

STANLEY RESIDENTIAL - SITE PLAN AMENDMENT W/ WAIVERS

LOTS 2 & 3, BLOCK 1, STANLEY MARKETPLACE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 34,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH. PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

LOTS 2 & 3, BLOCK 1, STANLEY MARKETPLACE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1

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.

IMPLEMENTATION PLAN:

PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF THE PROJECT SHALL PROVIDE A TIMELY AND EVENLY PHASED DELIVERY. THERE WILL BE NO PHASING ON THE STANLEY RESIDENTIAL PROJECT SO ALL UNITS INCLUDING ACCESSIBLE UNITS SHALL BE AVAILABLE FOR OCCUPATION AT THE TIME THE BUILDING DEPARTMENT ISSUES THE CERTIFICATE OF OCCUPANCY.

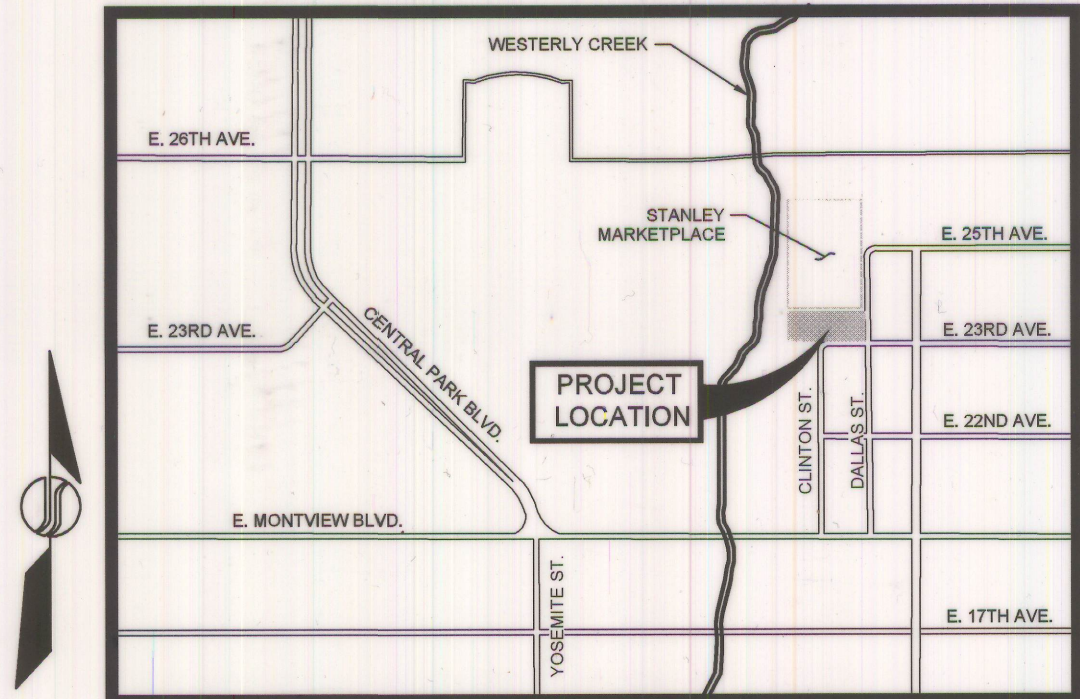
ACCESSIBLE DWELLING UNIT TYPES:

PER 2015 IBC, TABLE 1107.6.1.1, 'TYPE A' ACCESSIBLE UNITS AND 'TYPE B' UNITS SHALL BE PROVIDED AS FOLLOWS:

- 'TYPE A' ACCESSIBLE UNITS - 4 UNITS TOTAL: ONE MICRO, TWO 1-BED, ONE 2-BED
- 'TYPE B' UNITS - 164 UNITS TOTAL

PER STATE OF COLORADO, HOUSE BILL 03-1221

- SECTION 9-5-105 (2) REQUIRES A 172-UNIT RESIDENTIAL PROJECT ACHIEVE A MINIMUM 78 ACCESSIBILITY POINTS
- (4) 'TYPE A' UNITS PROVIDED PER IBC REQUIREMENTS X 6 ACCESSIBILITY POINTS/DWELLING = 24 POINTS
- (164) 'TYPE B' UNITS PROVIDED PER IBC REQUIREMENTS X 4 ACCESSIBILITY POINTS/DWELLING = 656 POINTS
- 680 TOTAL ACCESSIBILITY POINTS > 78 REQUIRED ACCESSIBILITY POINTS



VICINITY MAP
N.T.S.

SHEET INDEX

- COVER SHEET
- NOTES
- SITE PLAN
- GRADING PLAN
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- LANDSCAPE COVER SHEET
- LANDSCAPE PLAN
- LANDSCAPE SECTIONS
- LANDSCAPE DETAILS
- ARCHITECTURAL ELEVATIONS WEST BUILDING
- ARCHITECTURAL ELEVATIONS EAST BUILDING
- BALCONY DETAILS
- SITE WALL DETAILS
- TRASH ENCLOSURE
- PAVILION
- WALL SECTIONS
- SITE PHOTOMETRIC PLAN
- LIGHTING DETAILS

REQUESTED WAIVERS:

- BUILDING MATERIALS - MULTI-FAMILY RESIDENTIAL (SECTION 146-1303)
- ATTACHED PARKING (SEC. 146-1509 (F))

CONTACT LIST:

CIVIL ENGINEER
WARE MALCOMB
990 SOUTH BROADWAY #230
DENVER, CO 80209
303-561-3333
PATRICK GUNN

LANDSCAPE ARCHITECT
WENK ASSOCIATES, INC.
1130 31st STREET, SUITE 101
DENVER, COLORADO 80205
303-628-0003
TYLER KIGGINS

ARCHITECT
SA+R
1550 WYNKOOP ST., SUITE 100
DENVER, CO 80202
SEAN JURSNICK

OWNER
WESTFIELD STANLEY LLLP
1800 LARIMER ST., SUITE 1800
DENVER, CO 80202
JASON MILLER

SIGNATURE BLOCK

IN WITNESS WHEREOF,
THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD. ____ HAS CAUSED

BY:

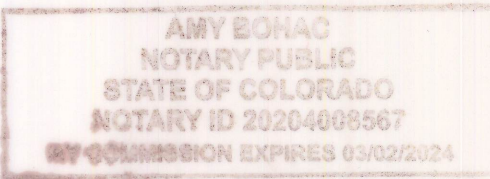
JONATHAN ALPERT

STATE OF Colorado SS
COUNTY OF Denver

CORPORATE SEAL

ON THIS 1 DAY OF Sept, 2021, BEFORE ME Amy Bohac
NOTARY PUBLIC, PERSONALLY APPEARED Jonathan Alpert
AND ACKNOWLEDGED THAT HE/THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL



(NOTARY PUBLIC)

NOTARY SEAL

MY COMMISSION EXPIRES 3/2/24 NOTARY BUSINESS ADDRESS: 900 S. Broadway
Ste. 320
Denver, CO 80227

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: A. J. Amreich DATE: 9-2-21

PLANNING AND ZONING COMMISSION: [Signature] DATE: 9/22/21
(CHAIRPERSON)

CITY ATTORNEY: [Signature] DATE: 9/7/21

CITY COUNCIL: N/A DATE: N/A
(MAYOR)

ATTEST: N/A DATE: N/A
(CITY CLERK)

DATABASE APPROVAL DATE 5/10/17

RECORDERS 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: ____

AMENDMENTS

- REVISED PLAZA, ADDED STAIRS - SHEET 3
REVISED LANDSCAPE - SHEETS 7, 8, 9, 10
REVISED TRASH ENCLOSURE DETAIL - SHEET 21
REVISED SHADE STRUCTURE - SHEET 22
REVISED LIGHTING SHEETS - SHEETS 26, 27
APPROVED 12/9/2022

- REVISED LANDSCAPE ALONG 23RD. - SHEETS 8, 9, 10
REVISED LANDSCAPE AT NEW TRASH ENCLOSURE - SHEET 8
REVISED LANDSCAPE AT REV. TRASH ENCLOSURE - SHEET 10
ADDED TRASH ENCLOSURE - SHEET 3, 4, 5, 21
APPROVED 7/23/2024

MINOR AMENDMENT TO ADD CMRS SHEETS FOR SCREEN ROOFTOP EQUIPMENT AND NEW GROUND EQUIPMENT. APPROVED:

DATA BLOCK			
LAND AREA WITHIN PROPERTY LINES	118,300 SQ. FT. (2.72 ACRES)	PARKING SPACES REQUIRED	159 PER PARKING REPORT
GROSS FLOOR AREA	190,0234 S.F.	STANDARD PARKING SPACES REQUIRED	155 STANDARD SPACES REQUIRED
BUILDING #1 (9501 E. 23RD)	98,010 S.F.	HANDICAP SPACES REQUIRED	4 ACCESSIBLE PER ADA STANDARDS)
BUILDING #2 (9511 E. 23RD)	88,396 S.F.	TOTAL PARKING SPACES PROVIDED	163 SPACES
RETAIL BUILDING #1 (9551 E. 23RD)	2,184 S.F.	STANDARD PARKING SPACES PROVIDED	159 SPACES
RETAIL BUILDING #2 (9571 E. 23RD)	1,644 S.F.	HANDICAP SPACES PROVIDED	4 SPACES PROVIDED INCLUDING 1 VAN
CONSTRUCTION TYPE	LEVEL 1: 1A LEVELS 2-5: VA FULLY SPRINKLERED	BIKE PARKING	142 TOTAL (COMBINED 32 INTERIOR, 110 EXTERIOR)
MAXIMUM HEIGHT OF BUILDINGS	65'-8"	PERMITTED MAXIMUM SIGN AREA (RESIDENTIAL)	96 SQ. FT.
STORIES	5	PERMITTED MAXIMUM NUMBER OF SIGNS (RESIDENTIAL) (ONE PER STREET FRONTAGE)	2
NUMBER OF UNITS	168	PERMITTED MAXIMUM SIGN AREA (RETAIL #1)	80 SQ. FT.
TOTAL BUILDING COVERAGE	11% AND 13,043 S.F. (0.30 AC)	PERMITTED MAXIMUM NUMBER OF SIGNS (RETAIL#1)	5
HARD SURFACE COVERAGE	72% AND 84,735 S.F. (1.95 AC)	PERMITTED MAXIMUM SIGN AREA (RETAIL #2)	80 SQ. FT.
LANDSCAPE COVERAGE	17% AND 20,522 S.F. (0.47 AC) 100% 118,300 S.F. (2.72 AC)	PERMITTED MAXIMUM NUMBER OF SIGNS (RETAIL#2)	5
PRESENT ZONING CLASSIFICATION	SUSTAINABLE INFILL AND REDEVELOPMENT (SIR)		
SIGNAGE: FUTURE SIGNAGE PROPOSAL WILL BE SUBMITTED AS AN AMENDMENT TO THE APPROVED SITE PLAN. FUTURE SIGNAGE WILL ALSO BE APPROVED BY THE STANLEY MARKETPLACE DESIGN REVIEW COMMITTEE.			

STANLEY RESIDENTIAL
9501, 9511, 9551, & 9571 E. 23RD AVE., AURORA, CO 80010

Date: 2018.05.25

Project Name:
STANLEY RESIDENTIAL

Issued For / Phase:
SITE PLAN AMENDMENT
W/ WAIVERS

Revisions:	Date	No.	Remarks
	2018.03.29		REVISED SITE PLAN W/ WAIVERS
	2018.05.25		REVISED SITE PLAN W/ WAIVERS
	2020.04.22		REVISED SITE PLAN W/ WAIVERS
	2020.07.22		REVISED SITE PLAN W/ WAIVERS
	2021.05.11		REVISED SITE PLAN W/ WAIVERS
	2021.06.22		REVISED SITE PLAN W/ WAIVERS
	2021.06.06		REVISED SITE PLAN W/ WAIVERS

Sheet Name:
COVER SHEET

Sheet Number:

1

SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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."
4. "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 ENTRANCE 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 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009. AS ADOPTED ON 29 MAY 03, THE CITY OF AURORA WILL ALSO UTILIZE C.R.S. 9 5 101 TO 9 5 106 REQUIREMENTS FOR ACCESSIBILITY IN CONJUNCTION WITH THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11. NOTE: UTILIZE THE IBC AS THE PRIMARY REQUIREMENTS AND THEN MAKE UP ANY DIFFERENCE USING C.R.S. 9 5 101 TO 9 5 106. THE STATE STATUTE IS NOT INTENDED TO SUPPLEMENT OTHER LAWS ALREADY IN PLACE. THE ALTERNATIVE HOUSING TYPES AND POINT SYSTEM CANNOT BE USED TO SATISFY IBC REQUIREMENTS. (EXCEPTION: TO AN ACCESSIBLE GARAGE). AN ACCESSIBLE ROUTE CAN ONLY BE WITHIN A DRIVE AISLE WHEN IT IS BEING EXTENDED TO AN ACCESSIBLE PARKING GARAGE.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. 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.
7. ALL CROSSINGS AND ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-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 RIGHTS-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 RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
10. 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.
11. NOTWITHSTANDING 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 UNOBSSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE 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 LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWNGS 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. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT OF TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
17. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND 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 DEVELOPERS 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.
18. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
19. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
20. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT. EMERGENCY ACCESS EASEMENTS, STATING "KEEP DRIVE AISLE PASSABLE AT ALL TIMES".
21. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACE, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVER WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
22. 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.

MAILBOX LOCATIONS



IMPLEMENTATION PLAN

2015 - INTERNATIONAL BUILDING CODE	COLORADO STATE HOUSE BILL 03-1221
ACCESSIBLE DWELLING UNITS:	ACCESSIBLE DWELLING UNITS:
REQUIRED: (4) UNITS	REQUIRED: 72 POINTS (PER 9-5-105)
PROVIDED: (4) UNITS	PROVIDED: 680 POINTS

FOR THE STANLEY RESIDENTIAL PROJECT, ALL ACCESSIBLE UNITS WILL BE DELIVERED AT THE COMPLETION OF THE PROJECT.

STANLEY RESIDENTIAL
9501, 9511, 9551, & 9571 E. 23RD AVE., AURORA, CO 80010

Date: 2018.05.25

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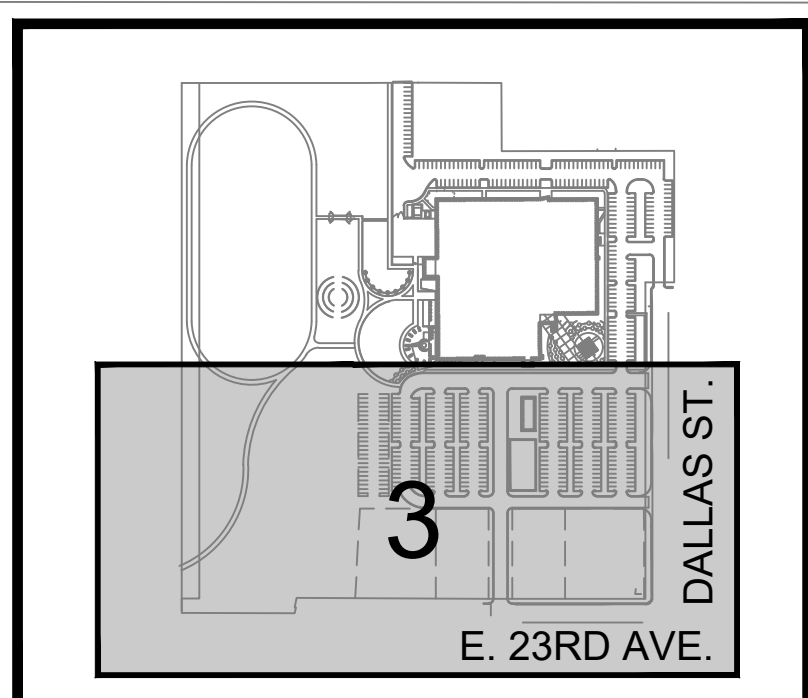
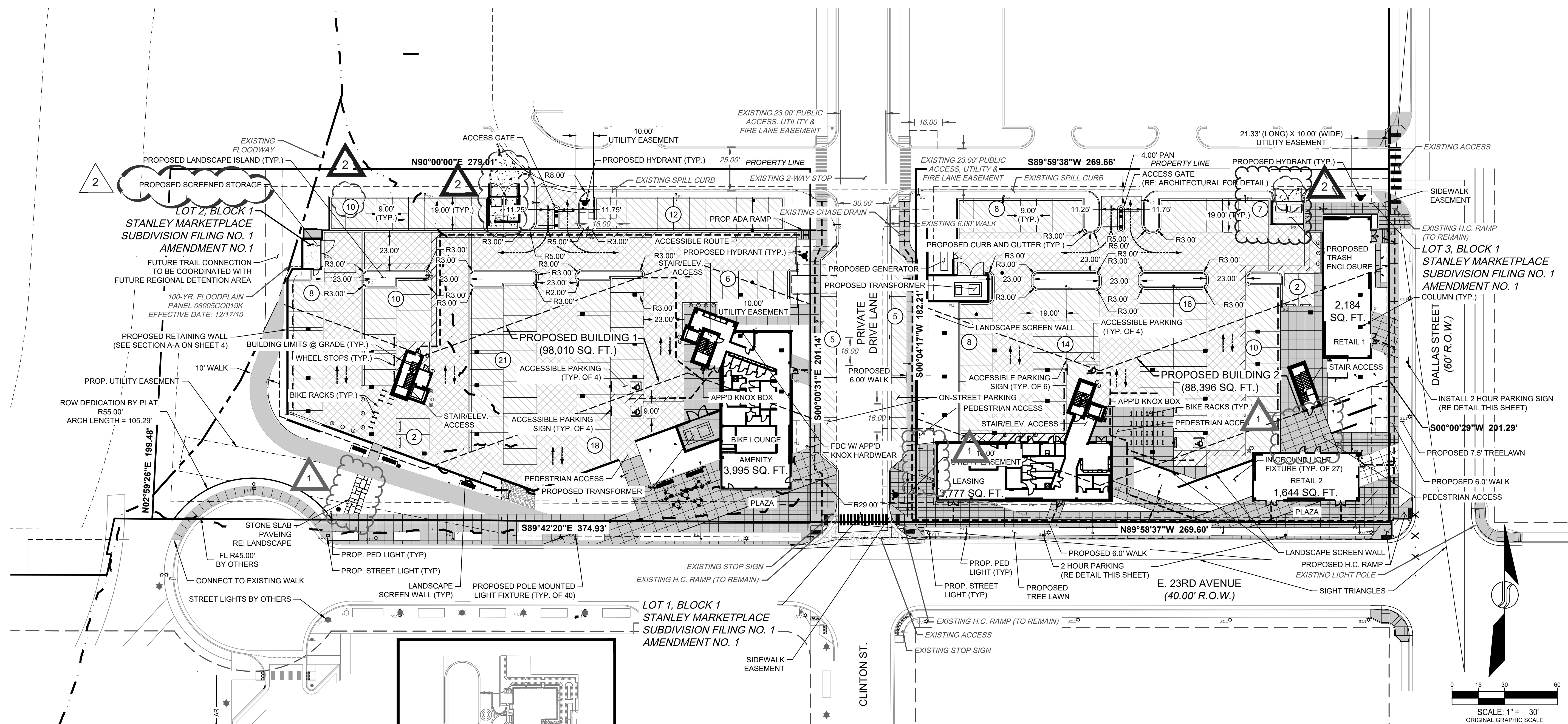
Revisions:		
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2021.05.11		REVISED SITE PLAN W/ WAIVERS
2021.06.22		REVISED SITE PLAN W/ WAIVERS
2021.08.09		REVISED SITE PLAN W/ WAIVERS

Sheet Name:
NOTES

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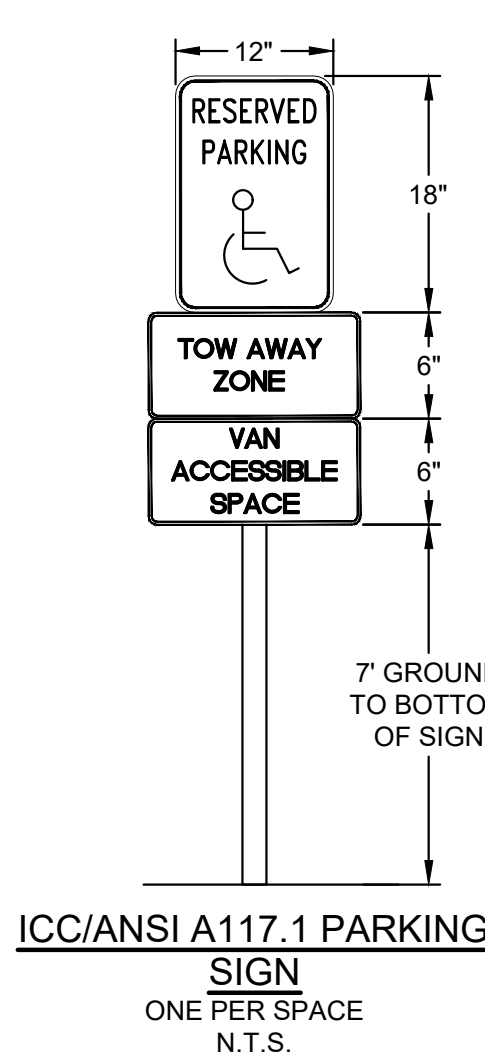
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STANLEY RESIDENTIAL
9501, 9511, 9551, & 9571 E. 23RD AVE., AURORA, CO 80010



