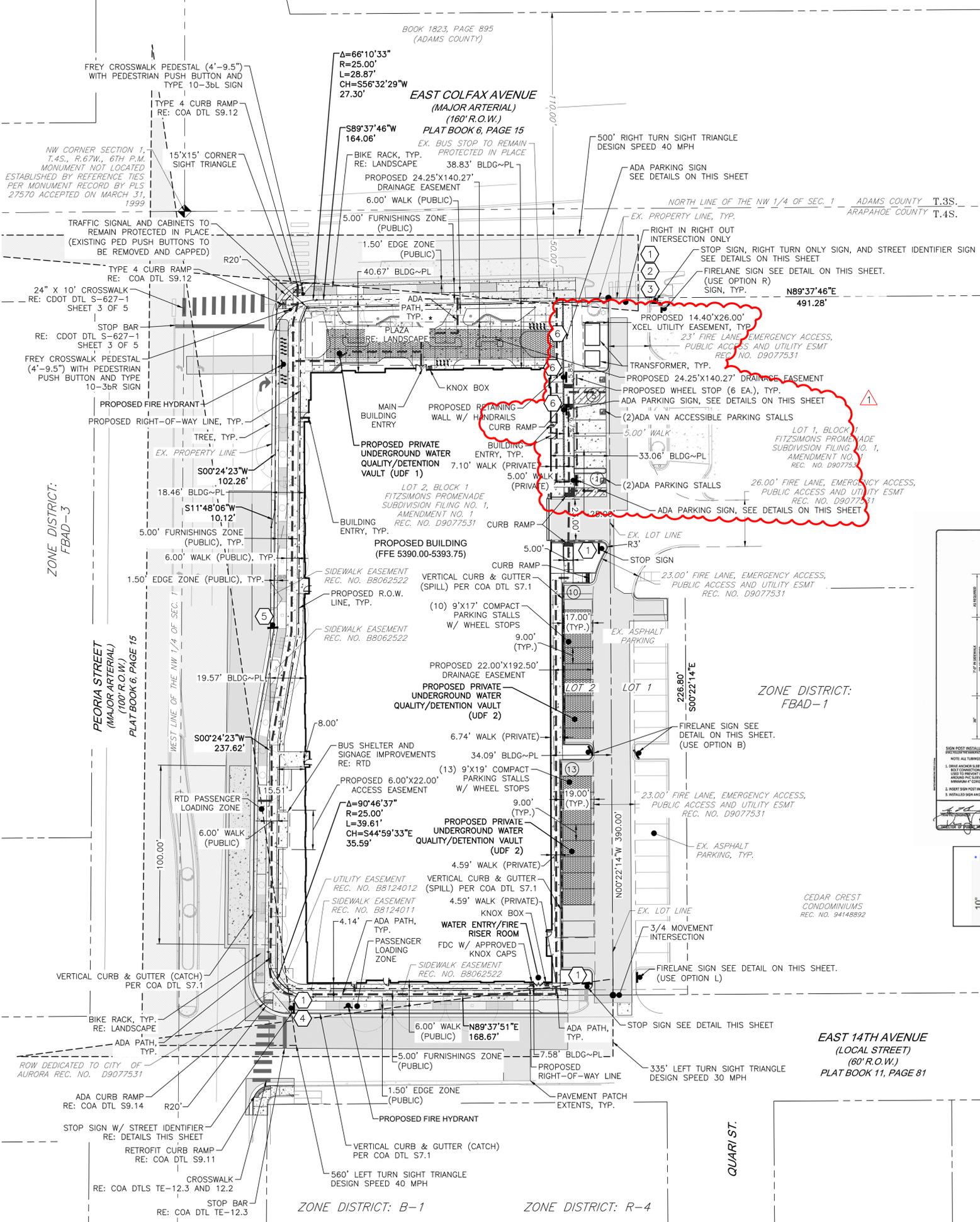
- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON 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**

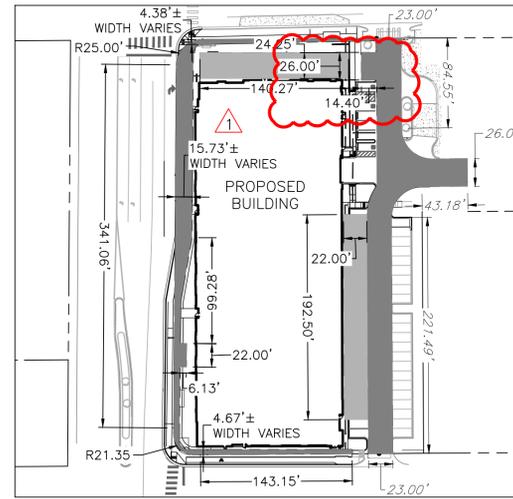
---	MAPPED STORM SEWER
---	MAPPED SANITARY SEWER
---	MAPPED WATER LINE
---	MAPPED IRRIGATION LINE
---	MAPPED GAS LINE
---	MAPPED ELECTRIC LINE
---	MAPPED FIBER OPTICS
---	MAPPED TELEVISION
---	MAPPED TELEPHONE
---	MAPPED OVERHEAD ELECTRIC

**LEGEND**

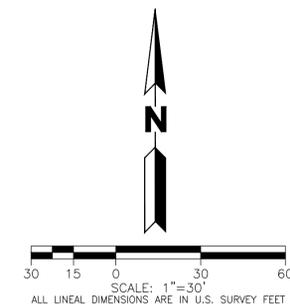
EXISTING	PROPOSED
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SECTION LINE
---	EASEMENT
---	RETAINING WALL
---	CURB & GUTTER
---	CURB & GUTTER (SPILL)
---	CURB & GUTTER (CATCH)
---	ASPHALT
---	CONCRETE/SIDEWALK
---	UNDERGROUND DETENTION FACILITY
---	CONTOURS
---	UTILITY CROSSING
---	STORM SEWER
---	STORM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



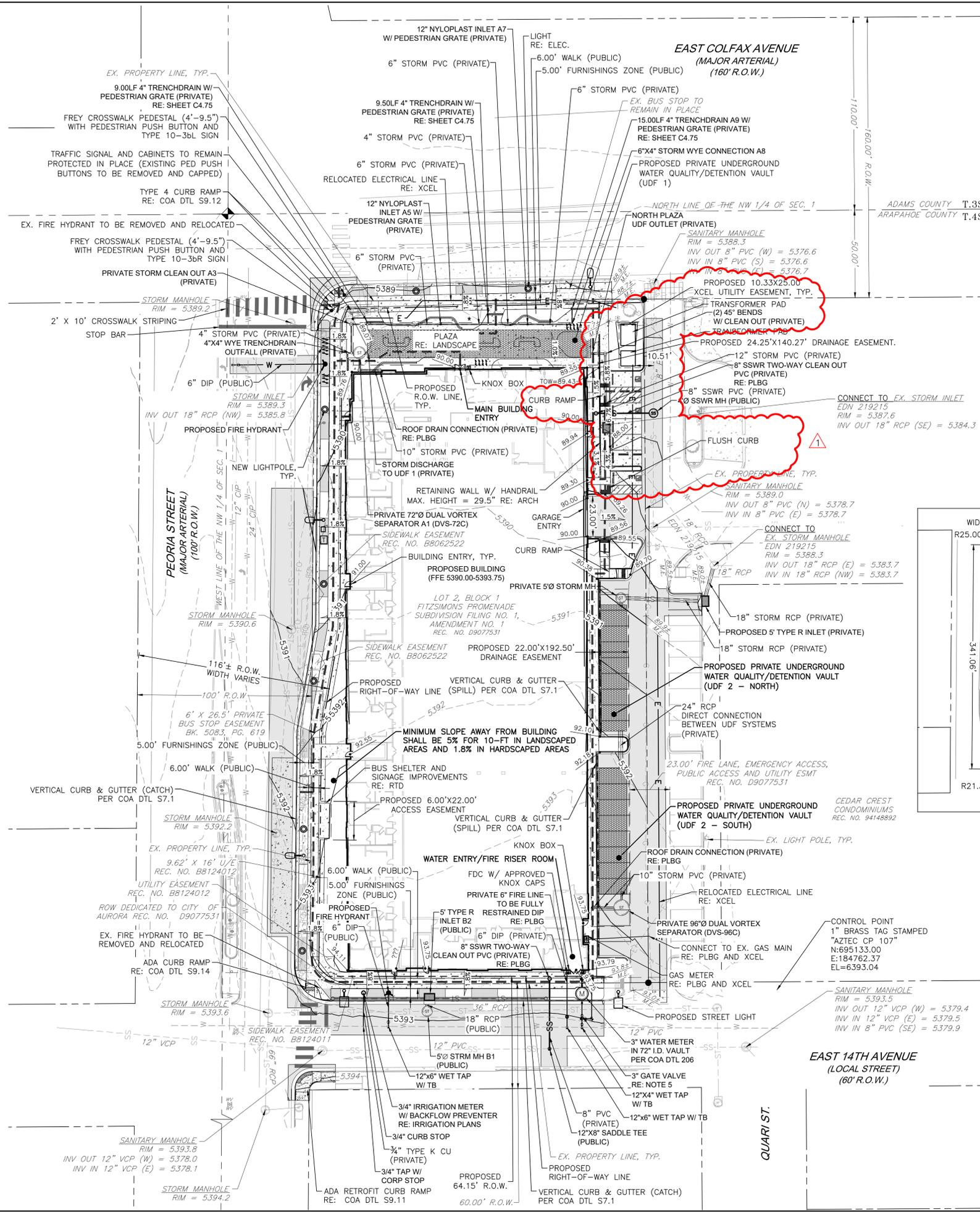
**EASEMENT KEY**  
SCALE: 1"=80'