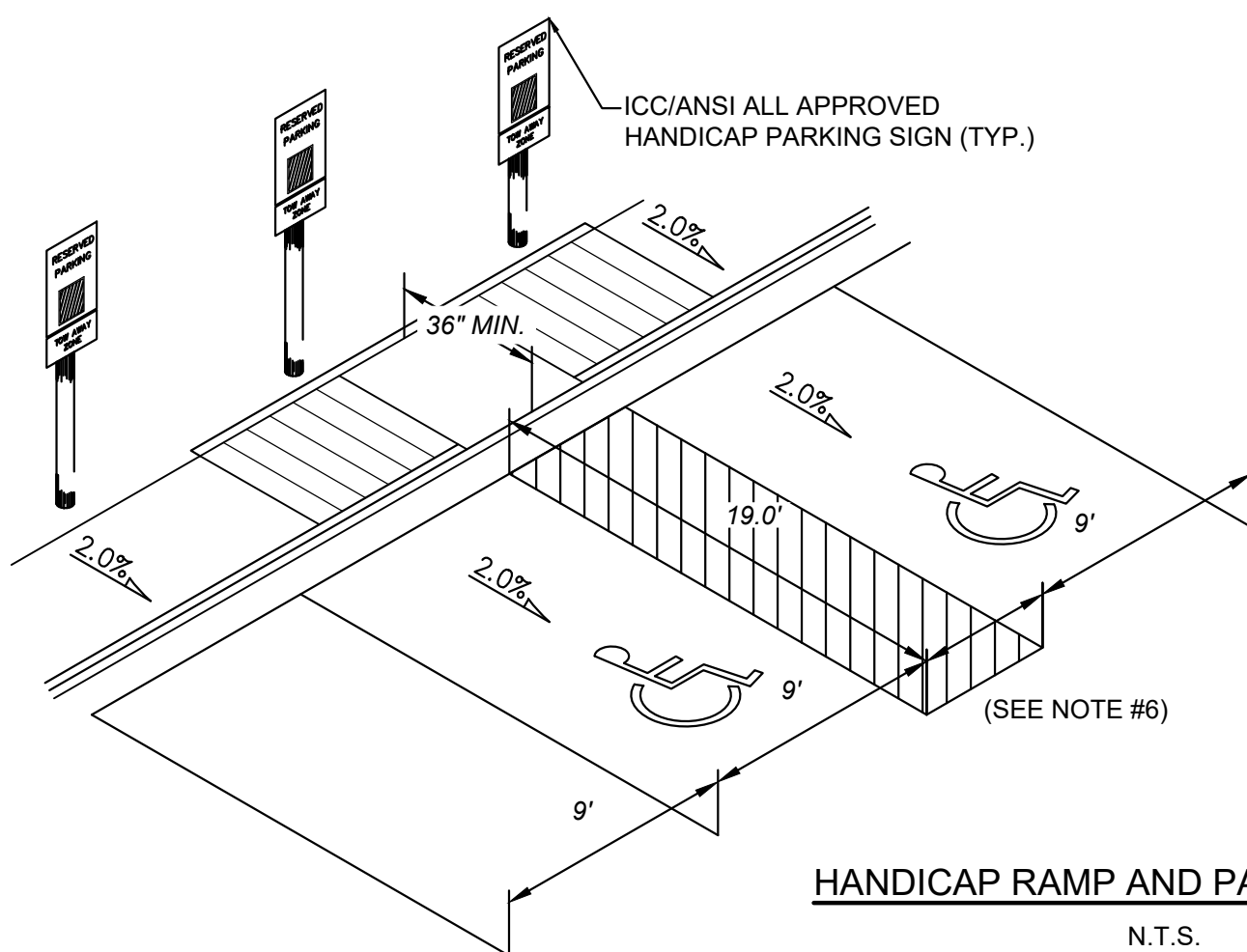
LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING TREE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONCRETE PAVING (BROOM FINISHED)
- ENHANCED CONCRETE PAVING (ALTERNATING FINISHES)
- PARKING COUNT
- EXISTING EASEMENT
- EXISTING UTILITY EASEMENT TO BE VACATED (BY SEPARATE DOCUMENT)
- PROPOSED ADA ROUTE
- TURNING RADIUS
- EXISTING SITE LIGHTING
- IN-GROUND LIGHT FIXTURE
- PROPOSED POLE MOUNTED LIGHT FIXTURE
- PROPOSED HYDRANT
- ON SITE TRAFFIC CIRCULATION



NOTES:

- PER AGREEMENT WITH AURORA LIFE SAFETY, THE MAXIMUM HOSE REACH DISTANCE HAS BEEN EXTENDED TO 200'-0" IN EXCESS OF THE IBC HOSE REACH OF 150'-0"
- THE CONSTRUCTION OF E. 23RD AVENUE, WEST OF CLINTON IS REQUIRED TO BE COMPLETE PRIOR TO THE ISSUANCE OF A TCO OR CO FOR THE BUILDING LOCATED WEST OF CLINTON STREET
- EXISTING HANDICAP RAMP AT THE INTERSECTION OF 23RD AND CLINTON SHALL BE VERIFIED TO BE COMPLIANT WITH THE AMERICANS WITH DISABILITIES ACT PRIOR TO ACCEPTANCE.



DETAIL NOTES:

- MAXIMUM LONGITUDINAL SLOPE ON RAMP SHALL NOT EXCEED 12:1 (HORIZONTAL/VERTICAL).
- MAXIMUM SLOPE SHALL NOT EXCEED 2% WITHIN PARKING AREA.
- ALL SIGNAGE & STRIPING PER MUTCD CRITERIA.
- ALL SIGNS WILL BE MOUNTED ON A GALVANIZED STEEL POST SET 3'-0" MINIMUM, BELOW GRADE & INTO 12" DIAMETER CONCRETE PIER, FULL DEPTH.
- THERE WILL BE 7' MINIMUM CLEARANCE FROM THE GROUND TO THE BOTTOM OF ALL SIGNS.
- 8' FOR VAN ACCESSIBLE SPACES.
- FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, SIGNAGE AND STRIPING PACKAGE.



2 HOUR PARKING SIGN
ONE PER LOCATION AS INDICATED
N.T.S.

Date: 2018.05.25

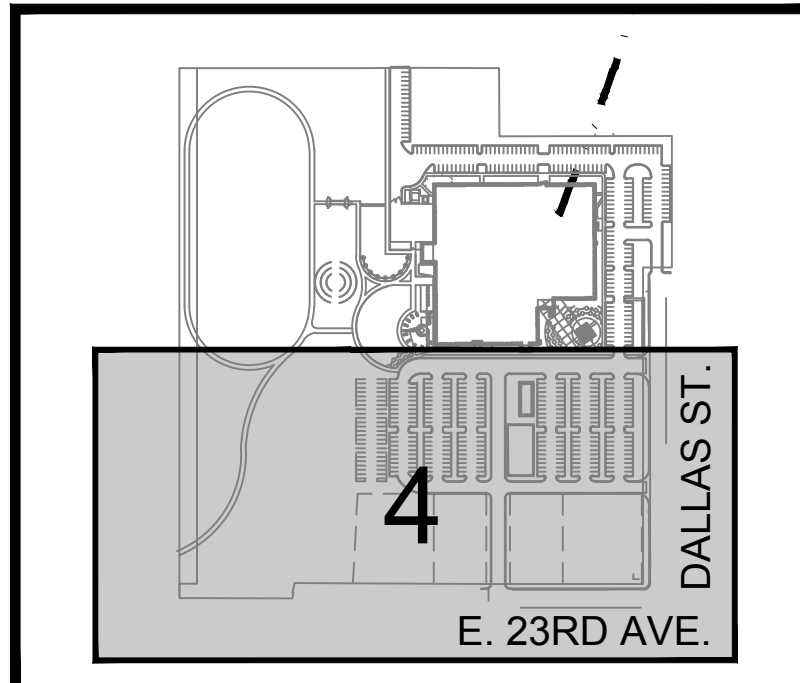
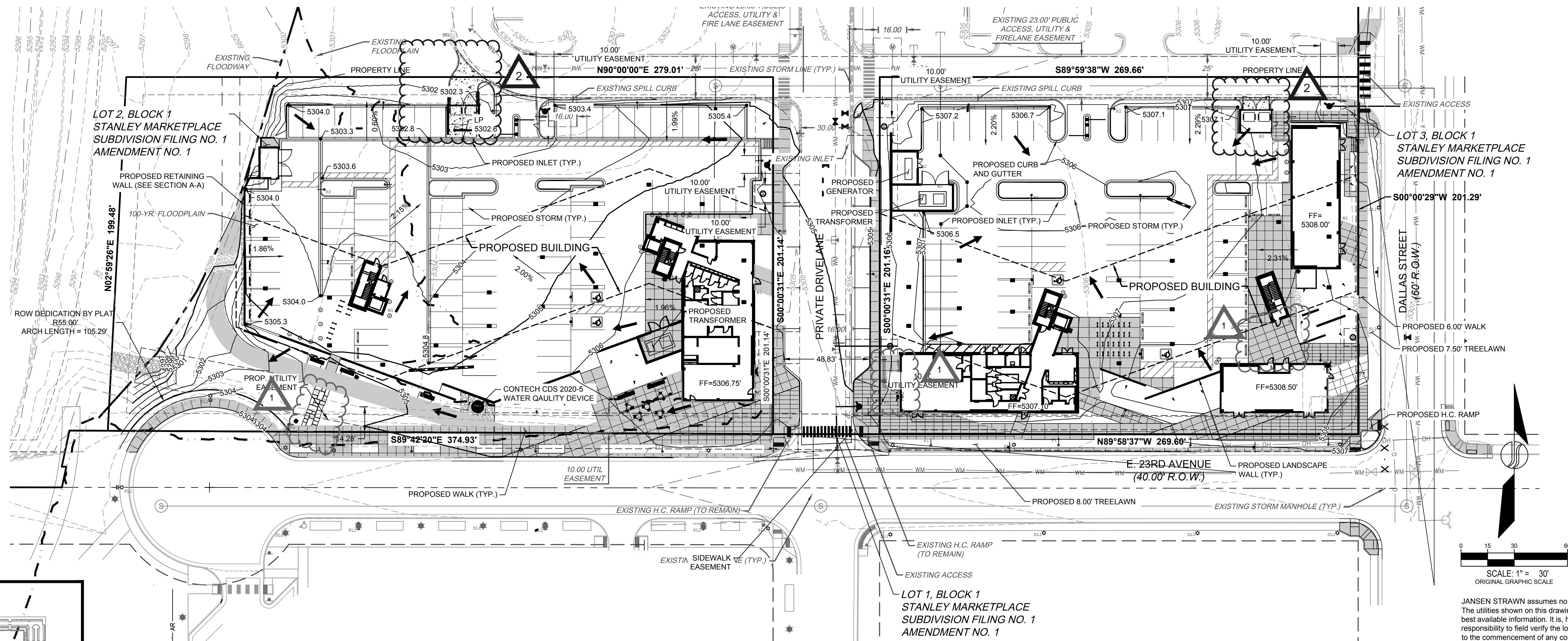
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2018.05.25			REVISED SITE PLAN W/ WAIVERS
2020.04.22			REVISED SITE PLAN W/ WAIVERS
2020.07.22			REVISED SITE PLAN W/ WAIVERS
2021.05.11			REVISED SITE PLAN W/ WAIVERS
2021.06.22			REVISED SITE PLAN W/ WAIVERS
2021.08.06			REVISED SITE PLAN W/ WAIVERS
2022.08.18			SITE PLAN AMENDMENT

Sheet Name:
SITE PLAN

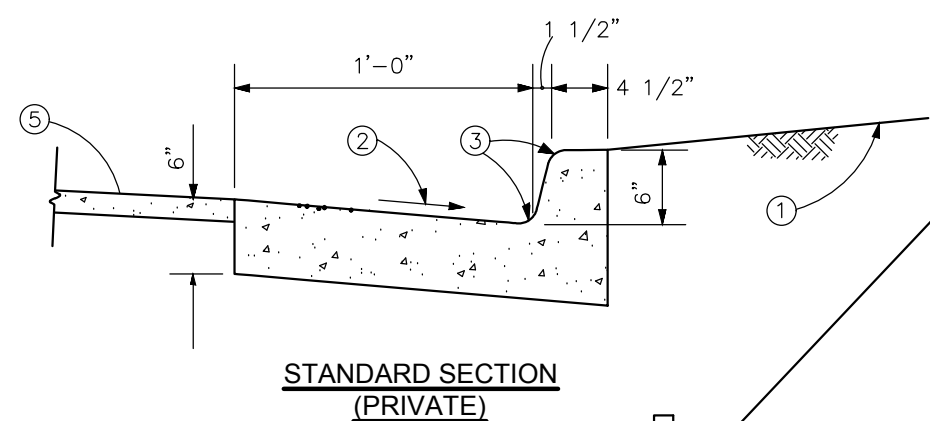
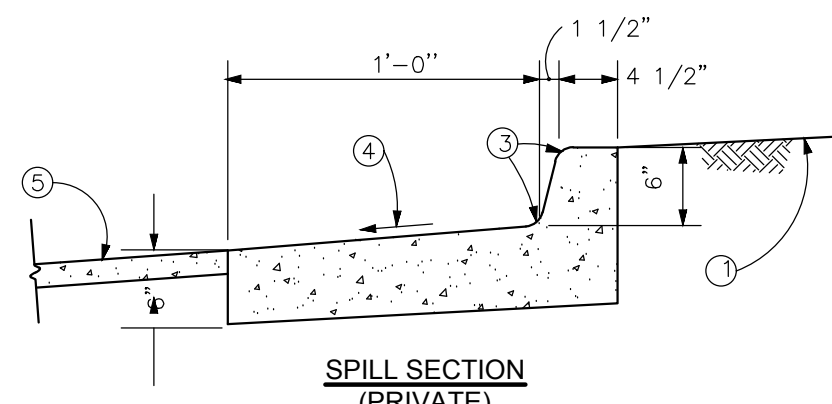
Sheet Number:

3



CURB SECTION NOTES:

1. BACKFILL, SEE DETAIL OF CUT/FILL SLOPE
2. SLOPE AT 1" PER FOOT
3. 1 1/2" RADIUS TYPICAL
4. SLOPE TO MATCH ADJACENT PAVEMENT
5. PAVEMENT, SEE TYPICAL PAVEMENT SECTION
6. TYPICAL SECTIONS SHOWN NOT TO SCALE



SECTION A-A
N.T.S.

FLOODWAY

4.5' MAX. RETAIN

CURB & GUTTER

1.5%

2.0%

LEGEND:

- PROPERTY LINE
- 5400 PROPOSED 5' CONTOUR
- 5401 PROPOSED 1' CONTOUR
- 5400 EXISTING 5' CONTOUR
- 5401 EXISTING 1' CONTOUR
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- FLOW DIRECTION
- FLOOD PLAIN BOUNDARY
- IN-GROUND LIGHT FIXTURE
- PROPOSED POLE MOUNTED LIGHT FIXTURE

- NOTE:
1. 23RD AVENUE STORM FLOWS ARE CONTAINED WITHIN STREET RIGHT OF WAY. 100-YR OVERFLOW IS RELEASED INTO WESTERLY CREEK
 2. ALL UTILITY SERVICES INCLUDING STORM ARE PRIVATE AND TO BE MAINTAINED BY OWNER UNLESS OTHERWISE NOTED.
 3. PROPOSED ACCESSIBLE PARKING SPOTS TO HAVE 2.0% MAX SLOPE.

Date: 2018.05.25

Project Name:
STANLEY RESIDENTIAL
Issued For / Phase:
SITE PLAN AMENDMENT
W/ WAIVERS

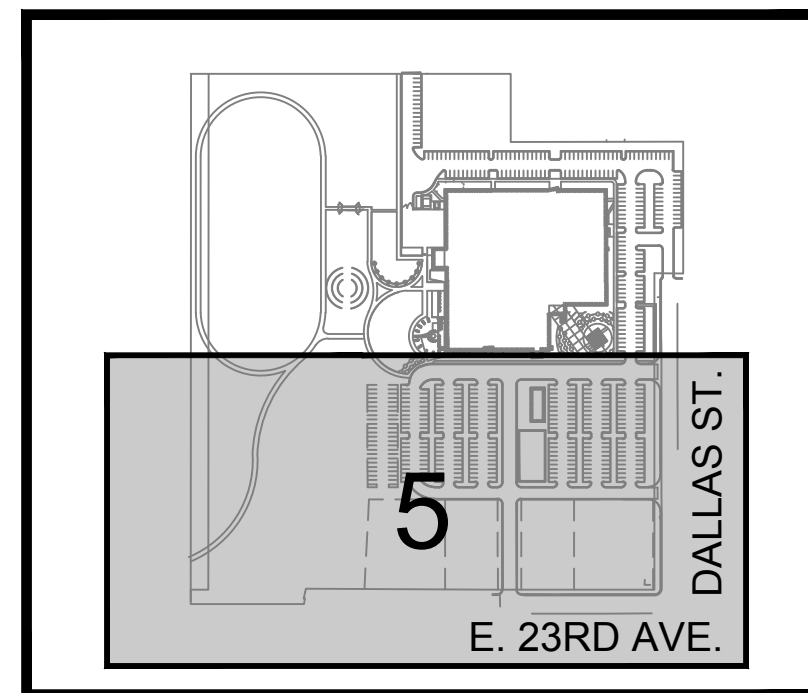
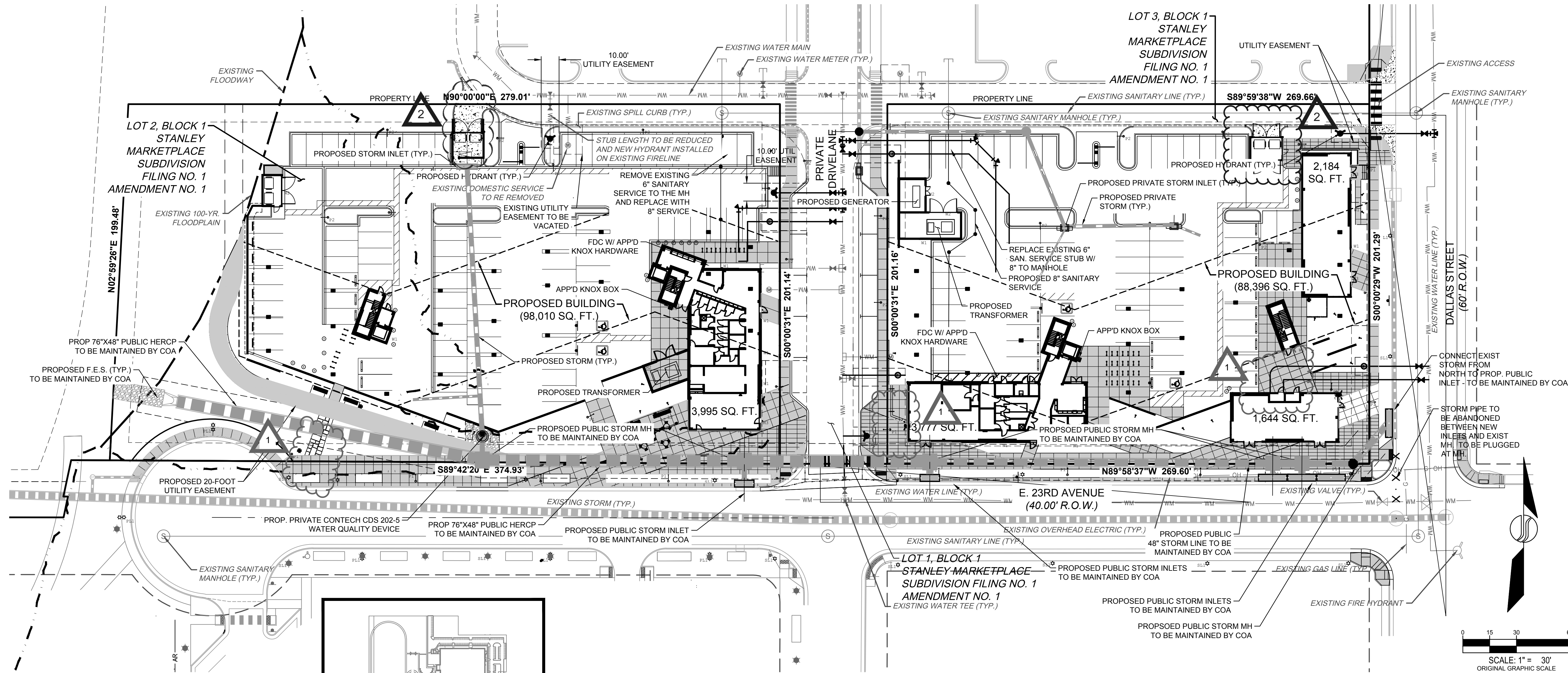
Revisions:	Date	No.	Remarks
	2018.05.25		REVISED SITE PLAN W/ WAIVERS
	2020.04.22		REVISED SITE PLAN W/ WAIVERS
	2020.07.22		REVISED SITE PLAN W/ WAIVERS
	2021.05.11		REVISED SITE PLAN W/ WAIVERS
	2021.06.22		REVISED SITE PLAN W/ WAIVERS
	2021.08.06		REVISED SITE PLAN W/ WAIVERS
	2022.08.18		SITE PLAN AMENDMENT

Sheet Name:
GRADING PLAN

Sheet Number:

4

STANLEY RESIDENTIAL
9501, 9511, 9551, & 9571 E. 23RD AVE., AURORA, CO 80010

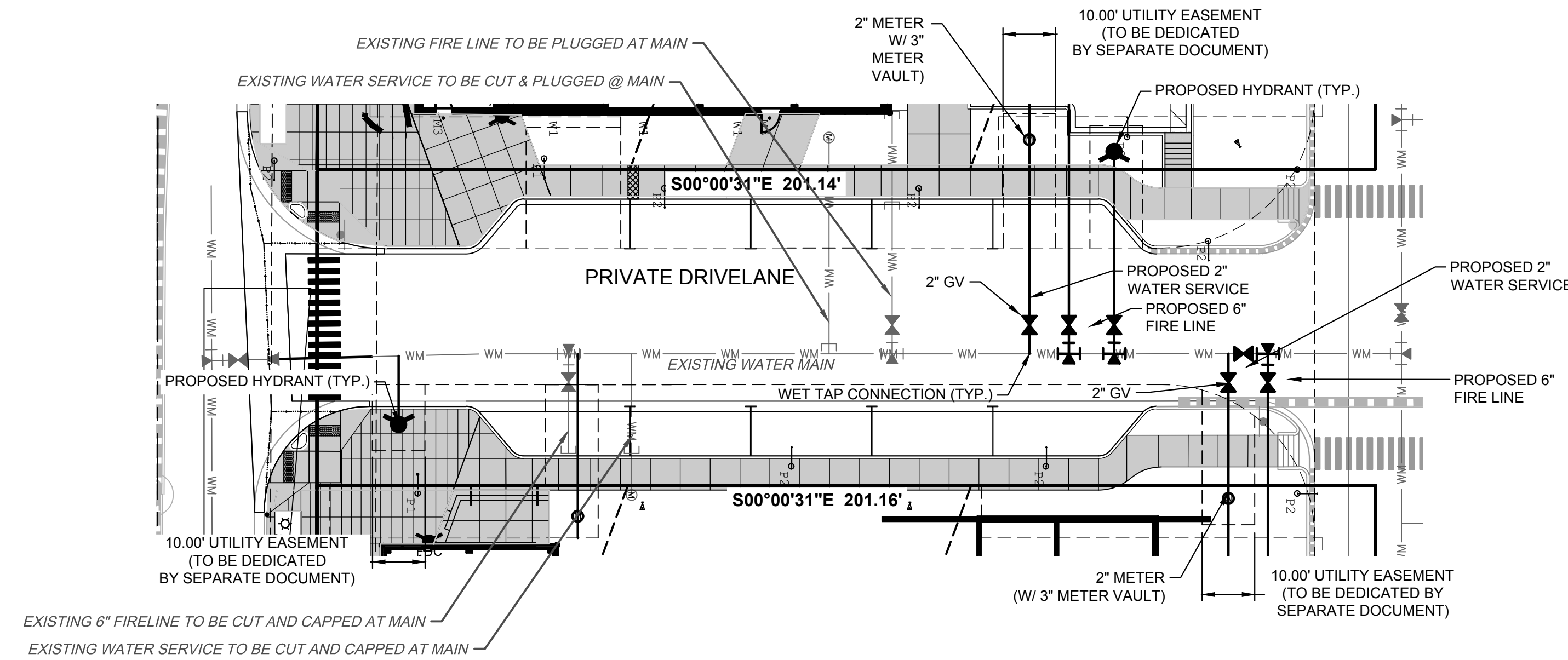


LEGEND:

- PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PUBLIC FIRE MAIN W/ F.H.
- EXISTING STORM LINE
- PROPOSED STORM LINE
- EXISTING STORM INLET
- PROPOSED SSWR LINE W/ CLEANOUT
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING IRRIGATION LINE
- EXISTING IRRIGATION CONTROL BOX
- EXISTING ELECTRIC LINE
- EXISTING LIGHT POLE
- EXISTING UTILITY EASEMENT
- EXISTING SAN. SEWER W/MH
- EXISTING FIBER OPTIC LINE
- EXISTING SITE LIGHTING
- IN-GROUND LIGHT FIXTURE
- PROPOSED POLE MOUNTED LIGHT FIXTURE
- PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX BOX

NOTES:

- ALL UTILITY SERVICES ARE PRIVATE AND TO BE MAINTAINED BY OWNER UNLESS OTHERWISE NOTED.
- ALL STORM SEWER SYSTEM IS PRIVATE AND TO BE MAINTAINED BY OWNER UNLESS OTHERWISE NOTED.



Date: 2018.05.25

Project Name:
STANLEY RESIDENTIAL
Issued For / Phase:
SITE PLAN AMENDMENT
W/ WAIVERS

Revisions:	Date	No.	Remarks
2018.05.25			REVISED SITE PLAN W/ WAIVERS
2020.04.22			REVISED SITE PLAN W/ WAIVERS
2020.07.22			REVISED SITE PLAN W/ WAIVERS
2021.05.11			REVISED SITE PLAN W/ WAIVERS
2021.06.22			REVISED SITE PLAN W/ WAIVERS
2021.08.06			REVISED SITE PLAN W/ WAIVERS
2022.08.18			SITE PLAN AMENDMENT

Sheet Name:
UTILITY PLAN

Sheet Number:

5

LANDSCAPE NOTES

- FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IS THE MINIMUM AMOUNT CURRENTLY REQUIRED TO OBTAIN A LAWN PERMIT.
- FREESTANDING LIGHTS SHALL BE CULLEN EXTERIOR RATED 15' AND 20' TALL LED PEDESTRIAN POLE WITH TYPE II DISTRIBUTION ON STRAIGHT RECTANGULAR POLE, CATALOGUE NO. 2LV-WV-S-UNV-15SR-TBD-DIM AND 4LV-WV-ME-UNV-20SR-TBD-DIM. SEE PHOTOMETRIC PLAN FOR ADDITIONAL INFORMATION.
- SURFACE MATERIAL OF WALKS SHALL BE STANDARD CONCRETE PAVING WITH BROOM OR SAND FINISH. VEHICULAR DRIVES SHALL BE ASPHALT, PARKING LOTS SHALL BE ASPHALT AND BROOM FINISHED CONCRETE, PLAZAS SHALL BE ENHANCED CONCRETE PAVING WITH ALTERNATING SAND AND BROOM FINISHES, SAW CUT JOINT REINFORCEMENT.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- ALL LANDSCAPE AREAS TO RECEIVE 4" THICK UNDEYED NATURAL WOOD BARK MULCH.
- A MULCH RING FOUR FEET DIAMETER WITH A STEEL EDGER SHALL BE PLACED AROUND EACH TREE PLANTED WITHIN A TURF AREA.
- ALL SEEDED AREAS TO BE HYDROSEEDDED WITH A TACKIFIER.
- ALL PROPOSED PLANTING WITHIN THE SITE TRIANGLE MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

LANDSCAPE DATA (CITY OF AURORA)

STREET FRONTAGES TABLE

AREA	DESCRIPTION	LENGTH	NOTES	TREES REQUIRED (1/40')	TREES PROVIDED
A	DALLAS STREET	198'		4	5
B	PRIVATE STREET EAST	198'		4	4
C	PRIVATE STREET WEST	198'		4	4
D	23RD AVENUE	578'	DRIVE AISLE AND TURNAROUND EXCLUDED	14	14

LANDSCAPE BUFFER SUMMARY

BLDG FACE	DESCRIPTION	ELEV. DIRECTION	ELEV. LENGTH	BUFFER LENGTH PROVIDED	BUFFER WIDTH	BUFFER WIDTH PROVIDED	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
(RAMPS/ENTRANCES EXCLUDED)REQUIRED PROVIDED										
A-1	RESIDENTIAL/ RETAIL/COMM.	WEST	64'	URBAN DESIGNATION - NO LANDSCAPE BUFFER						
A-2	RESIDENTIAL/ RETAIL/COMM.	SOUTH	326'	URBAN DESIGNATION - NO LANDSCAPE BUFFER						
A-3	RESIDENTIAL/ RETAIL/COMM.	EAST	130'	URBAN DESIGNATION - NO LANDSCAPE BUFFER						
A-4	RESIDENTIAL/ COVERED PARKING.	NORTH	326'	URBAN DESIGNATION - NO LANDSCAPE BUFFER						
B-1	RESIDENTIAL/ RETAIL/COMM.	WEST	112'	URBAN DESIGNATION - NO LANDSCAPE BUFFER						
B-2	RESIDENTIAL/ RETAIL/COMM.	SOUTH	268'	URBAN DESIGNATION - NO LANDSCAPE BUFFER						
B-3	RESIDENTIAL/ RETAIL/COMM.	EAST	161'	URBAN DESIGNATION - NO LANDSCAPE BUFFER						
B-4	COVERED PARKING	NORTH	326'	URBAN DESIGNATION - NO LANDSCAPE BUFFER						

SITE LANDSCAPE DATA

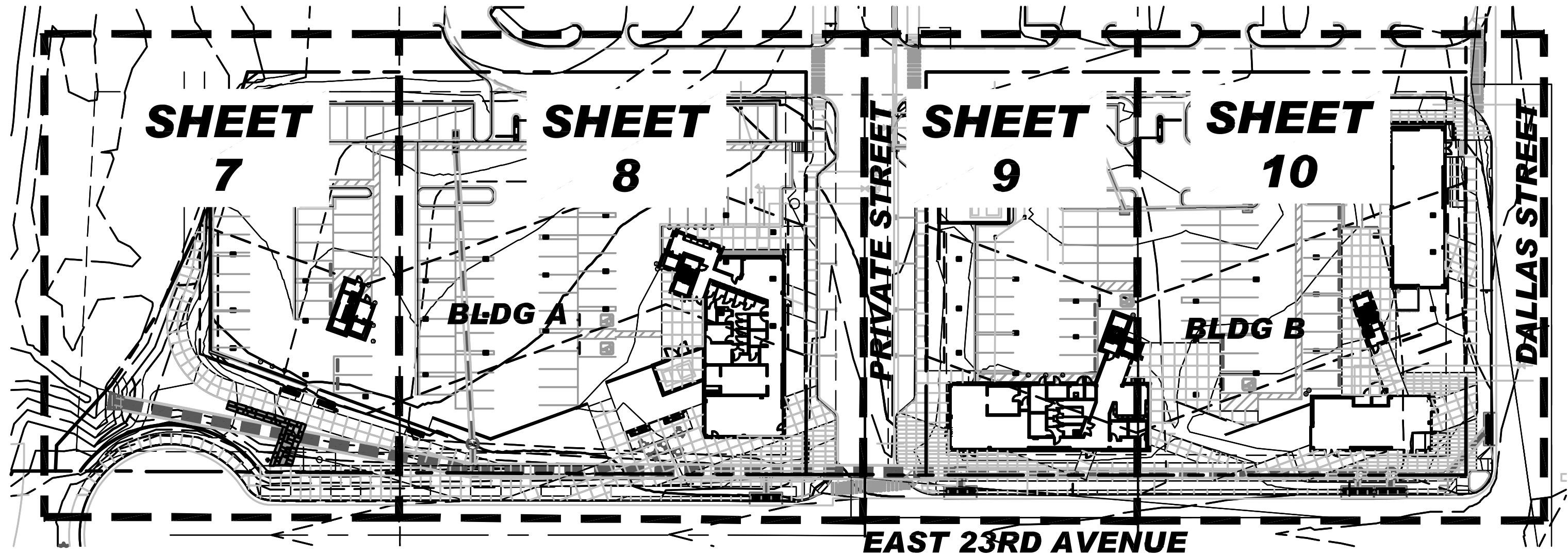
SITE DATA	AREA IN SF	%
TOTAL SITE AREA:	116,828 SF	100%
BUILDING COVERAGE (GROUND FLOOR ONLY):	13,043 SF	11%
PARKING LOT (INCLUDING DRIVE AISLE):	56,550 SF	48%
PAVED LANDSCAPE AREA:	30,750 SF	26%
VEGETATED LANDSCAPE AREA:	17,406 SF	15%
TOTAL LANDSCAPE AREA:	47,813 SF	41%

LANDSCAPE AREA TABLE

AREA TYPE	ZONE	SQUARE FEET	% OF VEGETATED LANDSCAPE
MULCHED PLANTING BEDS	LOW	16,043 SF	92%
NATIVE SEED	LOW	1,363 SF	8%

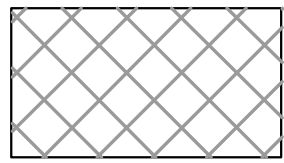
PARKING LOT LANDSCAPE VERIFICATION

- AREA OF PARKING STALLS: 29,638 SQUARE FEET
- REQUIRED LANDSCAPE AREA (5% OF AREA OF PARKING STALLS): 1,482 SQUARE FEET
- PROVIDED LANDSCAPE AREA: 1,785 SQUARE FEET
- LINEAR FOOTAGE OF DOUBLE LOADED PARKING ROWS: APPROXIMATELY 348
- NUMBER OF TREES PROVIDED FOR DOUBLE LOADED PARKING ROWS: 9



KEY PLAN

SEED PLANTING LEGEND



NATIVE SEED MIX

Common Name	Scientific Name	Percentage
Slender Wheatgrass	<i>Elymus trachycaulus</i>	20%
Mountain Brome	<i>Brome marginatus</i>	20%
Green Needlegrass	<i>Nassella viridula</i>	15%
Thickspike Wheatgrass	<i>Elymus macrourus</i>	15%
Rocky Mountain Fescue	<i>Festuca saximontana</i>	10%
Blue Grama	<i>Bouteloua gracilis</i>	5%
Indian Ricegrass	<i>Oryzopsis hymenoides</i>	5%
Sandberg Bluegrass	<i>Poa secunda</i>	5%
Bottlebrush Squirreltail	<i>Elymus elymoides</i>	5%

*ALL LANDSCAPED AREAS AND TREES TO BE IRRIGATED WITH WATER EFFICIENT IRRIGATION SYSTEM.

HARDSCAPE LEGEND

- STANDARD CONCRETE PAVING, BROOM FINISH REINFORCEMENT PER CIVIL ENGINEER
- CRUSHER FINES PAVING
- ROCK MULCH, RE: SPECS
- SITE FURNISHINGS, OWNER FURNISHED, OWNER INSTALLED
- LANDSCAPE SCREENING WALL, RE: ARCH
- BIKE RACK
- PA PLANTING AREA
- STONE BENCH

NOT FOR
CONSTRUCTION

Date: 2018.05.25

Project Name:
STANLEY RESIDENTIAL

Issued For / Phase:
SITE PLAN AMENDMENT
W/ WAIVERS

Revisions:

Date	No.	Remarks
2016.12.16		SITE PLAN W/ WAIVERS
2017.03.24		REVISED SITE PLAN W/ WAIVERS
2017.04.26		REVISED SITE PLAN W/ WAIVERS
2018.02.17		REVISED SITE PLAN W/ WAIVERS
2018.03.01		REVISED SITE PLAN W/ WAIVERS
2018.05.25		REVISED SITE PLAN W/ WAIVERS
2020.04.14		REVISED SITE PLAN W/ WAIVERS
2020.05.22		REVISED SITE PLAN W/ WAIVERS
2021.05.11		REVISED SITE PLAN W/ WAIVERS
2021.06.22		REVISED SITE PLAN W/ WAIVERS
2021.06.09		REVISED SITE PLAN W/ WAIVERS

Sheet Name:
LANDSCAPE COVER
SHEET

Sheet Number:

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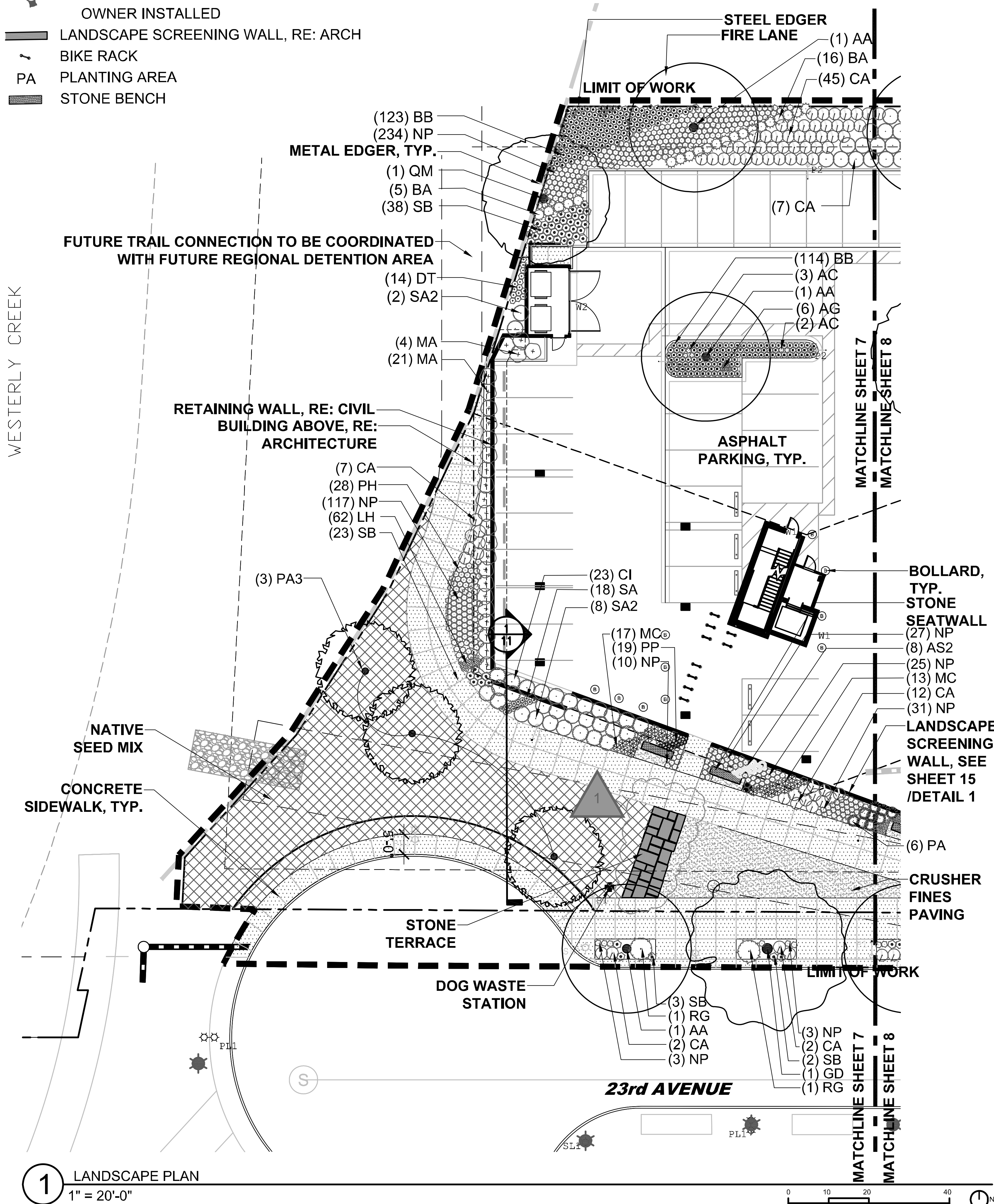
HARDSCAPE LEGEND

- STANDARD CONCRETE PAVING, BROOM FINISH
- REINFORCEMENT PER CIVIL ENGINEER
- CRUSHER FINES PAVING
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- STONE BENCH

SEED PLANTING LEGEND

- NATIVE SEED MIX

*ALL LANDSCAPED AREAS AND TREES TO BE IRRIGATED WITH WATER EFFICIENT IRRIGATION SYSTEM.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
AA	12	ACER FREEMANI 'AUTUMN BLAZE'	B & B	2.5" CAL	
GF	3	GINKGO BILOBA 'FASTIGIATA'	B & B	2.5" CAL	
GP	2	GINKGO BILOBA 'PRINCETON SENTRY'	B & B	2.5" CAL	
GD	10	GYMNOCADUS DIOICA 'ESPRESSO'	B & B	2.5" CAL	
PA3	3	POPULUS ANGUSTIFOLIA	B & B	2.5" CAL	
QM	13	QUERCUS MUEHLENBERGII	B & B	2.5" CAL	
SMALL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
CL	13	CERCOCARPUS LEDIFOLIUS	5 GAL		
CT	13	CRATAEGUS X MORDENENSIS 'TOBA'	B & B	1" CAL	
MS	9	MALUS X 'SPRING SNOW'	B & B	2" CAL	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	PLANT TYPE
CA	190	CORNUS SERICEA 'ARTIC FIRE'	5 GAL		
CI	97	CORNUS SERICEA 'ISANTI'	5 GAL		
MA	35	MAHONIA AQUIFOLIUM	5 GAL		
PA	130	PEROVSKIA ATRIPLICIFOLIA	5 GAL		
RG	48	RHUS AROMATICA 'GRO-LOW'	5 GAL		
SA3	33	SALIX ARENARIA	5 GAL		
SP	22	SALIX PURPUREA 'NANA'	5 GAL		
SA2	111	SYMPHORICARPOS ALBUS	5 GAL		
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	PLANT TYPE
BB	1,066	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL		
DT	77	DESCHAMPSIA CESPITOSA	1 GAL		
MC	440	MUEHLENBERGIA CAPILLARIS	1 GAL		
NP	2756	NASSELLA TENUISSIMA 'PONY TAILS'	1 GAL		
PH	333	PANICUM VIRGATUM 'HEAVY METAL'	1 GAL		
SB	235	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	1 GAL		
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	PLANT TYPE
AS2	44	ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	1 GAL		
AG	49	AGASTACHE AURANTIACA	1 GAL		
AC2	214	AGASTACHE CANA 'SONORAN SUNSET'	1 GAL		
AC	76	AGASTACHE X 'CORANADO RED'	1 GAL		
BA	31	BAPTISIA AUSTRALIS	1 GAL		
CV	37	COREOPSIS VERTICILLATA	1 GAL		
DC	63	DIASCIA INTEGRIRIMA 'CORAL CANYON'	1 GAL		
DP	32	DIGITALIS PURPUREA	1 GAL		
EP	83	ECHINACEA PURPUREA	1 GAL		
LH	54	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	1 GAL		
LP	50	LIATRIS PUNCTATA	1 GAL		
PP	284	PENSTEMON GRANDIFLORUS 'PRAIRIE JEWEL'	1 GAL		
SM	18	SALVIA X SYLVESTRIS 'MAGNACHT'	1 GAL		
SA	27	SEDUM X 'AUTUMN JOY'	1 GAL		
VINE/ESPALIER	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	PLANT TYPE
PQ	23	PARTHENOCISSUS QUINQUEFOLIA	1 GAL		

NOTE: PLANT SCHEDULE INCLUDES PLANTS OUTSIDE OF PROPERTY LINE

- Stone walkway has been updated based on revised grading.
- Plant schedule has been updated.