**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'

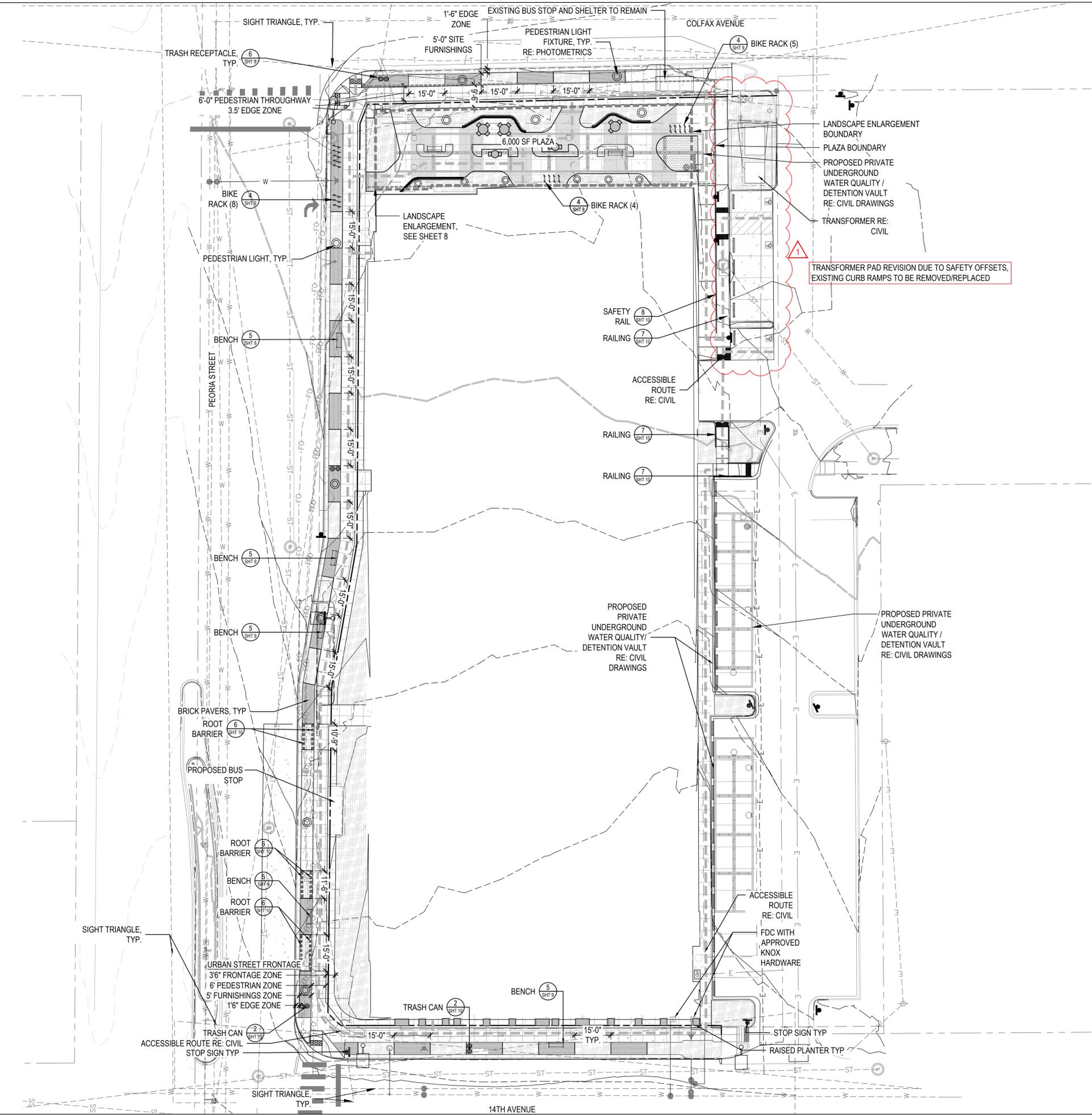


CHECKED BY:  
DRAWN BY:

XX  
XX

**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

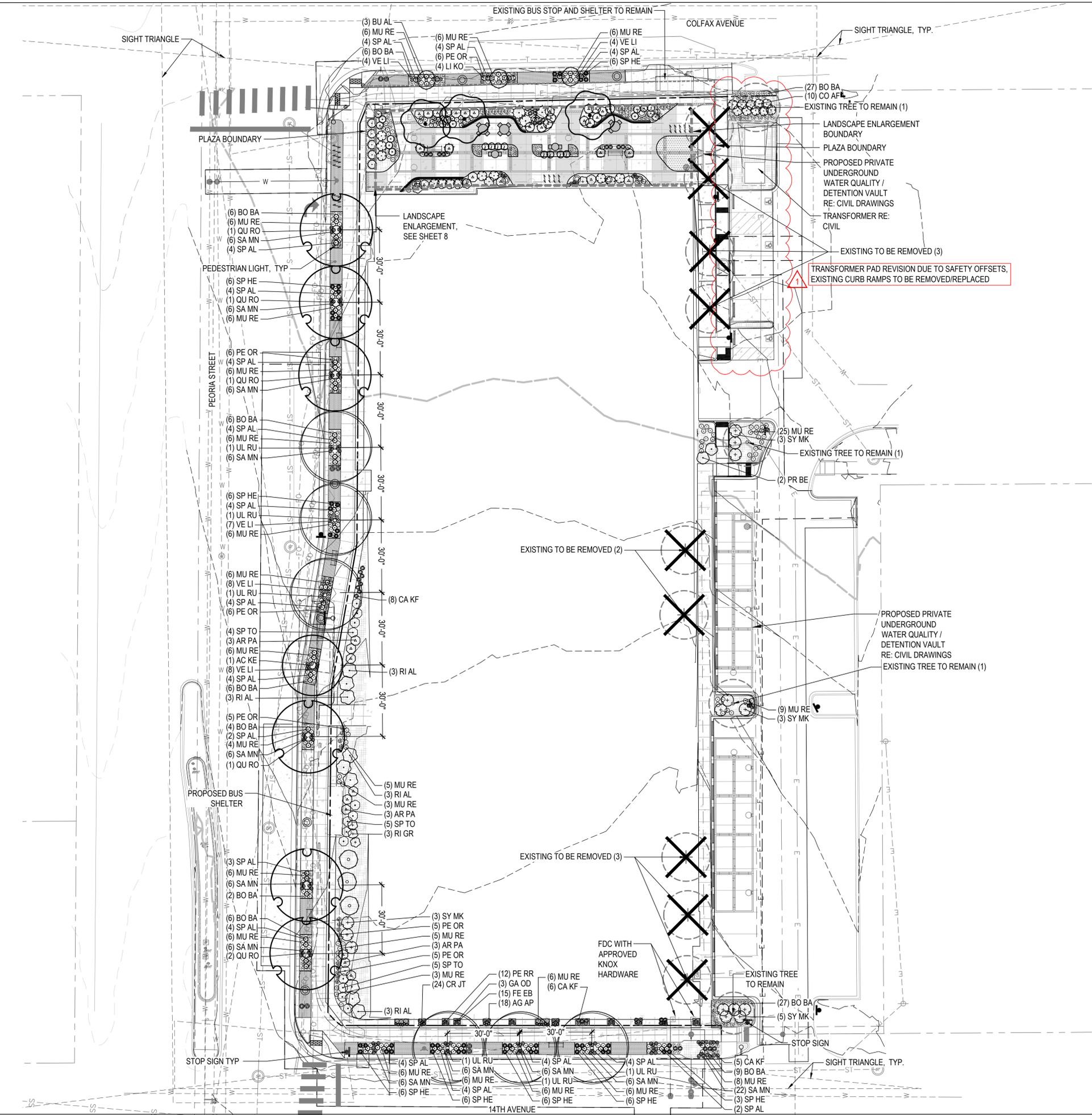
**811** NORTH  
 SCALE 1" = 20'

### 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

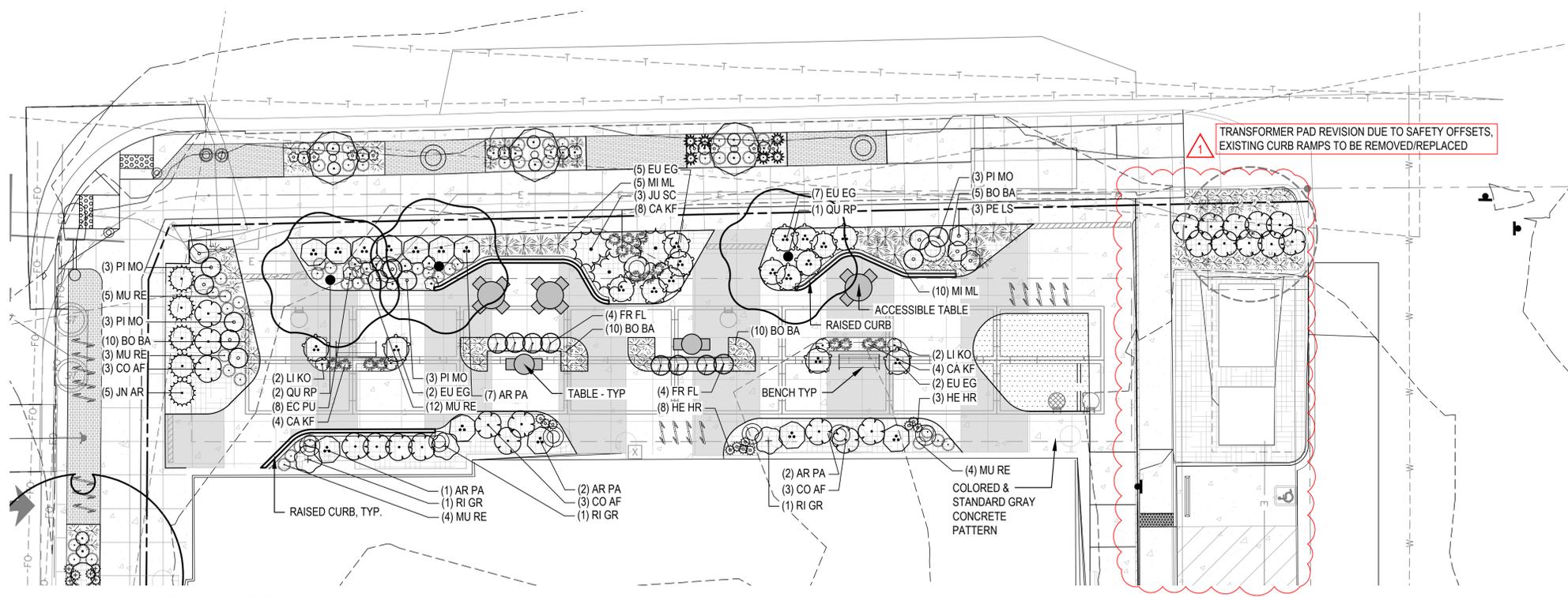
SCALE 1" = 20'



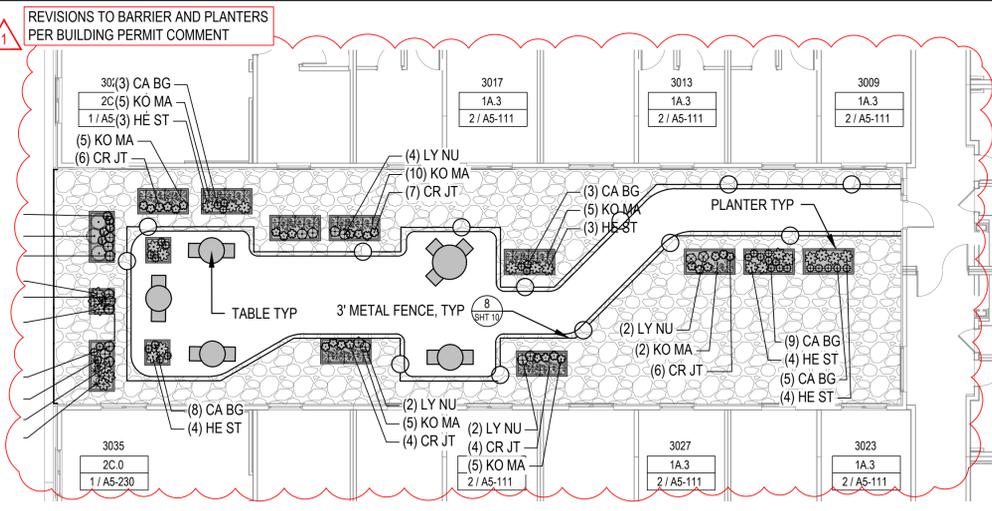
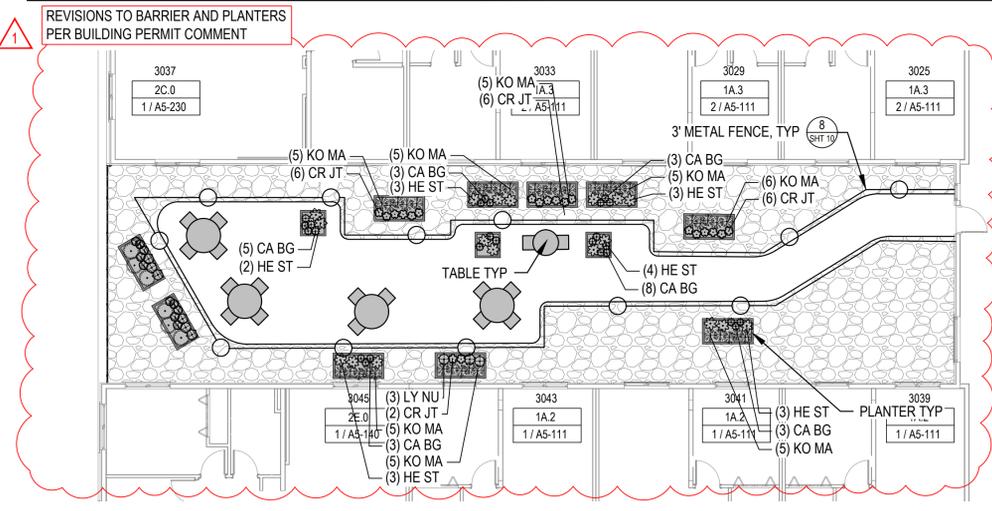
CHECKED BY: XX  
 DRAWN BY: XX