**NOT FOR
CONSTRUCTION**

Date: 2018.05.25

Project Name:
STANLEY RESIDENTIAL
Issued For / Phase:
SITE PLAN AMENDMENT
W/ WAIVERS

Revisions:

Date	No.	Remarks
2016.12.15	1	SITE PLAN W/ WAIVERS
2017.03.24	2	REVISED SITE PLAN W/ WAIVERS
2017.04.28	3	REVISED SITE PLAN W/ WAIVERS
2018.02.27	4	REVISED SITE PLAN W/ WAIVERS
2018.03.29	5	REVISED SITE PLAN W/ WAIVERS
2018.05.25	6	REVISED SITE PLAN W/ WAIVERS
2020.04.28	7	REVISED SITE PLAN W/ WAIVERS
2021.01.22	8	REVISED SITE PLAN W/ WAIVERS
2021.05.03	9	REVISED SITE PLAN W/ WAIVERS
2022.08.19	10	REVISED SITE PLAN W/ WAIVERS

Sheet Name:
LANDSCAPE PLAN

Sheet Number:

7

Date: 2018.05.25

Project Name:
STANLEY RESIDENTIAL
Issued For / Phase:
SITE PLAN AMENDMENT
W/ WAIVERS

Revisions:
Date No. Remarks
2016.12.15 1 SITE PLAN W/ WAIVERS
2017.03.24 2 REVISED SITE PLAN W/ WAIVERS
2017.04.28 3 REVISED SITE PLAN W/ WAIVERS
2018.02.27 4 REVISED SITE PLAN W/ WAIVERS
2018.03.29 5 REVISED SITE PLAN W/ WAIVERS
2018.05.25 6 REVISED SITE PLAN W/ WAIVERS
2020.04.28 7 REVISED SITE PLAN W/ WAIVERS
2021.01.22 8 REVISED SITE PLAN W/ WAIVERS
2021.05.03 9 REVISED SITE PLAN W/ WAIVERS
2022.08.19 10 REVISED SITE PLAN W/ WAIVERS
2023.04.07 11 REVISED SITE PLAN W/ WAIVERS
2023.11.03 12 REVISED SITE PLAN W/ WAIVERS

Sheet Name:
LANDSCAPE PLAN

Sheet Number:
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HARDSCAPE LEGEND

- STANDARD CONCRETE PAVING, BROOM FINISH
REINFORCEMENT PER CIVIL ENGINEER
CRUSHER FINES PAVING
ROCK MULCH, RE: SPECS
SITE FURNISHINGS, OWNER FURNISHED,
OWNER INSTALLED
LANDSCAPE SCREENING WALL, RE: ARCH
BIKE RACK
- PA PLANTING AREA
STONE BENCH

SEED PLANTING LEGEND

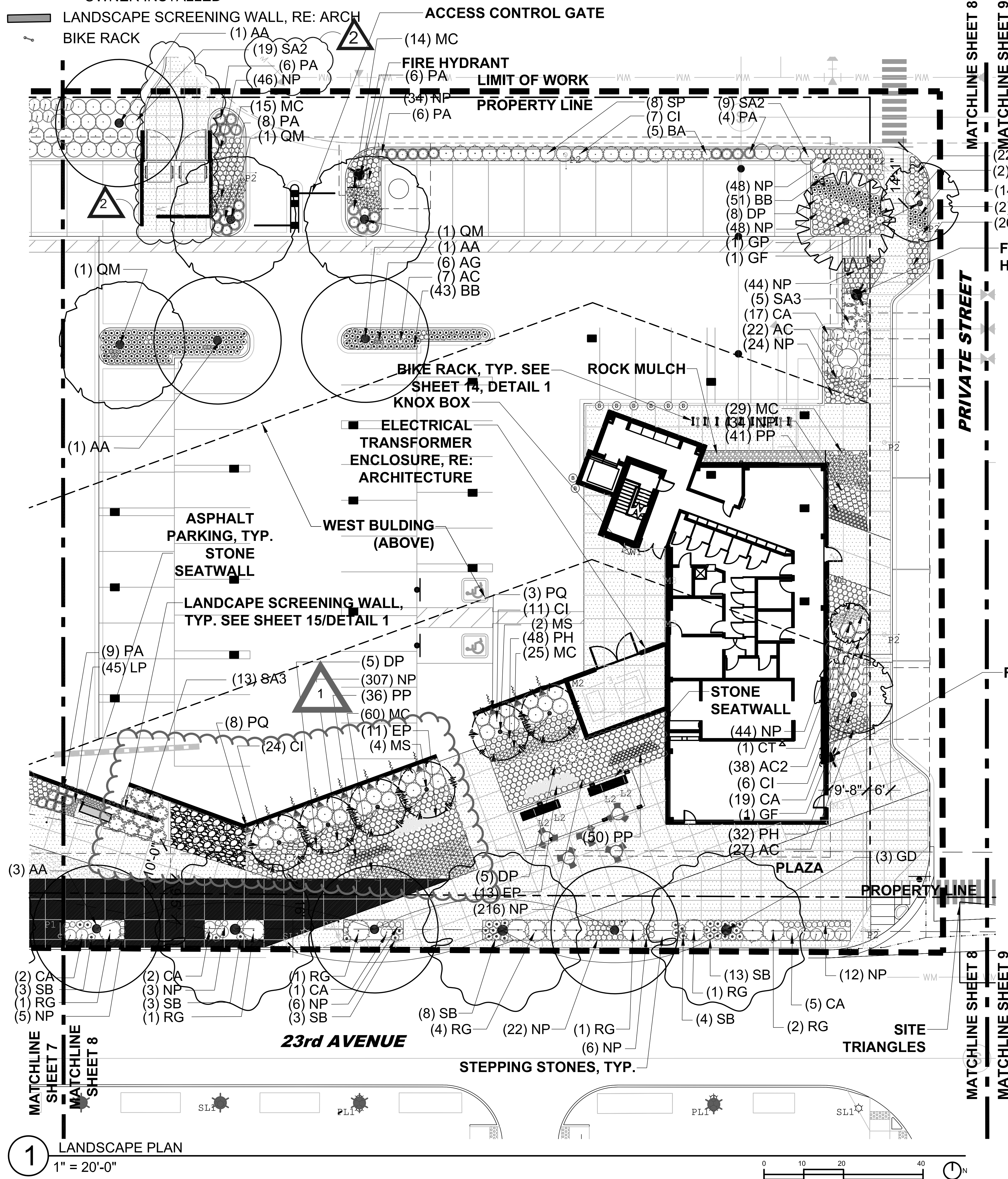
- NATIVE SEED MIX

*ALL LANDSCAPED AREAS AND TREES TO BE
IRRIGATED WITH WATER EFFICIENT IRRIGATION
SYSTEM.

PLANT SCHEDULE					
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AA	12	ACER FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	B & B	2.5" CAL
	GF	3	GINKGO BILOBA 'FASTIGIATA' FASTIGIATE MAIDENHAIR TREE	B & B	2.5" CAL
	GP	2	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO	B & B	2.5" CAL
	GD	10	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE	B & B	2.5" CAL
	PA3	3	POPULUS ANGUSTIFOLIA NARROWLEAF POPLAR	B & B	2.5" CAL
	QM	13	QUERCUS MUEHLENBERGII CHINKAPIN OAK	B & B	2.5" CAL
SMALL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	CL	13	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	5 GAL	
	CT	13	CRATAEGUS X MORDENENSIS 'TOBA' TOBA HAWTHORN	B & B	1" CAL
	MS	9	MALUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE	B & B	2" CAL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	PLANT TYPE
	CA	197	CORNUS SERICEA 'ARTIC FIRE' ARTIC FIRE DOGWOOD	5 GAL	
	CI	96	CORNUS SERICEA 'ISANTI' ISANTI REDOSIER DOGWOOD	5 GAL	
	MA	35	MAHONIA AQUIFOLIUM OREGON GRAPE	5 GAL	
	PA	115	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL	
	RG	45	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	
	SA3	33	SALIX ARENARIA SILVER CREEPING WILLOW	5 GAL	
	SP	22	SALIX PURPUREA 'NANA' DWARF ARCTIC WILLOW	5 GAL	
	SA2	99	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	5 GAL	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	PLANT TYPE
	BB	1,066	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLUE GRAMA	1 GAL	
	DT	77	DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS	1 GAL	
	MC	435	MUHLENBERGIA CAPILLARIS PINK MUHLY	1 GAL	
	NP	2,691	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	1 GAL	
	PH	333	PANICUM VIRGATUM 'HEAVY METAL' BLUE SWITCH GRASS	1 GAL	
	SB	192	SCHIZACHYRIUM SCOPARIUM 'BLAZE' BLAZE LITTLE BLUESTEM	1 GAL	
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	PLANT TYPE
	AS2	44	ACHILLEA MILLEFOLIUM 'SUMMER PASTELS' SUMMER PASTELS YARROW	1 GAL	
	AG	49	AGASTACHE AURANTIACA GIANT HYSSOP	1 GAL	
	AC2	211	AGASTACHE CANA 'SONORAN SUNSET' SONORAN SUNSET HYSSOP	1 GAL	
	AC	76	AGASTACHE X 'CORANADO RED' ANISE HYSSOP	1 GAL	
	BA	31	BAPTISIA AUSTRALIS BLUE WILD INDIGO	1 GAL	
	CV	37	COREOPSIS VERTICILLATA THREADLEAF COREOPSIS	1 GAL	
	DC	63	DIASCIA INTEGERRIMA 'CORAL CANYON'	1 GAL	
	DP	32	DIGITALIS PURPUREA FOXGLOVE	1 GAL	
	EP	83	ECHINACEA PURPUREA PURPLE CONEFLOWER	1 GAL	
	LH	52	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' HIDCOTE LAVENDER	1 GAL	
	LP	50	LIATRIS PUNCTATA DOTTED GAYFEATHER	1 GAL	
	PP	284	PENSTEMON GRANDIFLORUS 'PRAIRIE JEWEL' PRAIRIE JEWEL BEARDTONGUE	1 GAL	
	SM	18	SALVIA X SYLVESTRIS 'MAINACHT' SAGE	1 GAL	
	SA	27	SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL	
VINE/ESPALIER	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	PLANT TYPE
	PQ	23	PARTHENOCISSUS QUINQUEFOLIA VIRGINA CREEPER	1 GAL	

NOTE: PLANT SCHEDULE INCLUDES PLANTS OUTSIDE OF
PROPERTY LINE

- Planting has been updates to replace walkway north of the building.
- Stairs and landing included on the west side of the building.
- Updated planting areas due to storm system modifications along 23rd Ave.
- Plant schedule has been updated.



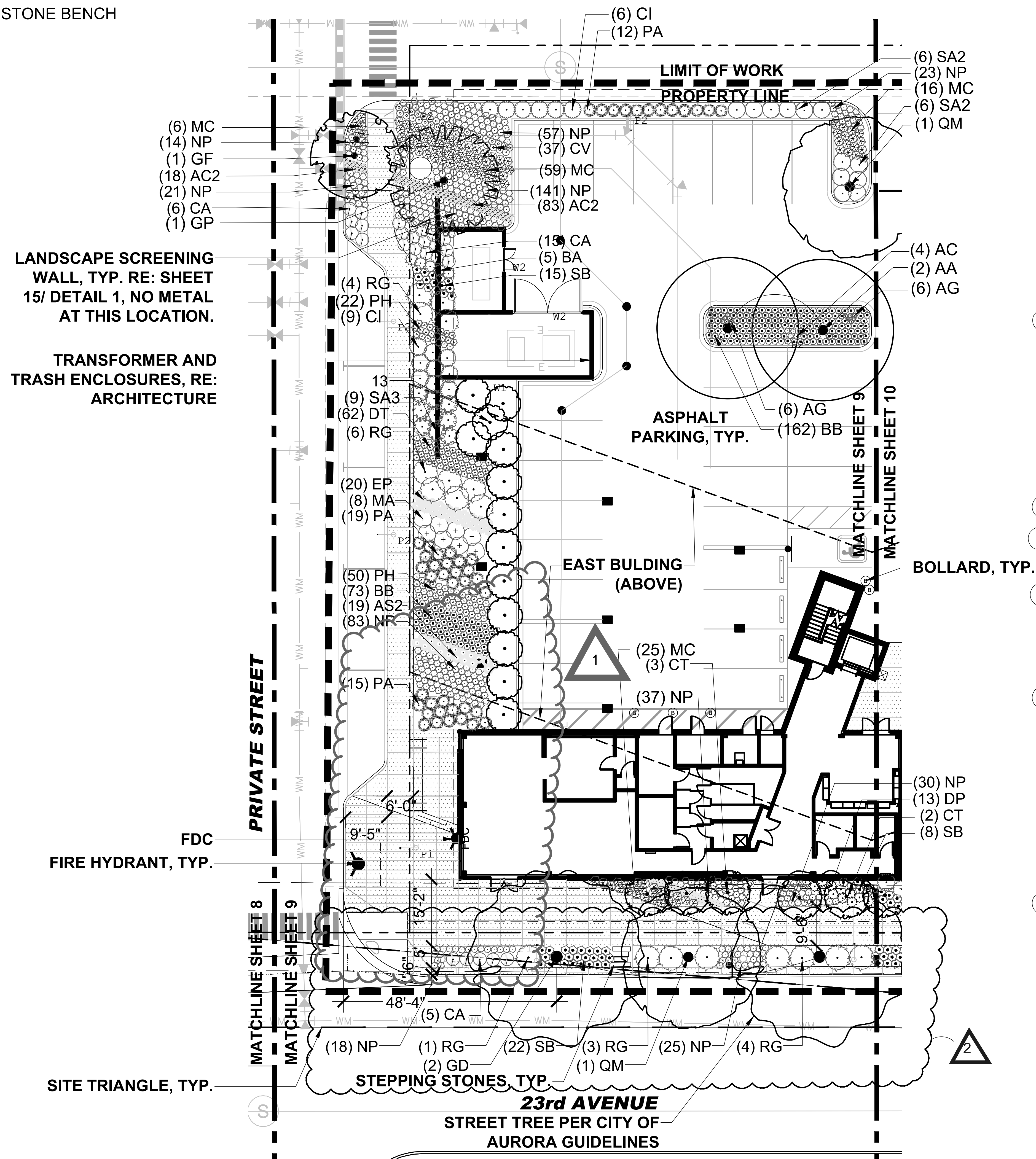
HARDSCAPE LEGEND

- STANDARD CONCRETE PAVING, BROOM FINISH
REINFORCEMENT PER CIVIL ENGINEER
- CRUSHER FINES PAVING
- ROCK MULCH, RE: SPECS
- SITE FURNISHINGS, OWNER FURNISHED,
OWNER INSTALLED
- LANDSCAPE SCREENING WALL, RE: ARCH
- BIKE RACK
- PA PLANTING AREA
- STONE BENCH

SEED PLANTING LEGEND

- NATIVE SEED MIX

*ALL LANDSCAPED AREAS AND TREES TO BE
IRRIGATED WITH WATER EFFICIENT IRRIGATION
SYSTEM.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AA	12	ACER FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	B & B	2.5" CAL
	GF	3	GINKGO BILOBA 'FASTIGIATA' FASTIGIATE MAIDENHAIR TREE	B & B	2.5" CAL
	GP	2	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO	B & B	2.5" CAL
	GD	10	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE	B & B	2.5" CAL
	PA3	3	POPULUS ANGUSTIFOLIA NARROWLEAF POPLAR	B & B	2.5" CAL
	QM	13	QUERCUS MUEHLENBERGII CHINKAPIN OAK	B & B	2.5" CAL
SMALL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	CL	13	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	5 GAL	
	CT	13	CRATAEGUS X MORDENENSIS 'TOBA' TOBA HAWTHORN	B & B	1" CAL
	MS	9	MALUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE	B & B	2" CAL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	PLANT TYPE
	CA	206	CORNUS SERICEA 'ARTIC FIRE' ARTIC FIRE DOGWOOD	5 GAL	
	CI	96	CORNUS SERICEA 'ISANTI' ISANTI REDOSIER DOGWOOD	5 GAL	
	MA	35	MAHONIA AQUIFOLIUM OREGON GRAPE	5 GAL	
	PA	130	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL	
	RG	45	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	
	SA3	33	SALIX ARENARIA SILVER CREEPING WILLOW	5 GAL	
	SP	22	SALIX PURPUREA 'NANA' DWARF ARCTIC WILLOW	5 GAL	
	SA2	111	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	5 GAL	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	PLANT TYPE
	BB	1,066	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLUE GRAMA	1 GAL	
	DT	77	DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS	1 GAL	
	MC	438	MUEHLENBERGIA CAPILLARIS PINK MUHLY	1 GAL	
	NP	2,692	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	1 GAL	
	PH	333	PANICUM VIRGATUM 'HEAVY METAL' BLUE SWITCH GRASS	1 GAL	
	SB	192	SCHIZACHYRIUM SCOPARIUM 'BLAZE' BLAZE LITTLE BLUESTEM	1 GAL	
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	PLANT TYPE
	AS2	44	ACHILLEA MILLEFOLIUM 'SUMMER PASTELS' SUMMER PASTELS YARROW	1 GAL	
	AG	49	AGASTACHE AURANTIACA GIANT HYSSOP	1 GAL	
	AC2	211	AGASTACHE CANA 'SONORAN SUNSET' SONORAN SUNSET HYSSOP	1 GAL	
	AC	76	AGASTACHE X 'CORANADO RED' ANISE HYSSOP	1 GAL	
	BA	31	BAPTISIA AUSTRALIS BLUE WILD INDIGO	1 GAL	
	CV	37	COREOPSIS VERTICILLATA THREADLEAF COREOPSIS	1 GAL	
	DC	63	DIASCIA INTEGERRIMA 'CORAL CANYON'	1 GAL	
	DP	32	DIGITALIS PURPUREA FOXGLOVE	1 GAL	
	EP	83	ECHINACEA PURPUREA PURPLE CONEFLOWER	1 GAL	
	LH	52	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' HIDCOTE LAVENDER	1 GAL	
	LP	50	LIATRIS PUNCTATA DOTTED GAYFEATHER	1 GAL	
	PP	284	PENSTEMON GRANDIFLORUS 'PRAIRIE JEWEL' PRAIRIE JEWEL BEARDE Tongue	1 GAL	
	SM	18	SALVIA X SYLVESTRIS 'MAINACHT' SAGE	1 GAL	
	SA	27	SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL	
VINE/ESPAUER	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	PLANT TYPE
	PQ	23	PARTHENOISSUS QUINQUEFOLIA VIRGINA CREEPER	1 GAL	

NOTE: PLANT SCHEDULE INCLUDES PLANTS OUTSIDE OF
PROPERTY LINE

**NOT FOR
CONSTRUCTION**

Date: 2018.05.25

Project Name:
STANLEY RESIDENTIAL

Issued For / Phase:
SITE PLAN AMENDMENT
W/ WAIVERS

Revisions:

Date	No.	Remarks
2016.12.15	1	SITE PLAN W/ WAIVERS
2017.03.24	2	REVISED SITE PLAN W/ WAIVERS
2017.04.28	3	REVISED SITE PLAN W/ WAIVERS
2018.02.27	4	REVISED SITE PLAN W/ WAIVERS
2018.03.29	5	REVISED SITE PLAN W/ WAIVERS
2018.05.25	6	REVISED SITE PLAN W/ WAIVERS
2020.04.28	7	REVISED SITE PLAN W/ WAIVERS
2021.01.22	8	REVISED SITE PLAN W/ WAIVERS
2021.05.03	9	REVISED SITE PLAN W/ WAIVERS
2022.08.19	10	REVISED SITE PLAN W/ WAIVERS
2023.04.07	11	REVISED SITE PLAN W/ WAIVERS

Sheet Name:
LANDSCAPE PLAN

Sheet Number:

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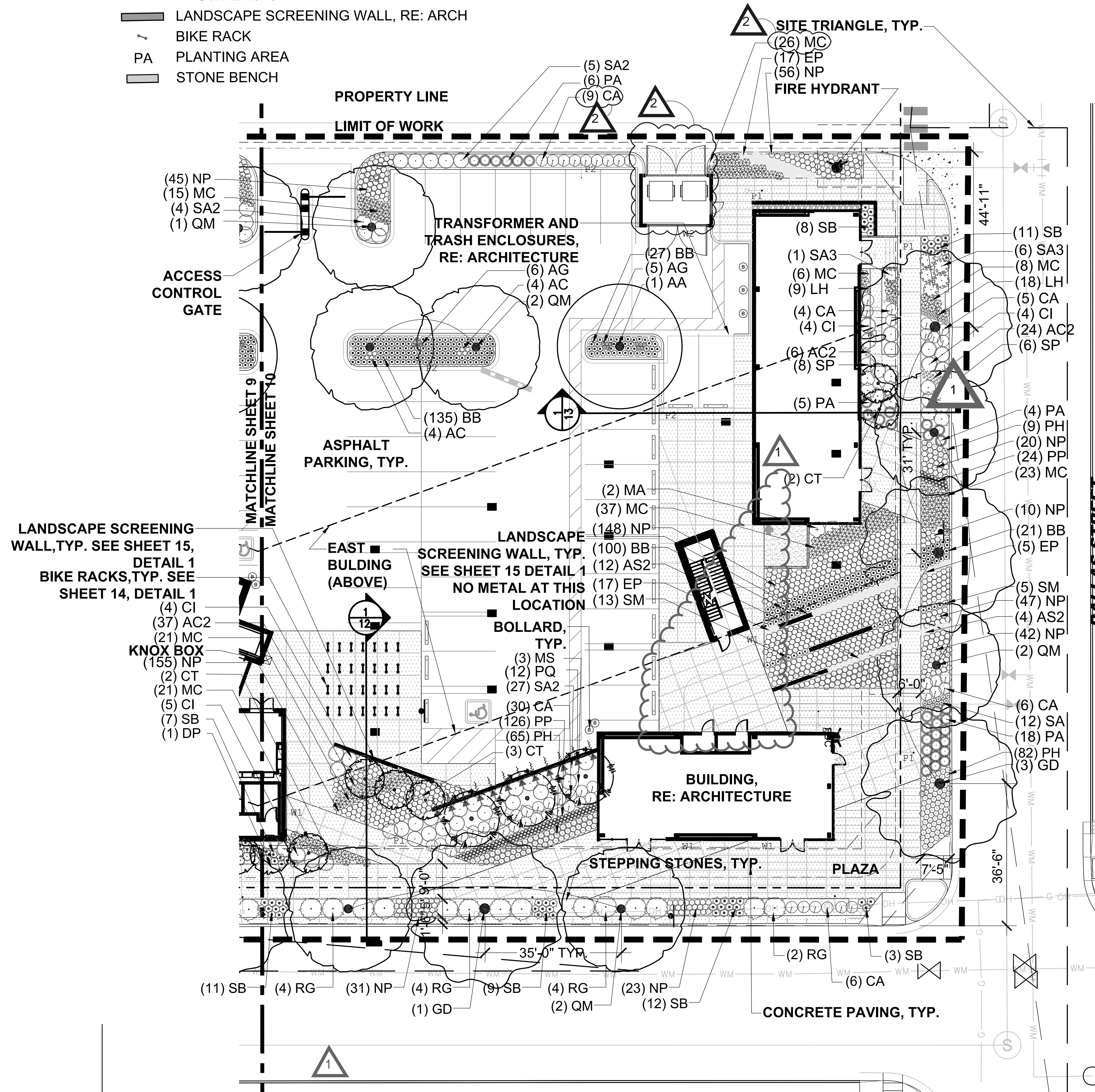
HARDSCAPE LEGEND

- STANDARD CONCRETE PAVING, BROOM FINISH
REINFORCEMENT PER CIVIL ENGINEER
CRUSHER FINES PAVING
ROCK MULCH, RE: SPECS
SITE FURNISHINGS, OWNER FURNISHED,
OWNER INSTALLED
LANDSCAPE SCREENING WALL, RE: ARCH
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SEED PLANTING LEGEND

- NATIVE SEED MIX

*ALL LANDSCAPED AREAS AND TREES TO BE
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PLANT SCHEDULE

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	MS	9	MALUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE	B & B	2" CAL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	PLANT TYPE
	CA	197	CORNUS SERICEA 'ARTIC FIRE' ARTIC FIRE DOGWOOD	5 GAL	
	CI	96	CORNUS SERICEA 'ISANTI' ISANTI REDOSIER DOGWOOD	5 GAL	
	MA	35	MAHONIA AQUIFOLIUM OREGON GRAPE	5 GAL	
	PA	115	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL	
	RG	45	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	
	SA3	33	SALIX ARENARIA SILVER CREEPING WILLOW	5 GAL	
	SP	22	SALIX PURPUREA 'NANA' DWARF ARCTIC WILLOW	5 GAL	
	SA2	99	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	5 GAL	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	PLANT TYPE
	BB	1,066	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLUE GRAMA	1 GAL	
	DT	77	DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS	1 GAL	
	MC	435	MUHLENBERGIA CAPILLARIS PINK MUHLY	1 GAL	
	NP	2,691	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	1 GAL	
	PH	333	PANICUM VIRGATUM 'HEAVY METAL' BLUE SWITCH GRASS	1 GAL	
	SB	192	SCHIZACHYRIUM SCOPARIUM 'BLAZE' BLAZE LITTLE BLUESTEM	1 GAL	
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	AC2	211	AGASTACHE CANA 'SONORAN SUNSET' SONORAN SUNSET HYSSOP	1 GAL	
	AC	76	AGASTACHE X 'CORANADO RED' ANISE HYSSOP	1 GAL	
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	EP	83	ECHINACEA PURPUREA PURPLE CONEFLOWER	1 GAL	
	LH	52	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' HIDCOTE LAVENDER	1 GAL	
	LP	50	LIATRIS PUNCTATA DOTTED GAYFEATHER	1 GAL	
	PP	284	PENSTEMON GRANDIFLORUS 'PRAIRIE JEWEL' PRAIRIE JEWEL BEARDTONGUE	1 GAL	
	SM	18	SALVIA X SYLVESTRIS 'MAINACHT' SAGE	1 GAL	
	SA	27	SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL	
VINE/ESPAUER	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	PLANT TYPE
	PQ	23	PARTHENOCISSUS QUINQUEFOLIA VIRGINA CREEPER	1 GAL	

NOTE: PLANT SCHEDULE INCLUDES PLANTS OUTSIDE OF
PROPERTY LINE

- Site wall removed and updated paving pattern.
- Plant schedule has been updated.

**NOT FOR
CONSTRUCTION**

Date: 2018.05.25

Project Name:

STANLEY RESIDENTIAL

Issued For / Phase:

SITE PLAN AMENDMENT

W/ WAIVERS

Revisions:

Date No. Remarks

2016.12.15 1 SITE PLAN W/ WAIVERS

2017.03.24 2 REVISED SITE PLAN W/ WAIVERS

2017.04.28 3 REVISED SITE PLAN W/ WAIVERS

2018.02.27 4 REVISED SITE PLAN W/ WAIVERS

2018.03.29 5 REVISED SITE PLAN W/ WAIVERS

2018.05.25 6 REVISED SITE PLAN W/ WAIVERS

2020.04.28 7 REVISED SITE PLAN W/ WAIVERS

2021.01.22 8 REVISED SITE PLAN W/ WAIVERS

2021.05.03 9 REVISED SITE PLAN W/ WAIVERS

2022.08.19 10 REVISED SITE PLAN W/ WAIVERS

2023.04.07 11 REVISED SITE PLAN W/ WAIVERS

2023.11.03 12 REVISED SITE PLAN W/ WAIVERS

Sheet Name:
LANDSCAPE PLAN

Sheet Number:

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STANLEY RESIDENTIAL
9501 & 9511, & 9571 E. 23RD AVE., AURORA, CO 80010

**NOT FOR
CONSTRUCTION**

Date: 2018.05.25

Project Name:
STANLEY RESIDENTIAL

Issued For / Phase:
SITE PLAN AMENDMENT
W/ WAIVERS

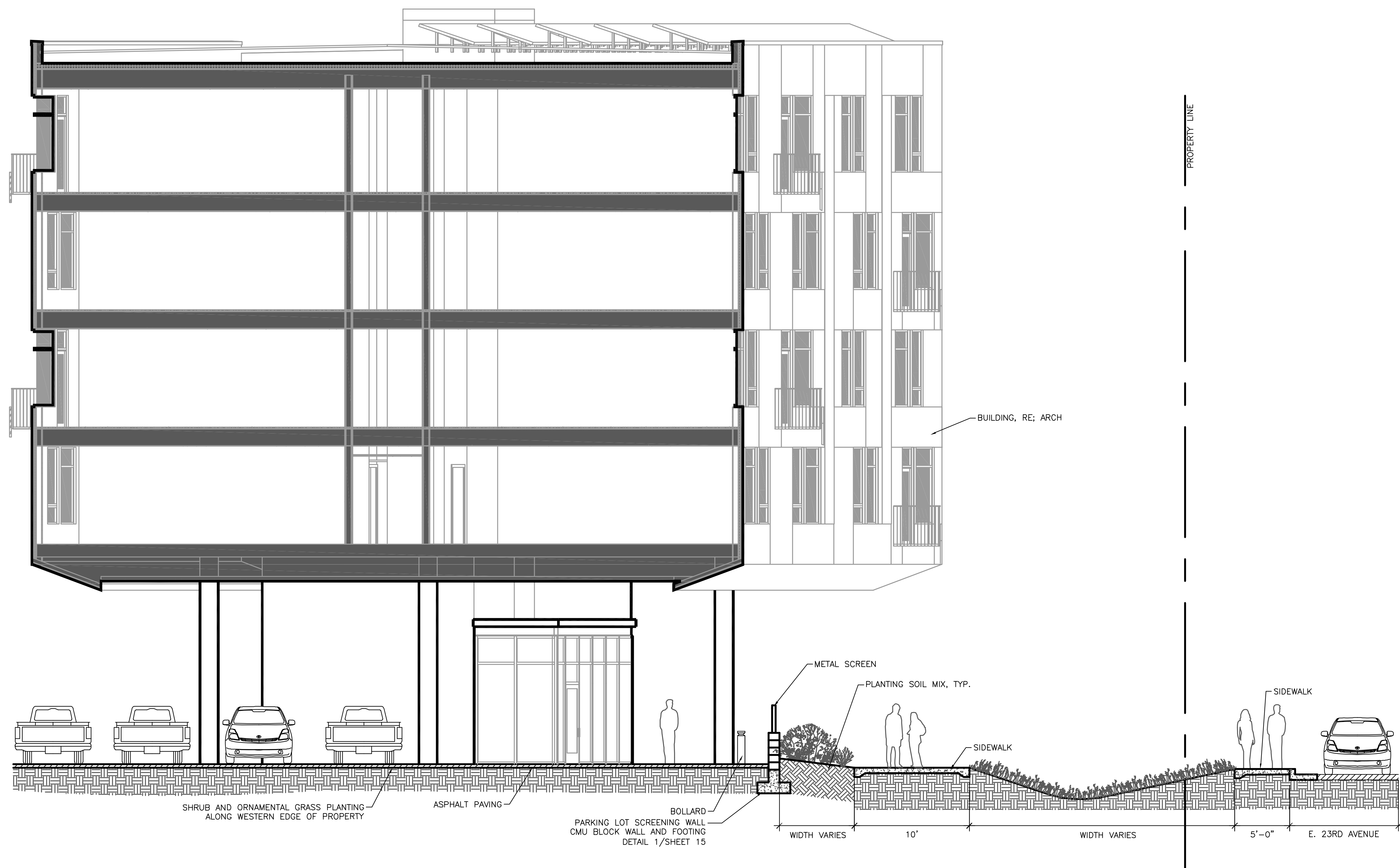
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2017.03.24		REVISED SITE PLAN W/ WAIVERS
2017.04.08		REVISED SITE PLAN W/ WAIVERS
2018.02.17		REVISED SITE PLAN W/ WAIVERS
2018.03.09		REVISED SITE PLAN W/ WAIVERS
2018.05.25		REVISED SITE PLAN W/ WAIVERS
2020.04.14		REVISED SITE PLAN W/ WAIVERS
2020.07.22		REVISED SITE PLAN W/ WAIVERS
2021.05.11		REVISED SITE PLAN W/ WAIVERS
2021.06.22		REVISED SITE PLAN W/ WAIVERS
2021.08.06		REVISED SITE PLAN W/ WAIVERS

Sheet Name:
LANDSCAPE SECTIONS

Sheet Number:

11

STANLEY RESIDENTIAL 2014-6055-02



1 SECTION A
1/8" = 1'-0"

STANLEY RESIDENTIAL
9501 & 9511, & 9571 E. 23RD AVE., AURORA, CO 80010

**NOT FOR
CONSTRUCTION**

Date: 2018.05.25

Project Name:
STANLEY RESIDENTIAL

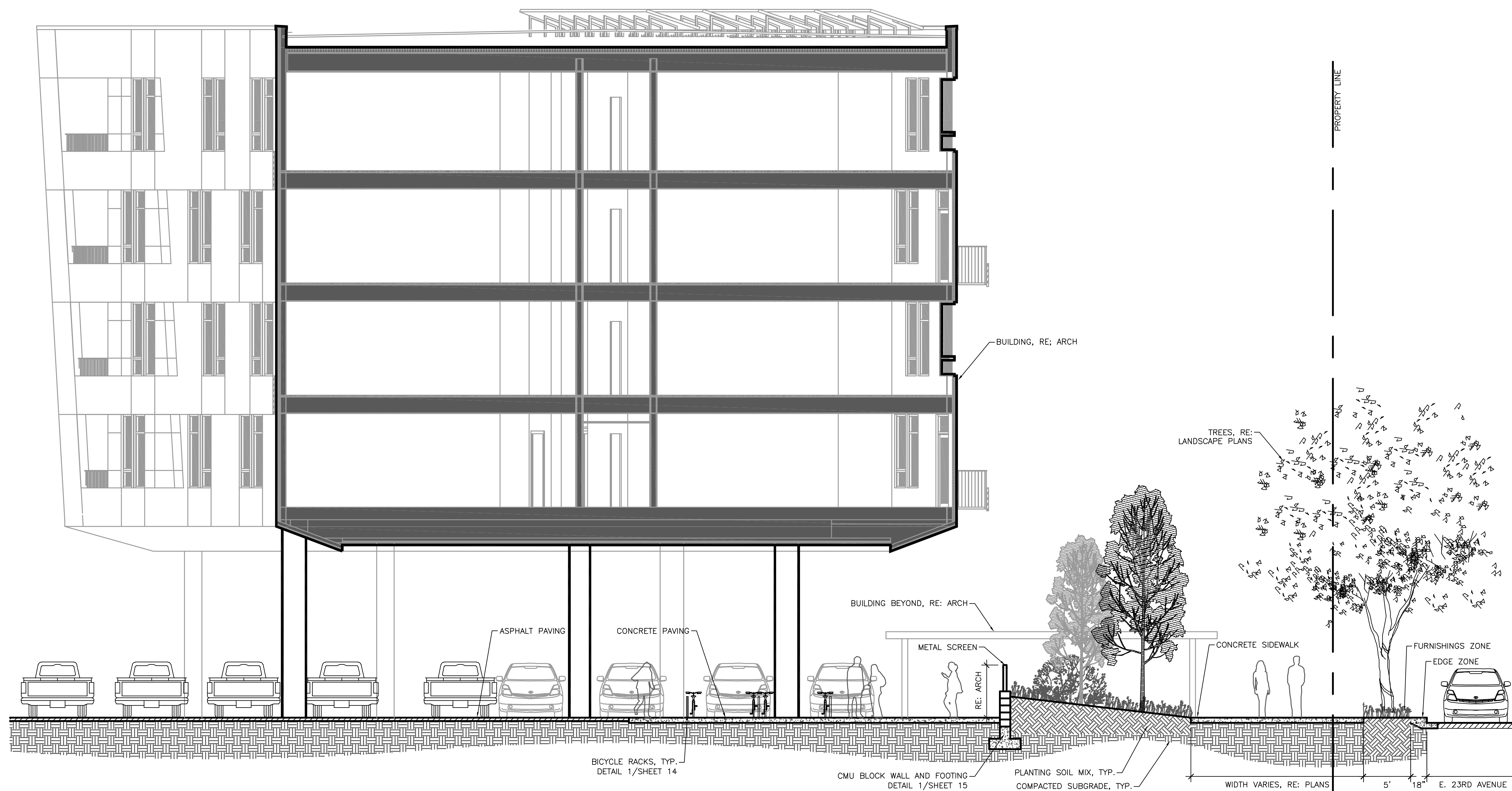
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W/ WAIVERS

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2017.04.26		REVISED SITE PLAN W/ WAIVERS
2018.02.17		REVISED SITE PLAN W/ WAIVERS
2018.03.29		REVISED SITE PLAN W/ WAIVERS
2018.05.25		REVISED SITE PLAN W/ WAIVERS
2020.04.14		REVISED SITE PLAN W/ WAIVERS
2020.07.22		REVISED SITE PLAN W/ WAIVERS
2021.05.11		REVISED SITE PLAN W/ WAIVERS
2021.06.22		REVISED SITE PLAN W/ WAIVERS
2021.08.06		REVISED SITE PLAN W/ WAIVERS

Sheet Name:
LANDSCAPE SECTIONS

Sheet Number:

12



1 SECTION B
1/8" = 1'-0"

STANLEY RESIDENTIAL
9501 & 9511, & 9571 E. 23RD AVE., AURORA, CO 80010

**NOT FOR
CONSTRUCTION**

Date: 2018.05.25

Project Name:
STANLEY RESIDENTIAL

Issued For / Phase:
SITE PLAN AMENDMENT
W/ WAIVERS

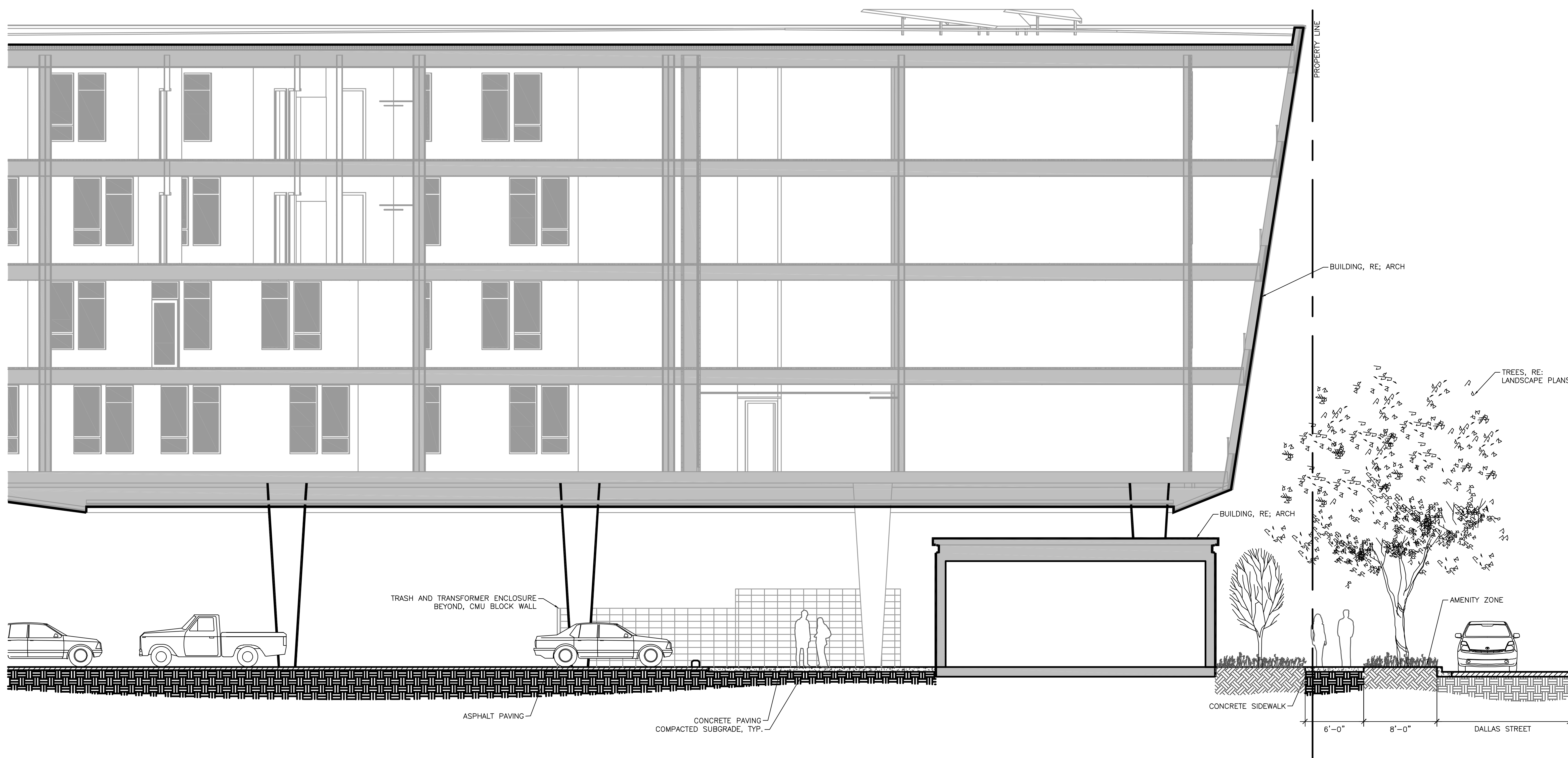
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2017.03.24		REVISED SITE PLAN W/ WAIVERS
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2018.02.17		REVISED SITE PLAN W/ WAIVERS
2018.03.29		REVISED SITE PLAN W/ WAIVERS
2018.05.25		REVISED SITE PLAN W/ WAIVERS
2020.04.14		REVISED SITE PLAN W/ WAIVERS
2020.07.22		REVISED SITE PLAN W/ WAIVERS
2021.05.11		REVISED SITE PLAN W/ WAIVERS
2021.06.22		REVISED SITE PLAN W/ WAIVERS
2021.08.06		REVISED SITE PLAN W/ WAIVERS

Sheet Name:
LANDSCAPE SECTIONS

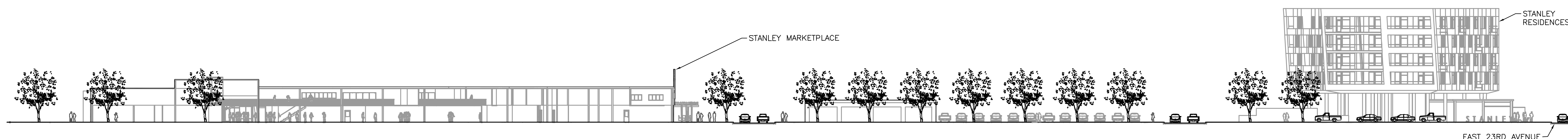
Sheet Number:

13

STANLEY RESIDENTIAL 2014-6055-02



1 SECTION C
1/8" = 1'-0"



2 SECTION D - PRIVATE STREET LOOKING EAST
N.T.S.

STANLEY RESIDENTIAL
9501 & 9511, & 9571 E. 23RD AVE., AURORA, CO 80010

**NOT FOR
CONSTRUCTION**

Date: 2018.05.25

Project Name:
STANLEY RESIDENTIAL

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SITE PLAN AMENDMENT
W/ WAIVERS

Revisions:		
Date	No.	Remarks
2016.12.15		SITE PLAN W/ WAIVERS
2017.03.24		REVISED SITE PLAN W/ WAIVERS
2017.04.08		REVISED SITE PLAN W/ WAIVERS
2018.02.17		REVISED SITE PLAN W/ WAIVERS
2018.03.09		REVISED SITE PLAN W/ WAIVERS
2018.05.25		REVISED SITE PLAN W/ WAIVERS
2020.04.14		REVISED SITE PLAN W/ WAIVERS
2020.07.22		REVISED SITE PLAN W/ WAIVERS
2021.05.11		REVISED SITE PLAN W/ WAIVERS
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2021.08.06		REVISED SITE PLAN W/ WAIVERS