**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)

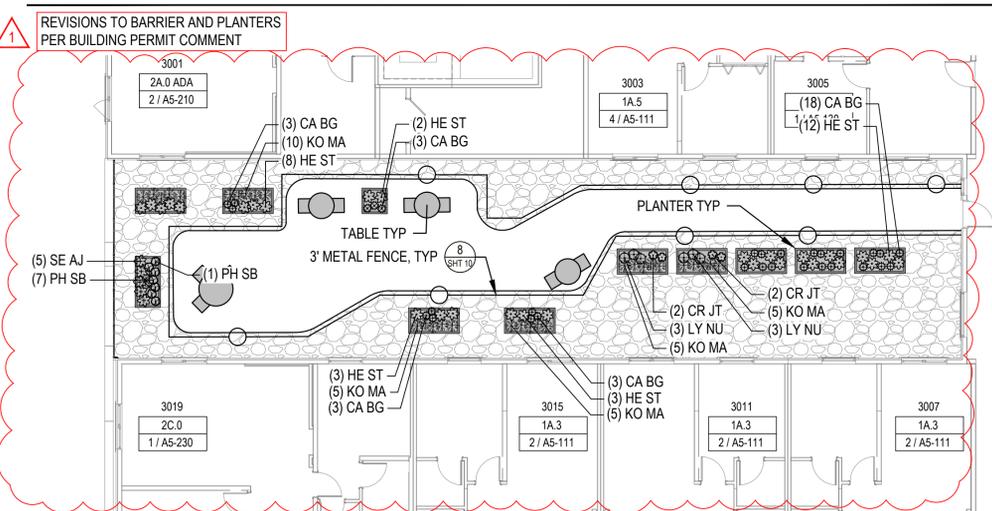


**PLAZA LANDSCAPE ENLARGEMENT**



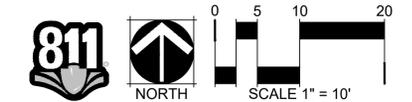
**SOUTH AMENITY DECK LANDSCAPE PLAN**

**CENTRAL AMENITY DECK LANDSCAPE PLAN**

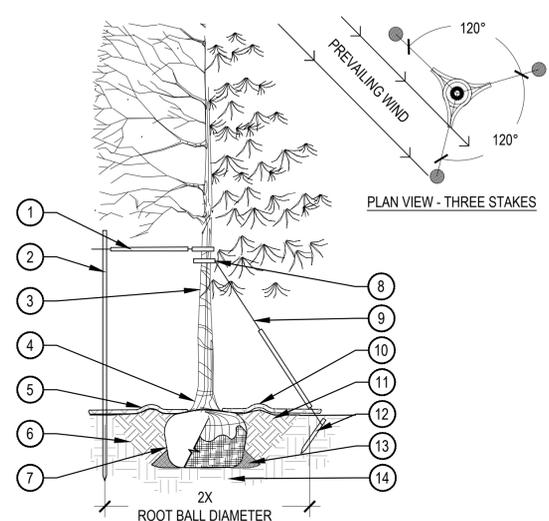


**NORTH AMENITY DECK LANDSCAPE PLAN**

CHECKED BY: XX  
 DRAWN BY: XX



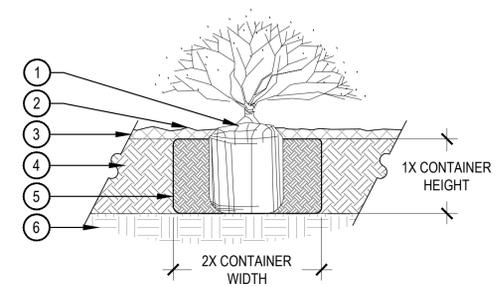
- PRUNING NOTES:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
  - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
    - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
    - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
    - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
  - WIRE OR CABLE SHALL BE MIN. 12 GAUGE. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER. ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
- 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 4'-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

**1 TREE PLANTING DETAIL**

SCALE: 3/16" = 1'-0"

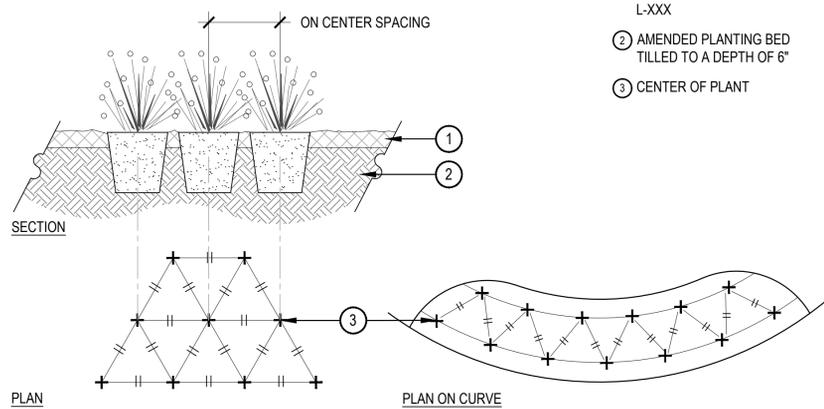


- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH, REFER TO NOTES
- TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- BACKFILLED AMENDED SOIL
- UNDISTURBED SOIL

- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
  - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
  - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
  - DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
  - PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

**2 SHRUB PLANTING**

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



- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

- NOTES:**
- WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

**3 PERENNIAL PLANT LAYOUT**

SCALE: 1" = 1'-0"

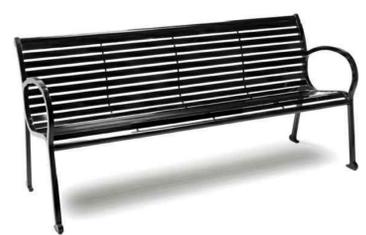
LANDSCAPE FORMS OR APPROVED EQUAL  
 PRODUCT: LOOP BIKE RACK  
 COLOR: DESIGNER PALLATE ARCHITECTURAL SERIES - NUTMEG  
 NOTE: LOOP MUST BE EMBEDDED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS



**4 BIKE RACK**

NTS

LANDSCAPE FORMS OR APPROVED EQUAL  
 PRODUCT: BACKED 72" SCARBOROUGH BENCH  
 COLOR: BLACK  
 SURFACE MOUNT  
 NOTE: MOUNT AND INSTALL PER MANUFACTURERS SPECIFICATIONS



**5 BENCH**

NTS



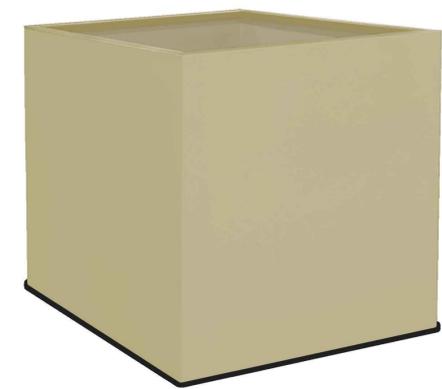
ANOVA OR APPROVED EQUAL  
 PRODUCT: EXPOSITION TABLE WITH 2 CONTOUR SEATS  
 ACCESSIBLE MODEL TO BE EXPOSITION ADA TABLE WITH 4 CONTOUR SEATS  
 COLOR: TEXTURED CHARCOAL  
 SURFACE MOUNT  
 NOTE: INSTALL PER MANUFACTURERS SPECIFICATIONS. ADA VERSION AVAILABLE WHERE NEEDED.

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



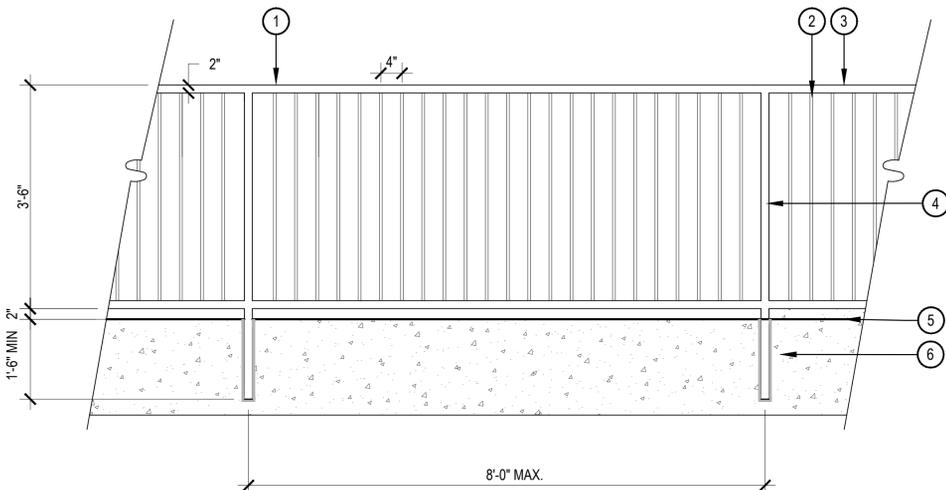
ANOVA FURNISHINGS OR APPROVED EQUAL  
 PRODUCT: 36" CUBE RIMMED ALUMINUM PLANTER #PLAC3636A  
 COLOR: TEXTURED SANDSTONE  
 SURFACE MOUNT  
 NOTE: MOUNT AND INSTALL PER MANUFACTURERS SPECIFICATIONS

3 SQUARE PLANTER



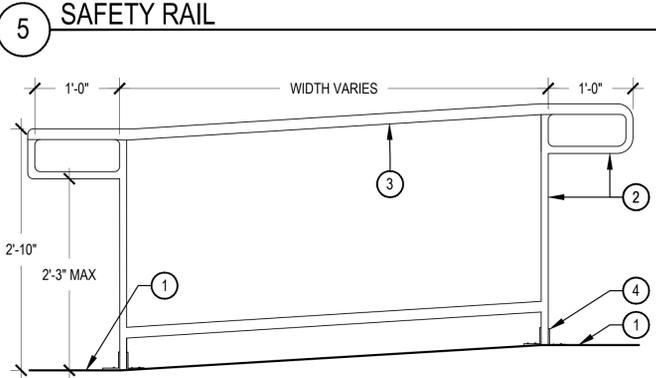
ANOVA FURNISHINGS OR APPROVED EQUAL  
 PRODUCT: 24"H X 36"W X 72"L RECTANGULAR RIMMED ALUMINUM PLANTER  
 COLOR: BROWN  
 SURFACE MOUNT  
 NOTE: MOUNT AND INSTALL PER MANUFACTURERS SPECIFICATIONS  
 MPN#: PLART242046A