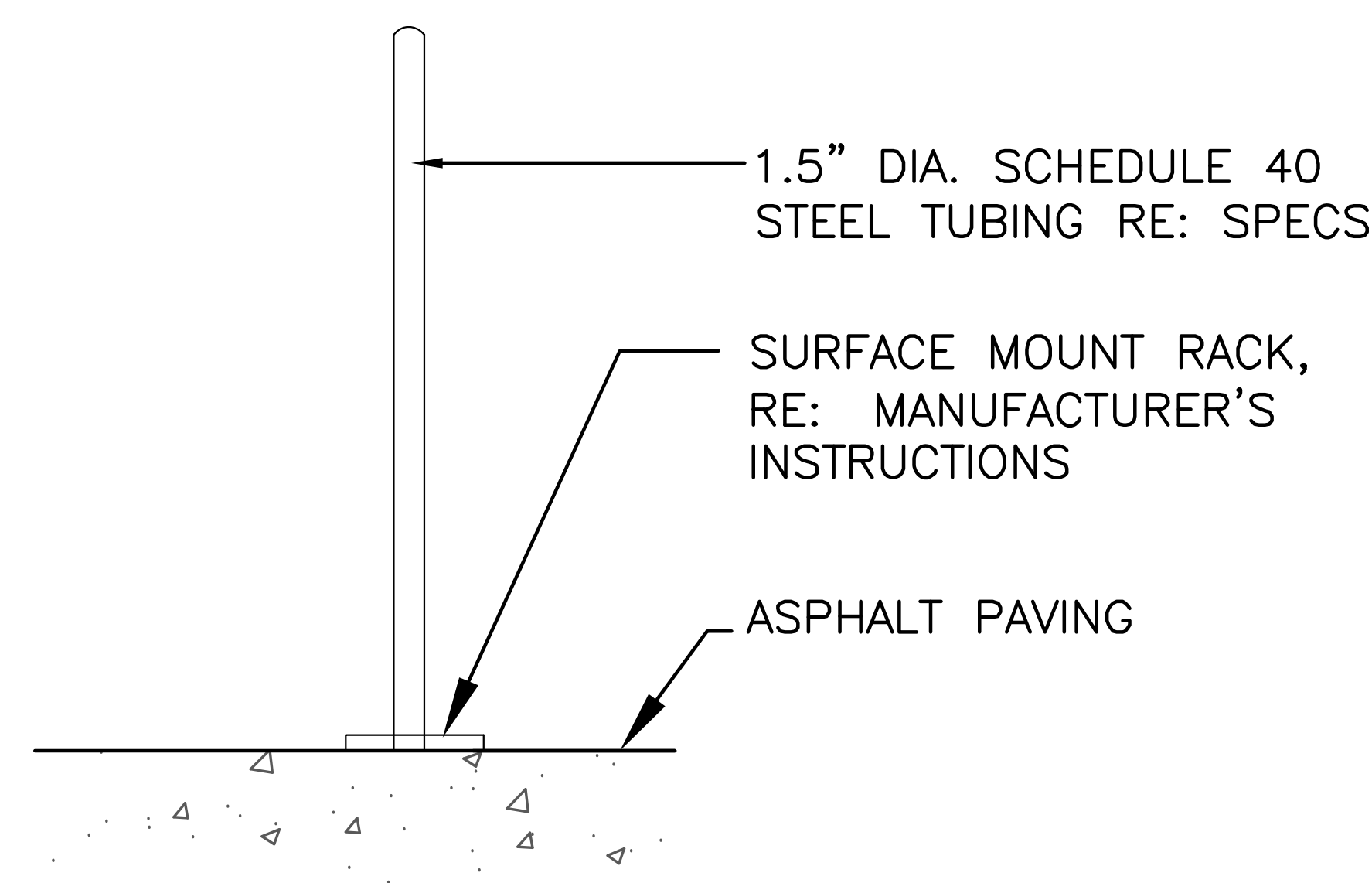
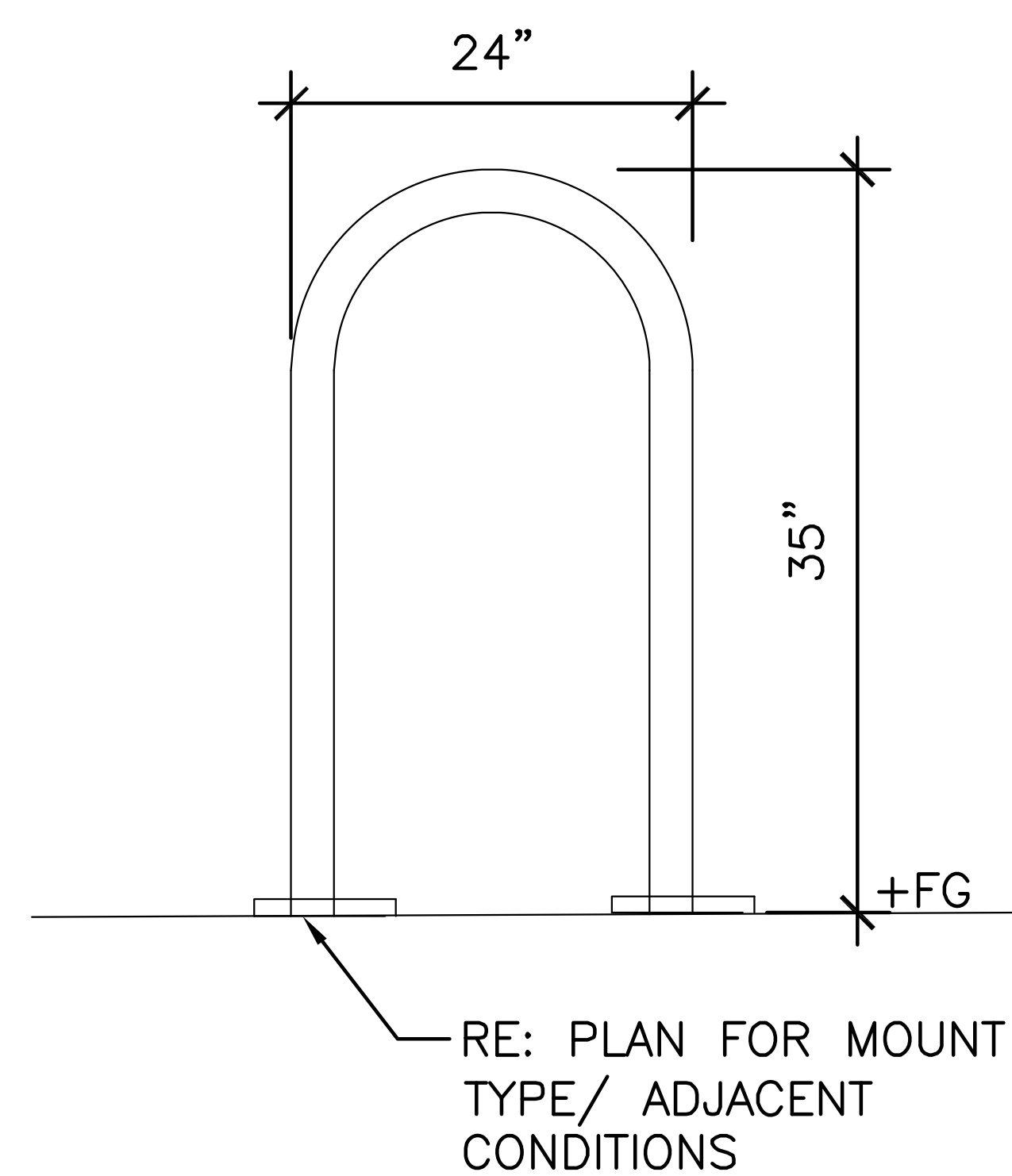
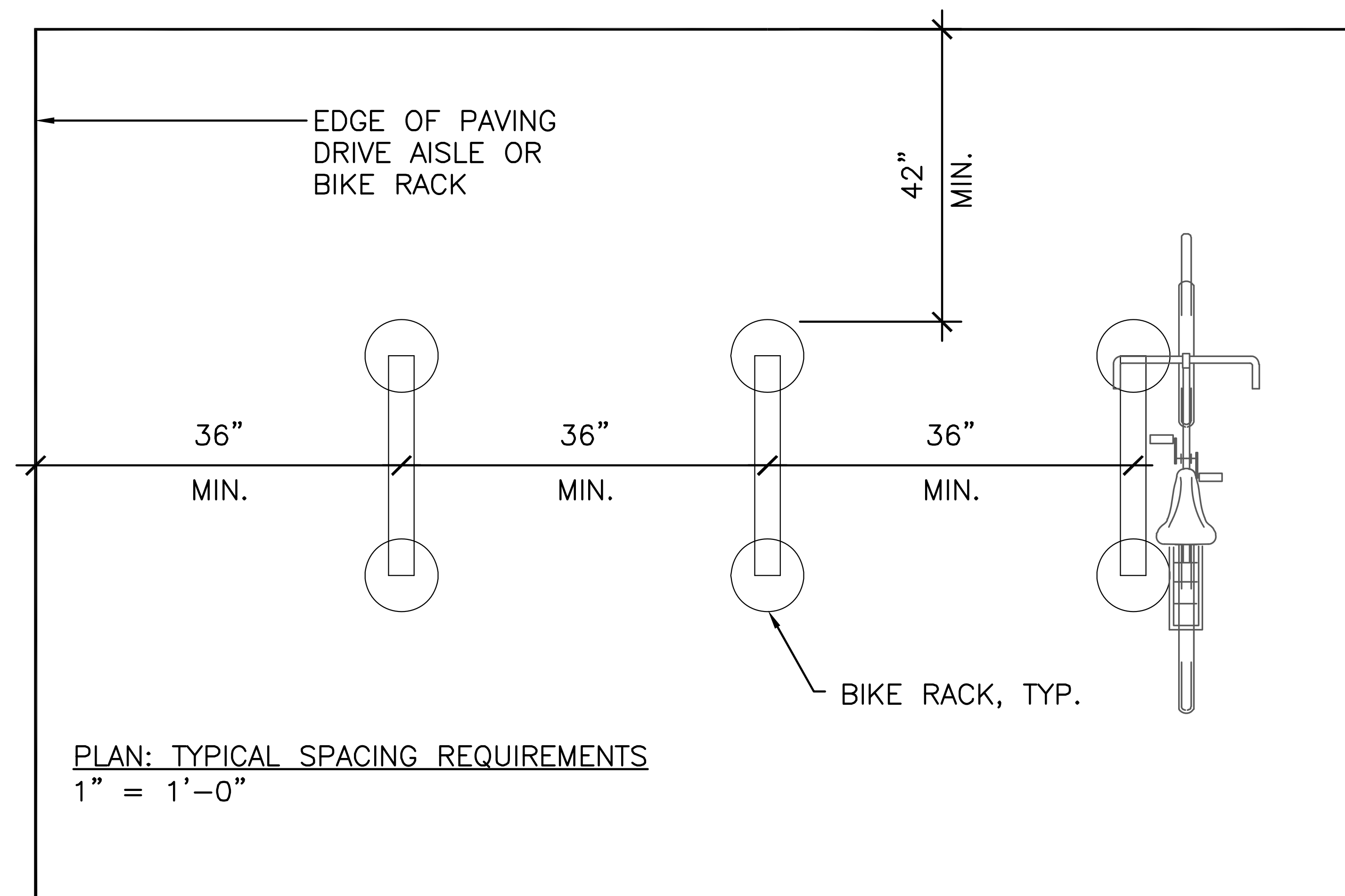
Sheet Name:
LANDSCAPE SECTIONS

Sheet Number:

14

NOTES:

1. REFERENCE SPECIFICATIONS FOR MORE INFORMATION.
2. DIMENSIONS ARE SHOWN FOR REFERENCE ONLY, SUBMIT MANUFACTURER'S TECHNICAL DATA FOR APPROVAL.
3. MOUNTING METHODS ARE SHOWN FOR REFERENCE ONLY -INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
4. COLOR SHALL BE POWDERCOATED BLACK.



1 BICYCLE RACK
1" = 1'-0"

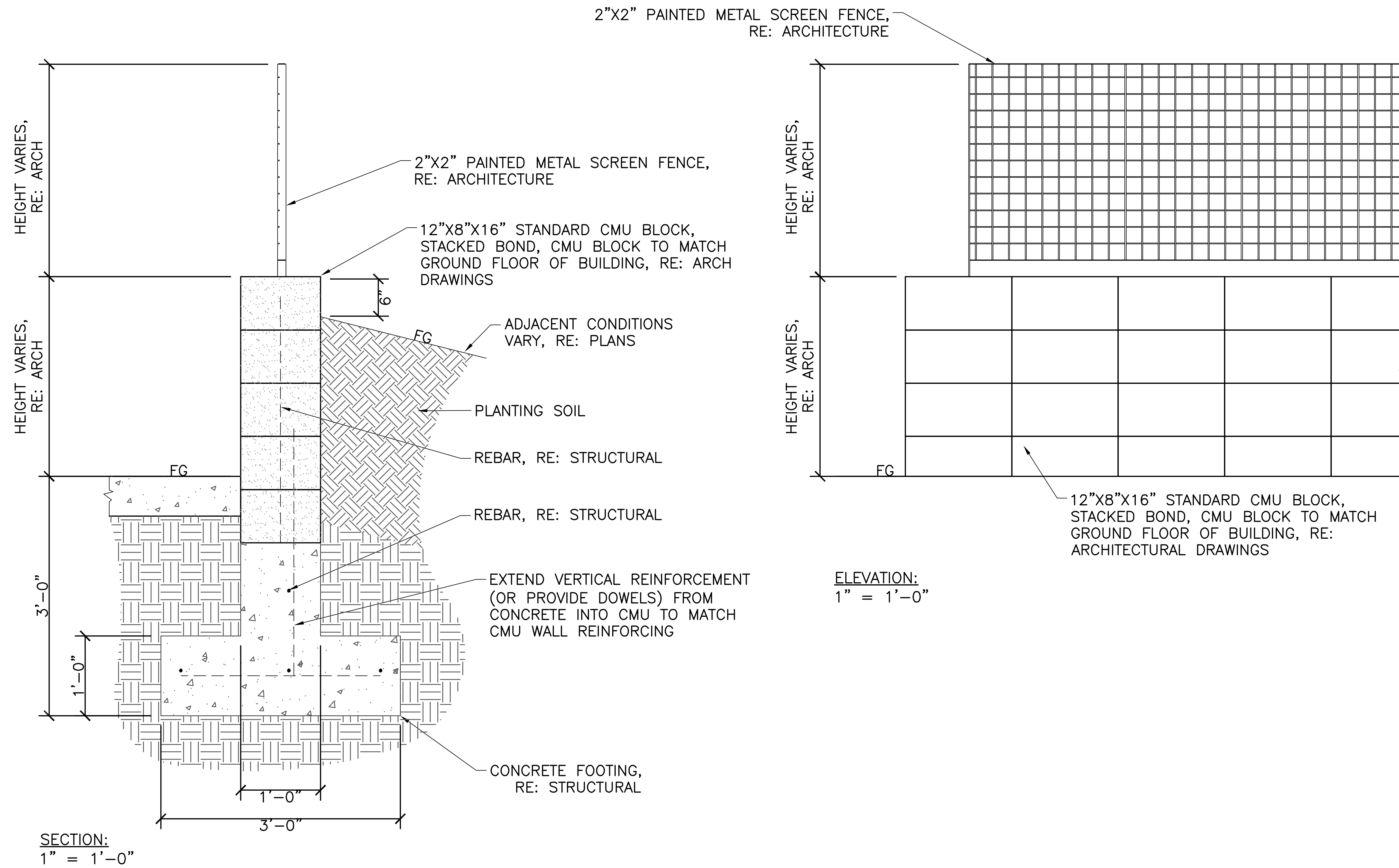
STANLEY RESIDENTIAL
9501 & 9511, & 9571 E. 23RD AVE., AURORA, CO 80010

**NOT FOR
CONSTRUCTION**

Date:	<div style="border: 1px solid black; padding: 2px; text-align: center;">2018.05.25</div>	
Project Name: <div style="border: 1px solid black; padding: 5px; text-align: center;">STANLEY RESIDENTIAL</div>		
Issued For / Phase: <div style="border: 1px solid black; padding: 5px; text-align: center;">SITE PLAN AMENDMENT W/ WAIVERS</div>		
Revisions:		
Date	No.	Remarks
2016.12.15		REMOVED SITE PLAN W/ WAIVERS
2017.03.23		REMOVED SITE PLAN W/ WAIVERS
2017.04.28		REMOVED SITE PLAN W/ WAIVERS
2018.02.27		REMOVED SITE PLAN W/ WAIVERS
2018.03.20		REMOVED SITE PLAN W/ WAIVERS
2018.05.04		REMOVED SITE PLAN W/ WAIVERS
2020.04.14		REMOVED SITE PLAN W/ WAIVERS
2020.07.22		REMOVED SITE PLAN W/ WAIVERS
2020.08.10		REMOVED SITE PLAN W/ WAIVERS
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2021.08.05		REMOVED SITE PLAN W/ WAIVERS

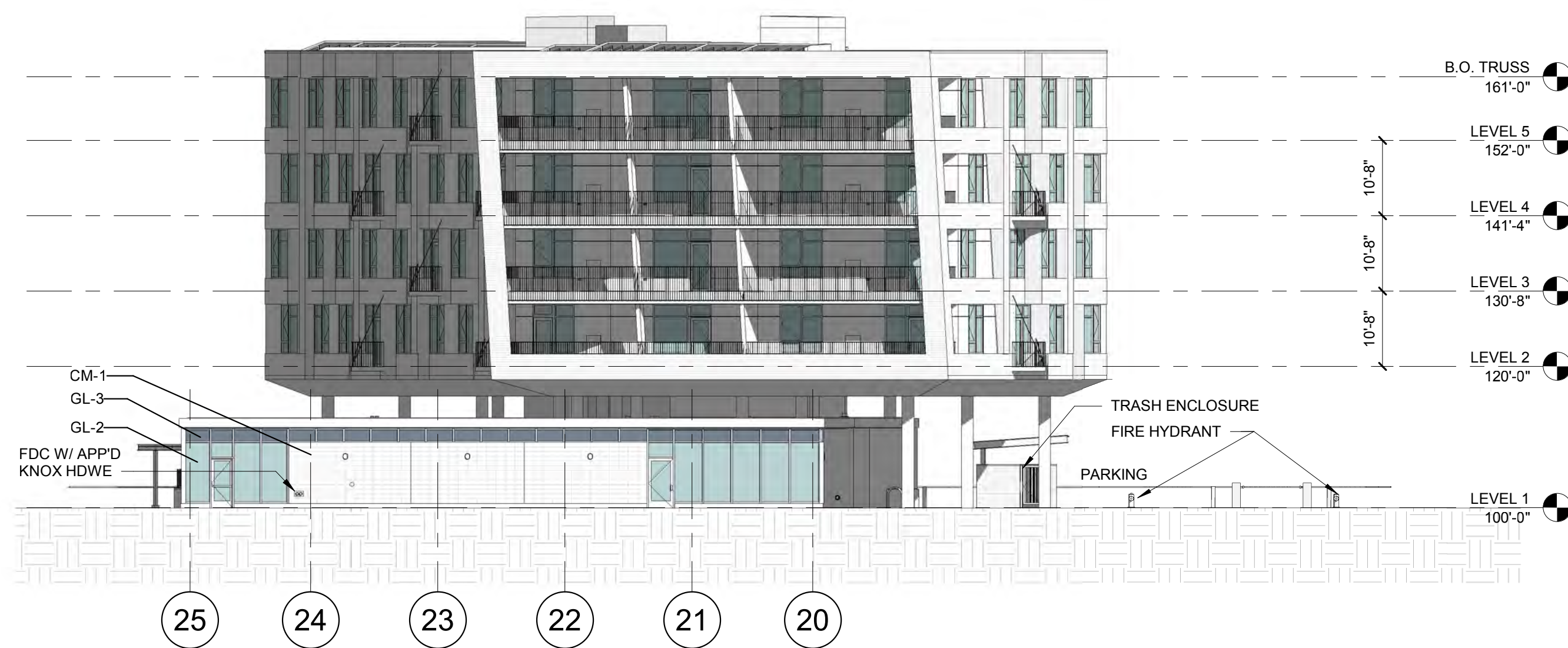
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Sheet Number:
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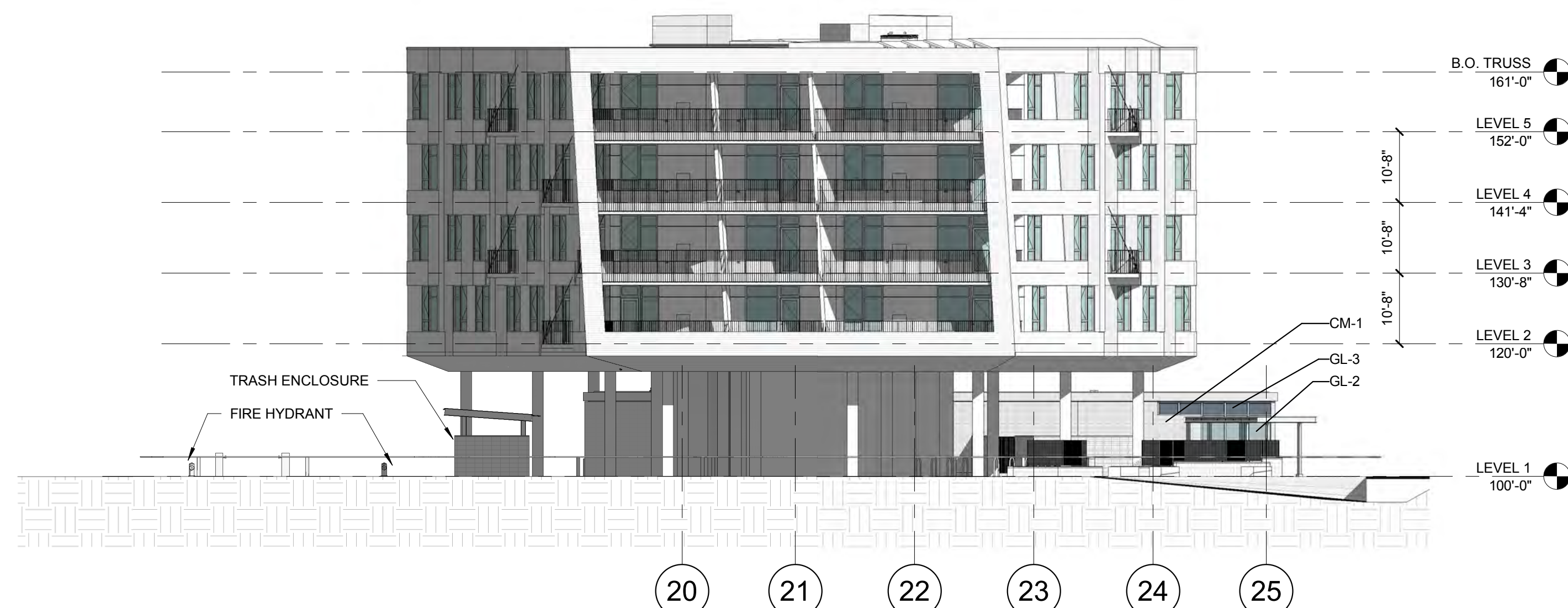