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

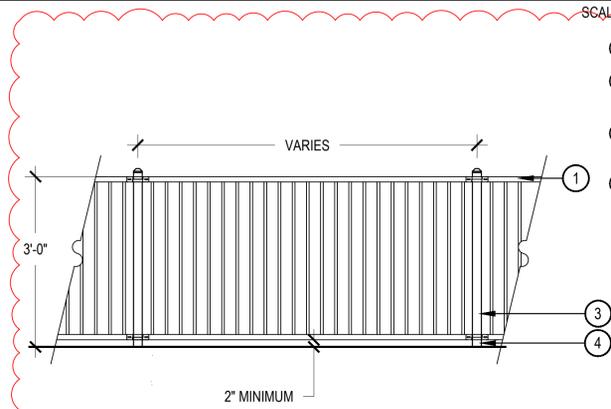
5 SAFETY RAIL



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

7 HANDRAIL AT RAMP

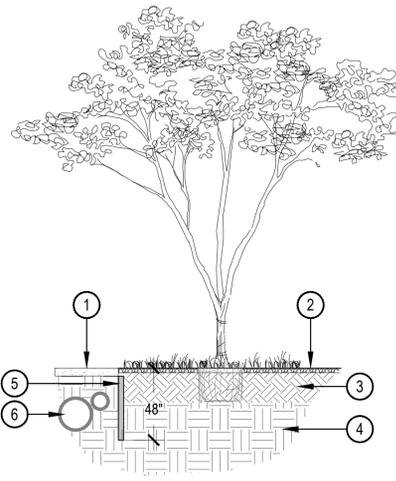


- 1 1"x1" MINIMUM TOP METAL RAIL
- 2 3/4" MINIMUM SQUARE METAL PICKET, 4" ON CENTER
- 3 2" MINIMUM SQUARE METAL POST
- 4 REFER TO ARCHITECTURE FOR CONNECTION TO SLAB

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

8 3' METAL FENCE

REVISIONS TO BARRIER AND PLANTERS PER BUILDING PERMIT COMMENT

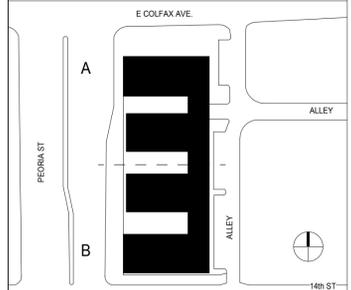


- 1 SIDEWALK - SEE HARDSCAPE PLAN
- 2 FINISHED GRADE
- 3 AMENDED PLANTING SOIL
- 4 UNDISTURBED SUBGRADE
- 5 ROOT BARRIER - MODEL: UB 18-2 MANUFACTURED BY DEEPROOT OR APPROVED EQUAL. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
- 6 ADJACENT UTILITIES - SEE CIVIL PLAN

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

6 ROOT BARRIER

**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 - MONICHOOLS WIRE MESH TECHNIA 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 ELEVATIONS.
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
- 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 - BLACK DIAMOND
- 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)  
MONICHOOLS - TECHNIA 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%



**BUILDING ELEVATION - EAST**

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



**BUILDING ELEVATION - NORTH**

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



STUDIO LIGHTNING  
63 SUNSET DR.  
BAILEY, CO 80421  
303.242.1572

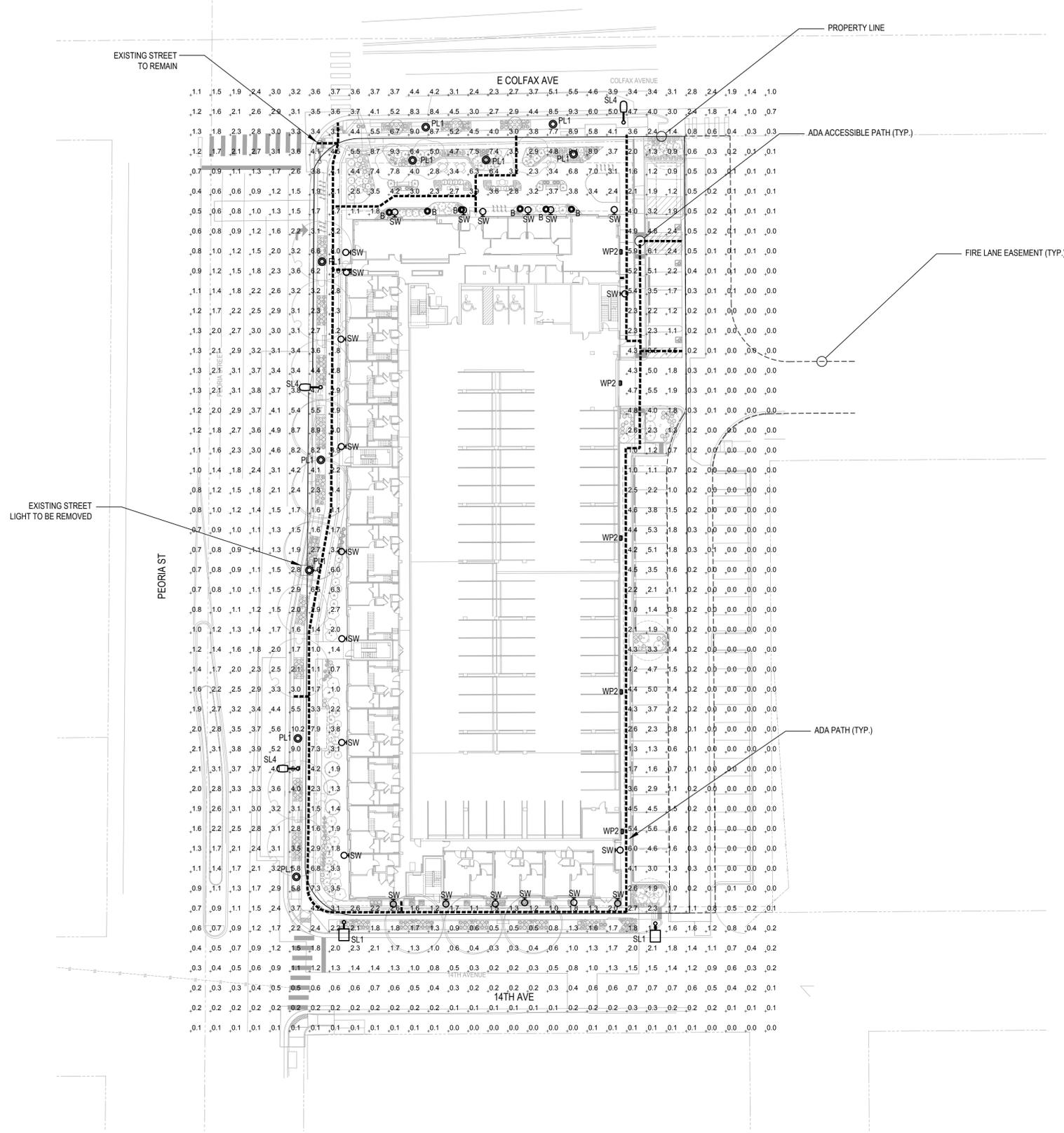
**FITZSIMONS GATEWAY MULTIFAMILY**  
12100 E COLFAX AVE  
AURORA, COLORADO

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

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. 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

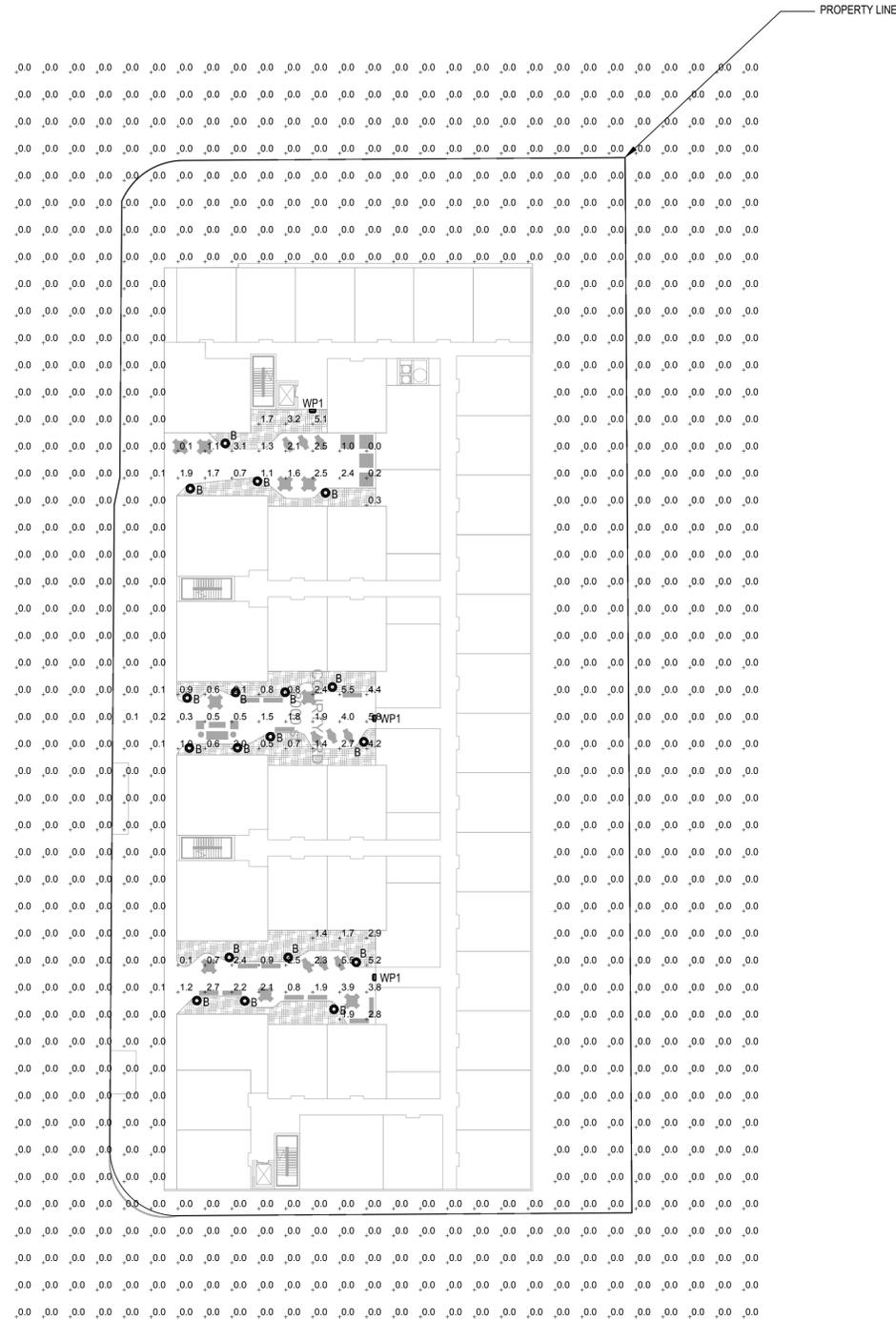
FITZSIMONS GATEWAY MULTIFAMILY  
12100 E COLFAX AVE  
AURORA, COLORADO

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

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:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF AURORA EXTERIOR LIGHTING STANDARDS