1 LANDSCAPE SCREENING WALL
1/8" = 1'-0"

STANLEY RESIDENTIAL
9501, 9511, & 9571 E. 23RD AVE., AURORA, CO 80010



4
A301 WEST BAR - EAST ELEVATION
1/16" = 1'-0"



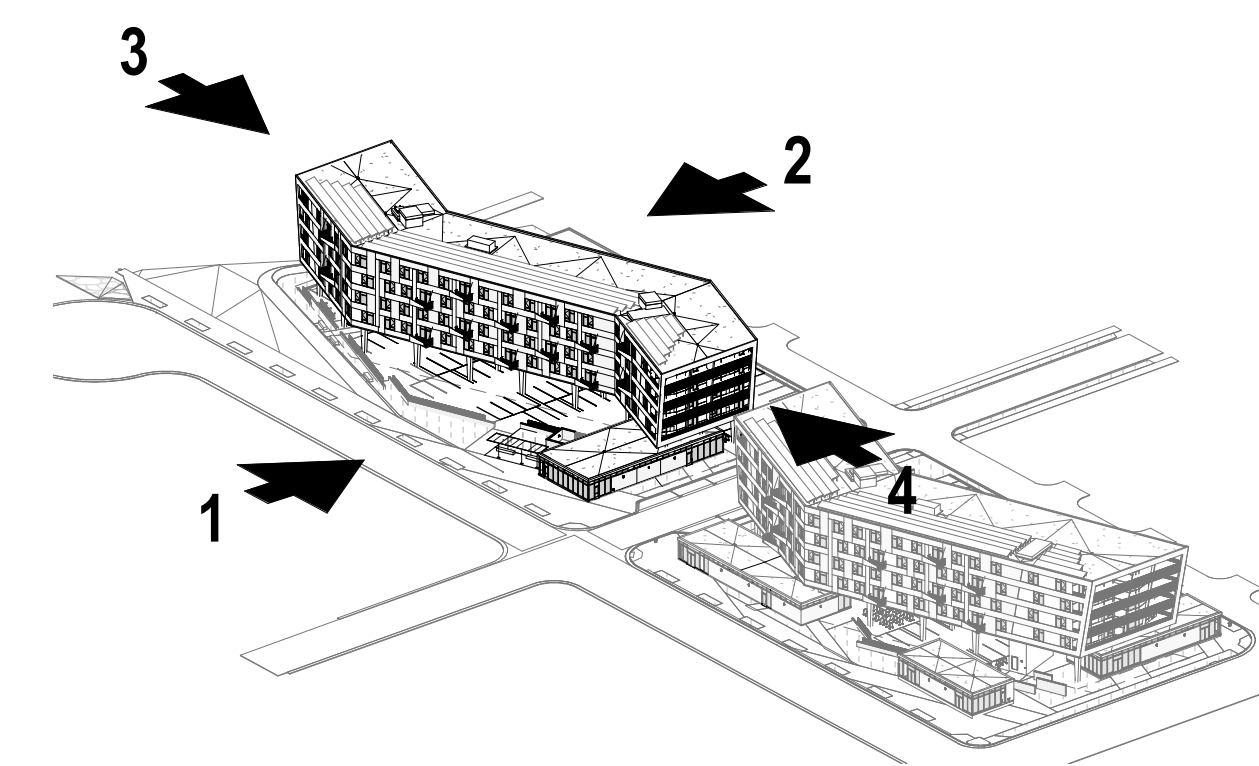
3
A301 WEST BAR - WEST ELEVATION
1/16" = 1'-0"



2
A301 WEST BAR - NORTH ELEVATION
1/16" = 1'-0"



1
A301 WEST BAR - SOUTH ELEVATION
1/16" = 1'-0"



Date: 2020.04.14

Project Name:
STANLEY RESIDENTIAL
Issued For / Phase:
SITE PLAN AMENDMENT
W/ WAIVERS

Revisions:

Date	No.	Remarks
2016.12.15		SITE PLAN W/ WAIVERS
2017.03.24		REVISED SITE PLAN W/ WAIVERS
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2021.06.22		REVISED SITE PLAN W/ WAIVERS
2021.08.06		REVISED SITE PLAN W/ WAIVERS

MATERIAL TYPE	MATERIAL % GROUND FLOOR	MATERIAL % LEVEL 2 - 5	MATERIAL % OVERALL TOTAL
MASONRY/CMU	57%	0%	12%
METAL PANEL	12%	57%	48%
FIBER CEMENT	0%	18%	13%
GLAZING	31%	25%	27%

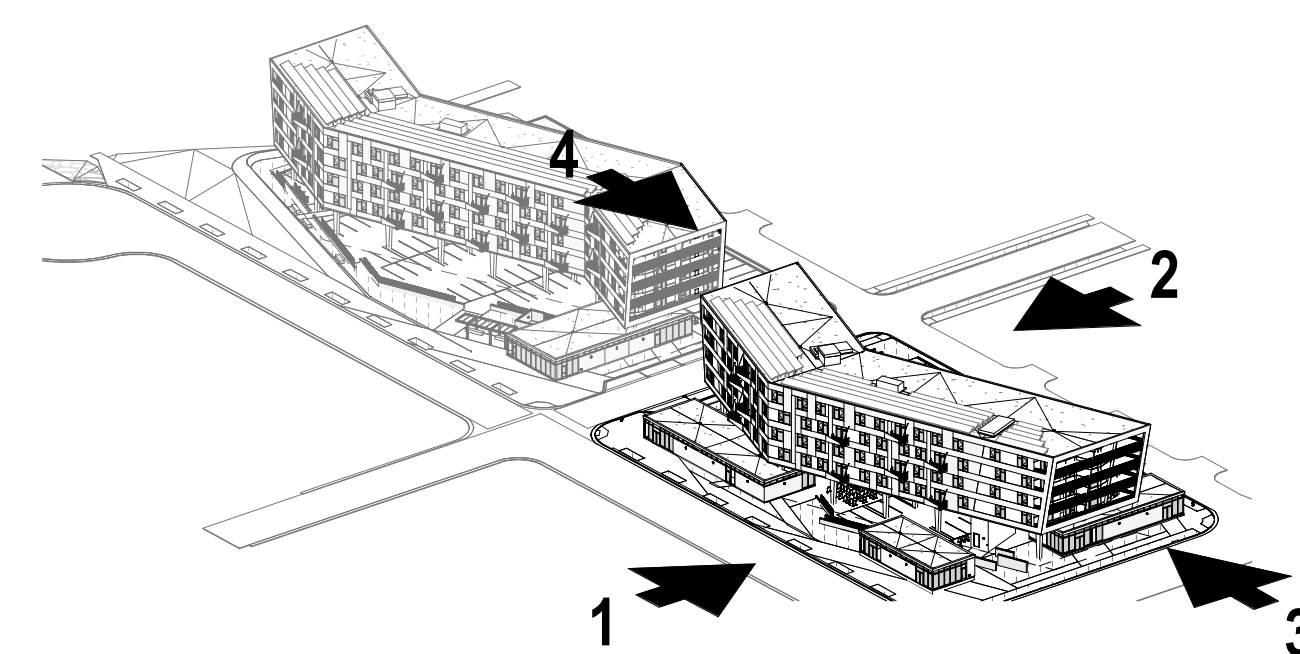
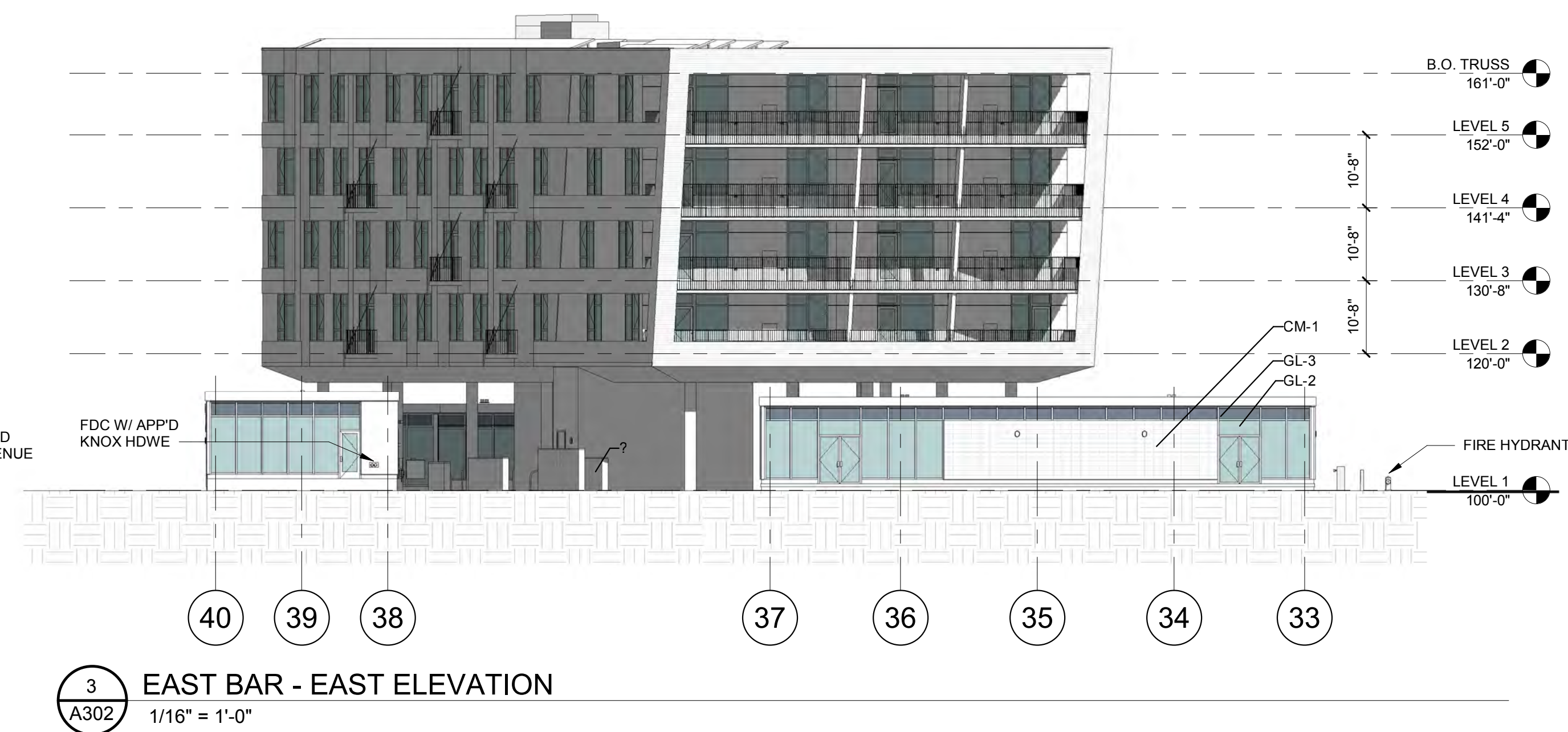
MATERIAL MARK	DESCRIPTION
MP-1	1-1/2" CORRUGATED METAL PANEL, VERTICAL - METAL SALES T10-A PANEL - MYSTIQUE PLUS (W31)
MP-2	1-1/2" CORRUGATED METAL PANEL, HORIZONTAL - METAL SALES T10-A PANEL, REVERSE ROLLED - METALLIC SILVER (K7)
FC-1	FIBER CEMENT PANEL - ALLURA PANEL WITH PERIMETER TRIM MOULDINGS - WHITE
CM-1	CONCRETE MASONRY UNIT - BASALITE SMOOTH FACE CMU
LV-1	PREFABRICATED ALUMINUM LOUVER - RELIABLE AEL-30 - BLACK
RL-1	ENDURABLE PRE-FABRICATED BALCONY - ALUMINUM PICKET RAILING - RED
CONC-1	ARCHITECTURALLY EXPOSED C.I.P. CONCRETE
PP-1	PARAPET CAP - ZINC GREY
GL-1	LOW-E GLASS - RESIDENTIAL WINDOWS & DOORS, SHGC: 0.27, U-VALUE: 0.24
GL-2	VIRACON - VE1-2M
GL-3	CLEAR INSULATED SPANDREL GLASS

Sheet Name:
ELEVATIONS - WEST
BUILDING

Sheet Number:

16

STANLEY RESIDENTIAL
9501, 9511, & 9571 E. 23RD AVE., AURORA, CO 80010



MATERIAL TYPE	MATERIAL % GROUND FLOOR	MATERIAL % LEVEL 2 - 5	MATERIAL % OVERALL TOTAL
MASONRY/CMU	57%	0%	12%
METAL PANEL	12%	57%	48%
FIBER CEMENT	0%	18%	13%
GLAZING	31%	25%	27%

MATERIAL MARK	DESCRIPTION
MP-1	1-1/2" CORRUGATED METAL PANEL, VERTICAL - METAL SALES T10-A PANEL - MYSTIQUE PLUS (W31)
MP-2	1-1/2" CORRUGATED METAL PANEL, HORIZONTAL - METAL SALES T10-A PANEL, REVERSE ROLLED - METALLIC SILVER (K7)
FC-1	FIBER CEMENT PANEL - ALLURA PANEL WITH PERIMETER TRIM MOULDINGS - WHITE
CM-1	CONCRETE MASONRY UNIT - BASALITE SMOOTH FACE CMU
LV-1	PREFABRICATED ALUMINUM LOUVER - RELIABLE AEL-30 - BLACK
RL-1	ENDURABLE PRE-FABRICATED BALCONY - ALUMINUM PICKET RAILING - RED
CONC-1	ARCHITECTURALLY EXPOSED C.I.P. CONCRETE
PP-1	PARAPET CAP - ZINC GREY
GL-1	LOW-E GLASS - RESIDENTIAL WINDOWS & DOORS, SHGC: 0.27, U-VALUE: 0.24
GL-2	VIRACON - VE1-2M
GL-3	CLEAR INSULATED SPANDREL GLASS

Date: 2020.04.14
Project Name: STANLEY RESIDENTIAL
Issued For / Phase: SITE PLAN AMENDMENT W/ WAIVERS

Date	No.	Remarks
2016.12.15		SITE PLAN W/ WAIVERS
2017.03.24		REVISED SITE PLAN W/ WAIVERS
2017.04.28		REVISED SITE PLAN W/ WAIVERS
2018.02.17		REVISED SITE PLAN W/ WAIVERS
2018.03.29		REVISED SITE PLAN W/ WAIVERS
2018.05.25		REVISED SITE PLAN W/ WAIVERS
2020.04.14		REVISED SITE PLAN W/ WAIVERS
2020.07.22		REVISED SITE PLAN W/ WAIVERS
2021.05.11		REVISED SITE PLAN W/ WAIVERS
2021.06.22		REVISED SITE PLAN W/ WAIVERS
2021.08.06		REVISED SITE PLAN W/ WAIVERS

Sheet Name: ELEVATIONS - EAST BUILDING

Sheet Number:

17

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BALCONY GENERAL NOTES

1. REFER TO ELEVATIONS FOR QUANTITY OF ENDURABLE PREFABRICATED ALUMINUM BALCONIES
2. ENDURABLE BALCONIES CONTACT INFORMATION:
BEN SWENSON, 763-231-2702 (BSWENSON@ENDURABLE.COM)

SA+R
SHEARS ADKINS ROCKMORE
1550 WINKOOP ST, SUITE 100
DENVER CO 80202
PHONE: 303.436.9551 FAX:
303.296.0946

STANLEY RESIDENTIAL
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Date: 2020.04.14
Project Name:
STANLEY RESIDENTIAL
Issued For / Phase:
SITE PLAN AMENDMENT
W/ WAIVERS

Revisions:		
Date	No.	Remarks
2016.02.15		SITE PLAN W/ WAIVERS
2017.03.01		REVISED SITE PLAN W/ WAIVERS
2017.04.08		REVISED SITE PLAN W/ WAIVERS
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2021.06.23		REVISED SITE PLAN W/ WAIVERS
2021.08.06		REVISED SITE PLAN W/ WAIVERS

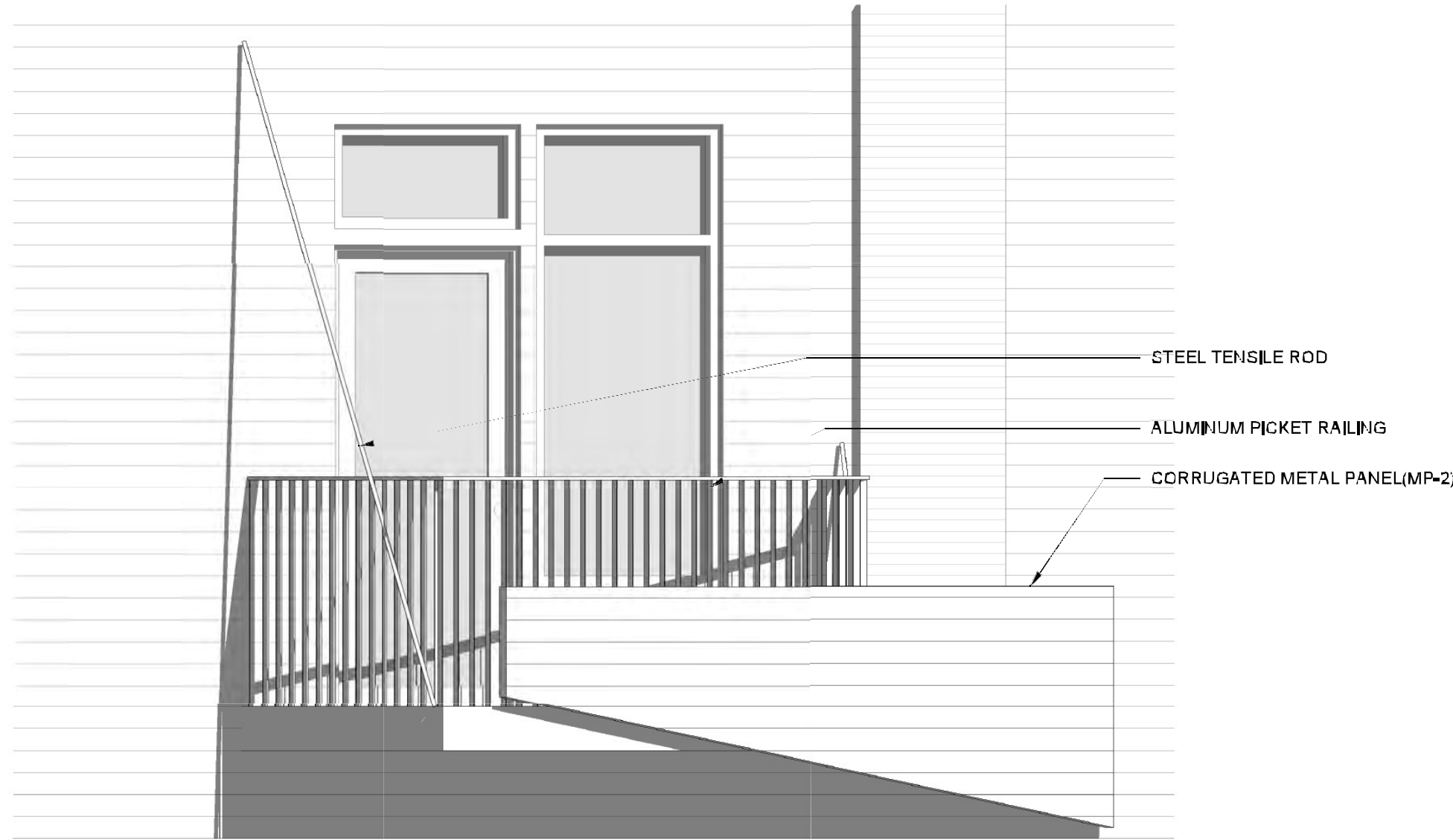
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BALCONY DETAILS

Sheet Number:
18

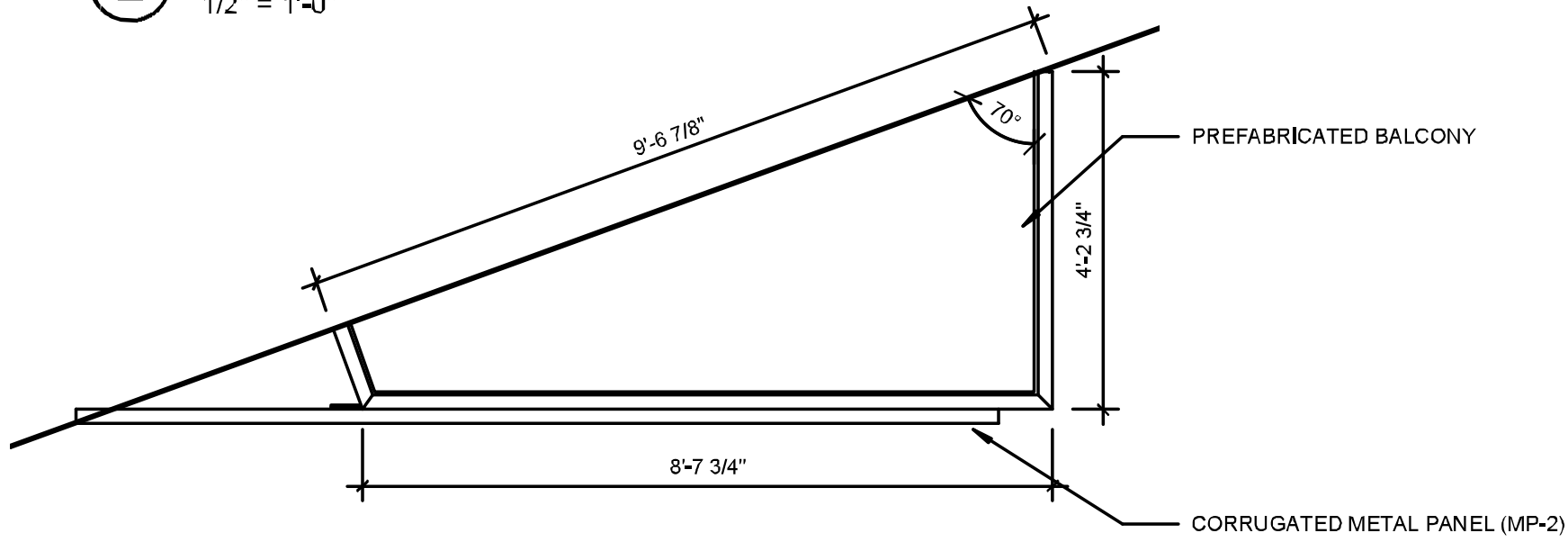
STANLEY RESIDENTIAL 2014-6055-02



3 INTEGRAL BALCONY RENDERING
3" = 1'-0"

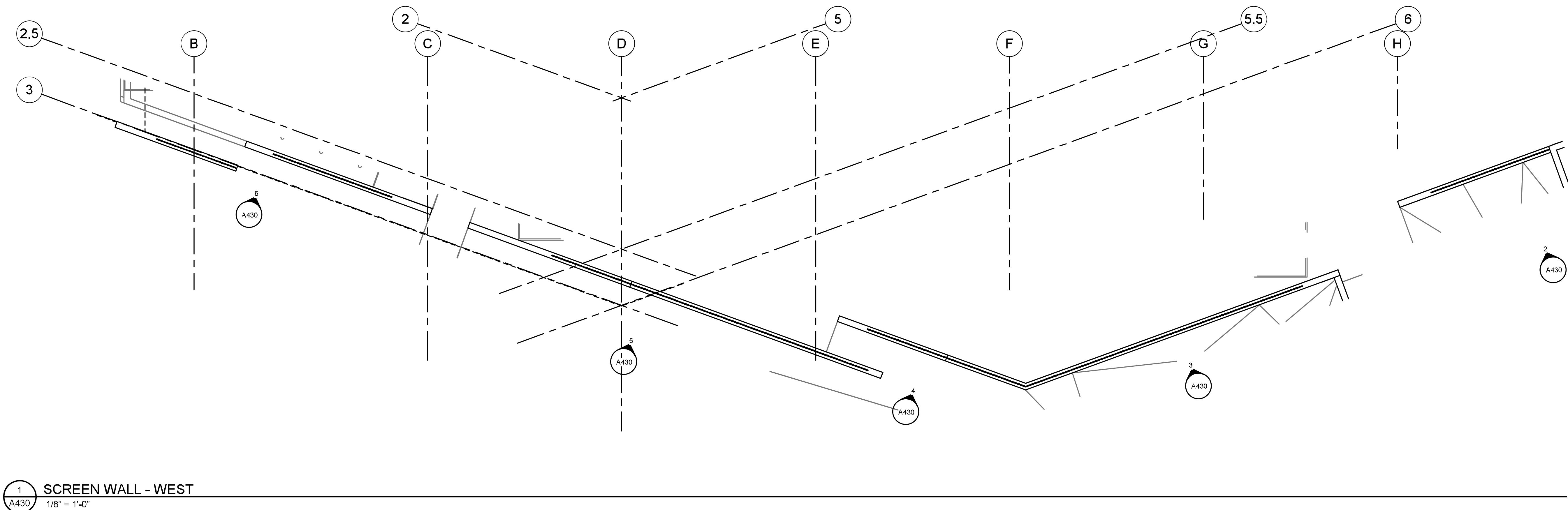
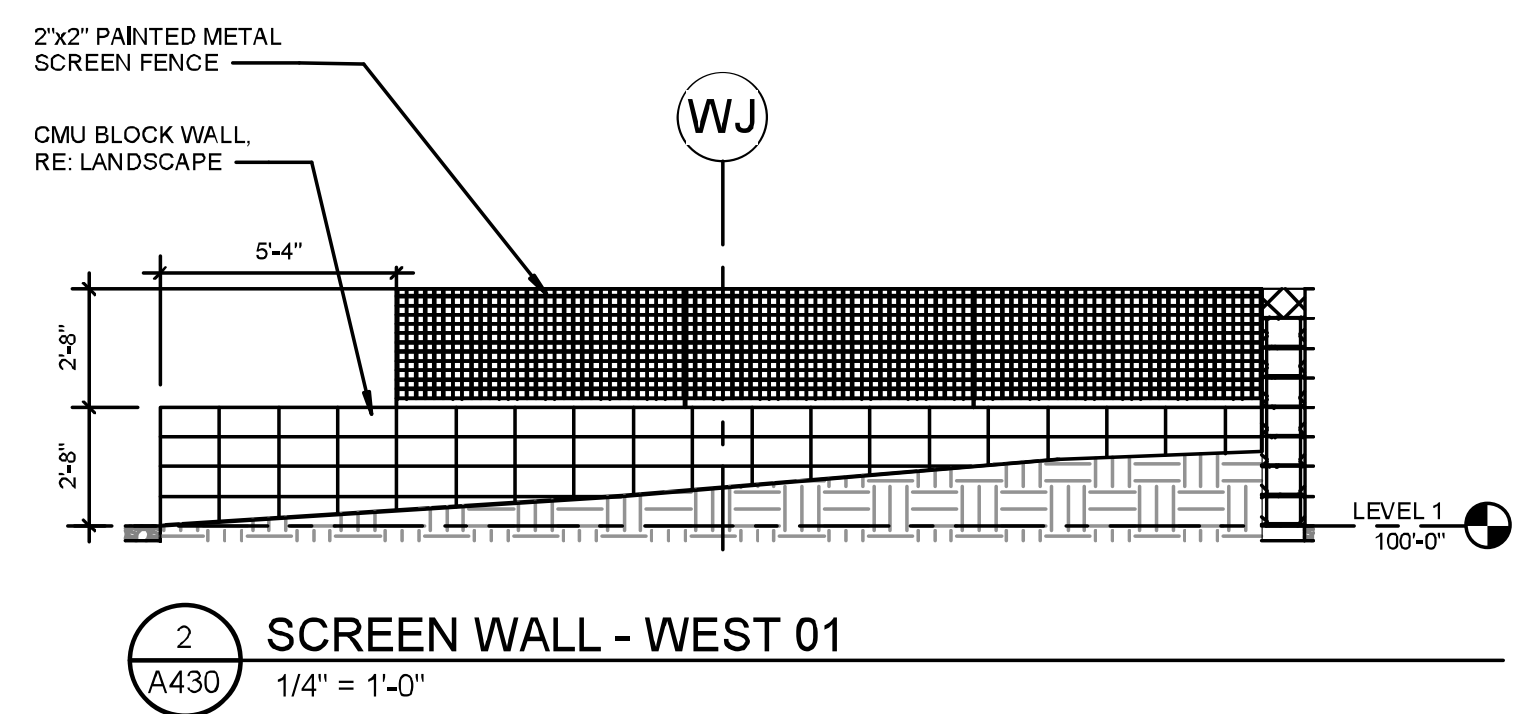
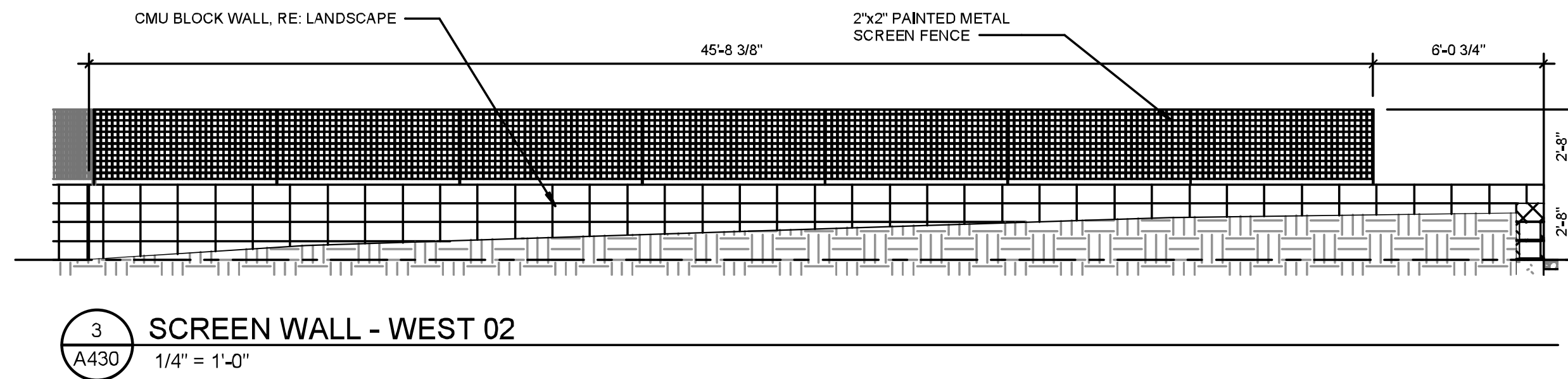
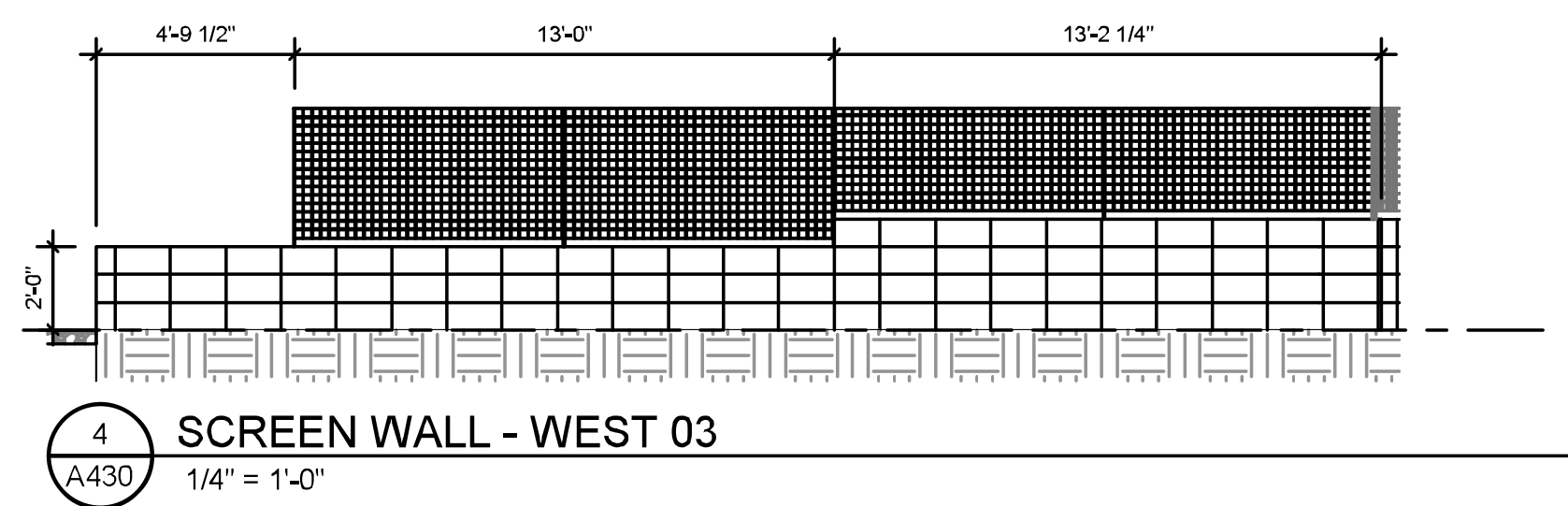
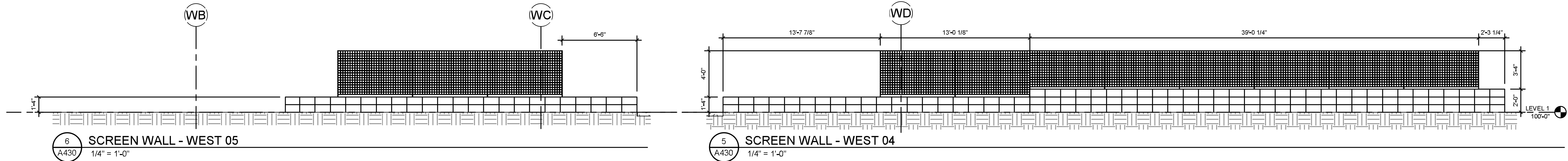


2 PREFAB BALCONY ELEVATION
1/2" = 1'-0"



1 PREFAB BALCONY PLAN - PRESENTATION
1/2" = 1'-0"

STANLEY RESIDENTIAL
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Date: 2020.04.14

Project Name:
STANLEY RESIDENTIAL

Issued For / Phase:
SITE PLAN AMENDMENT
W/ WAIVERS

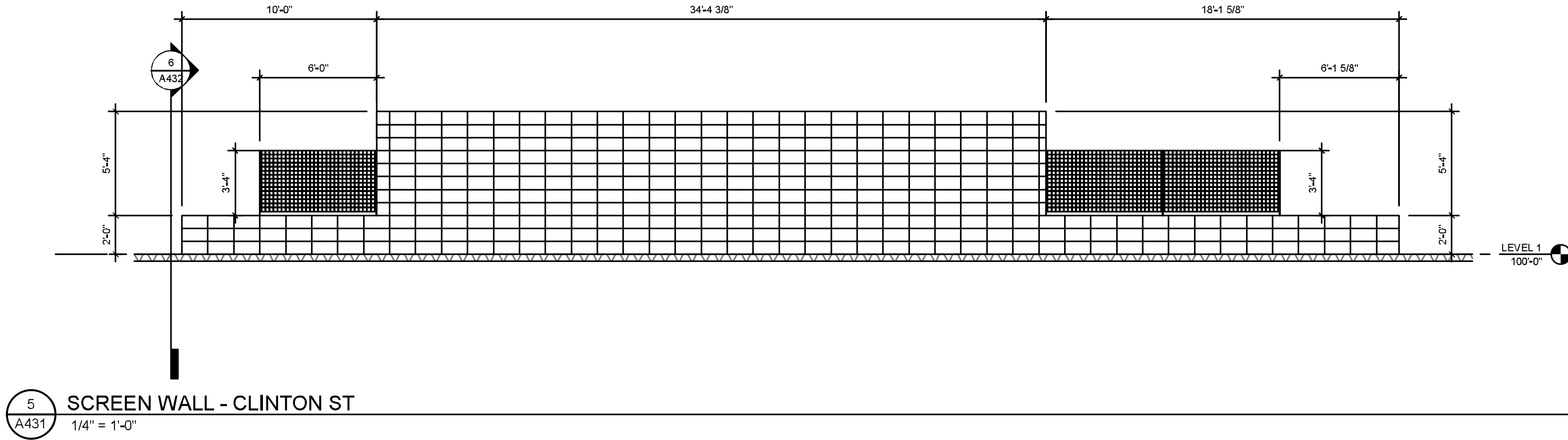
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2017.04.08		REVISED SITE PLAN W/ WAIVERS
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2021.06.11		REVISED SITE PLAN W/ WAIVERS
2021.06.23		REVISED SITE PLAN W/ WAIVERS
2021.08.08		REVISED SITE PLAN W/ WAIVERS

Sheet Name:
DETAILS - SCREEN
WALLS

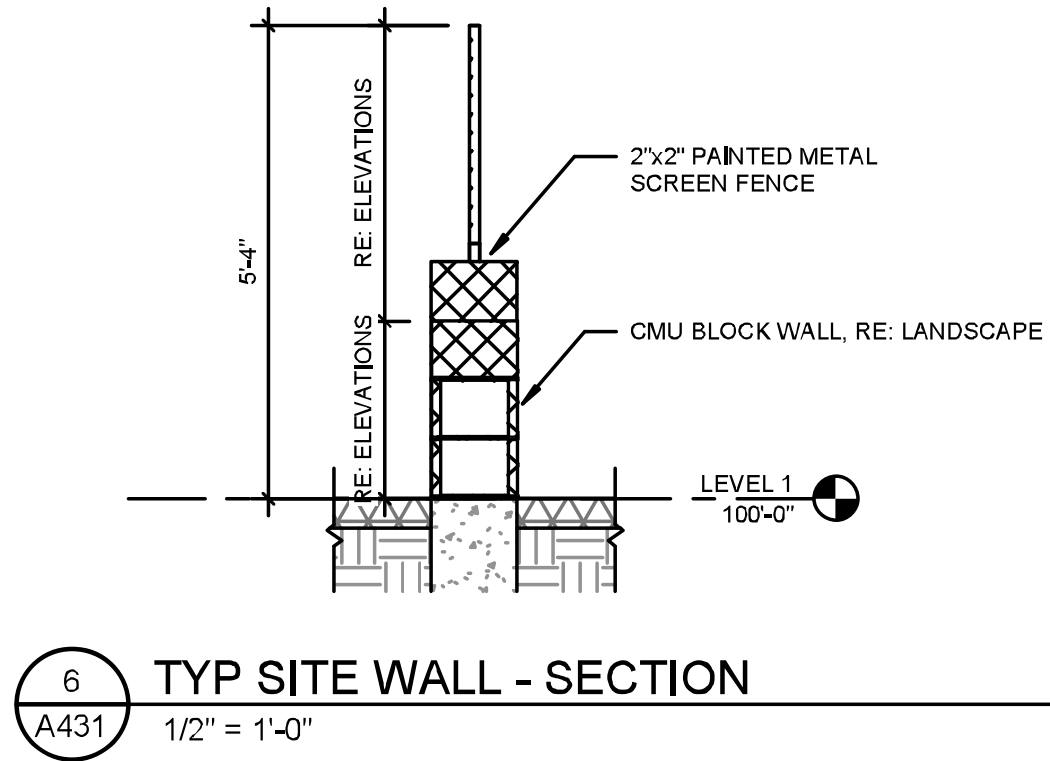
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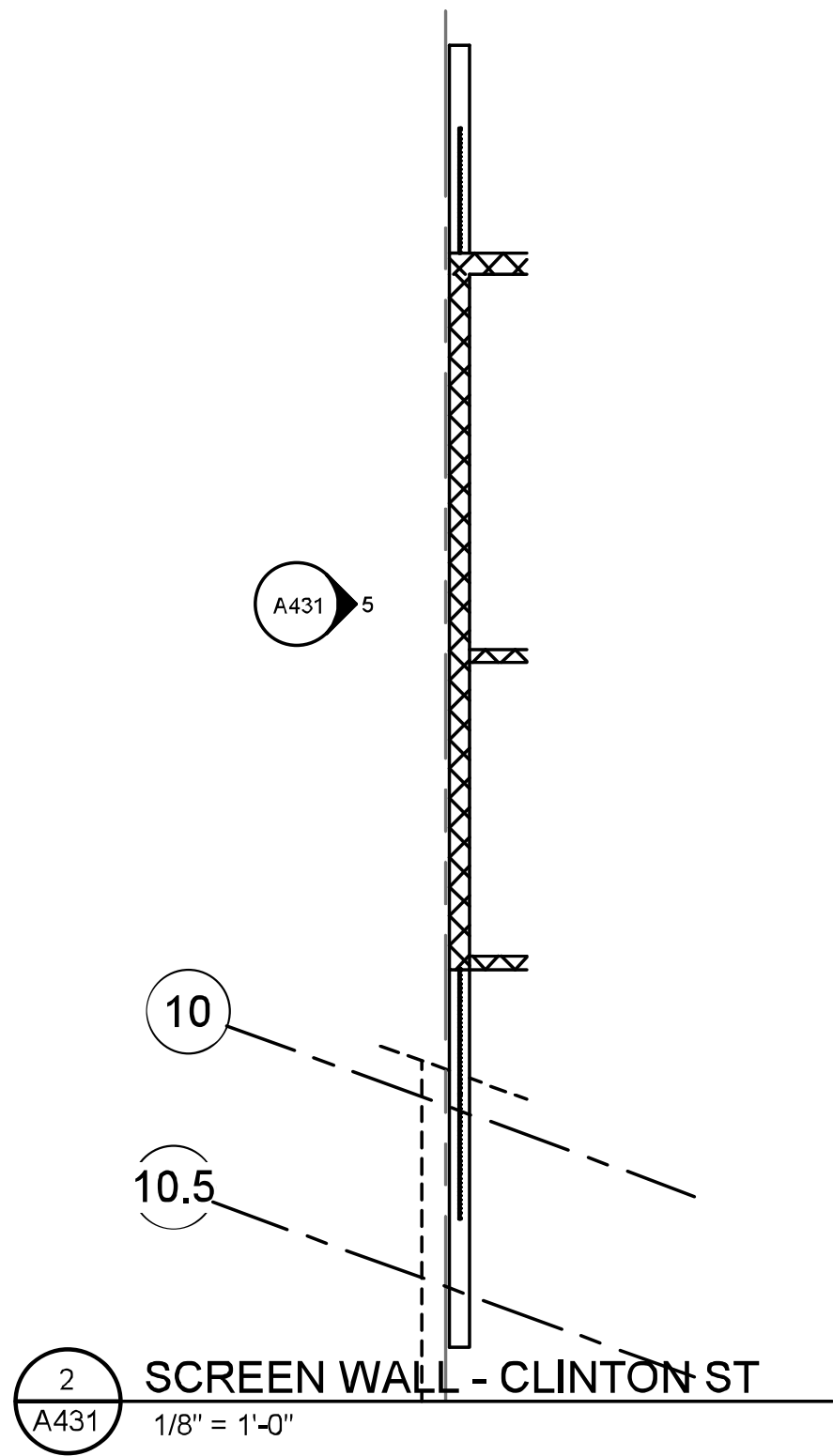
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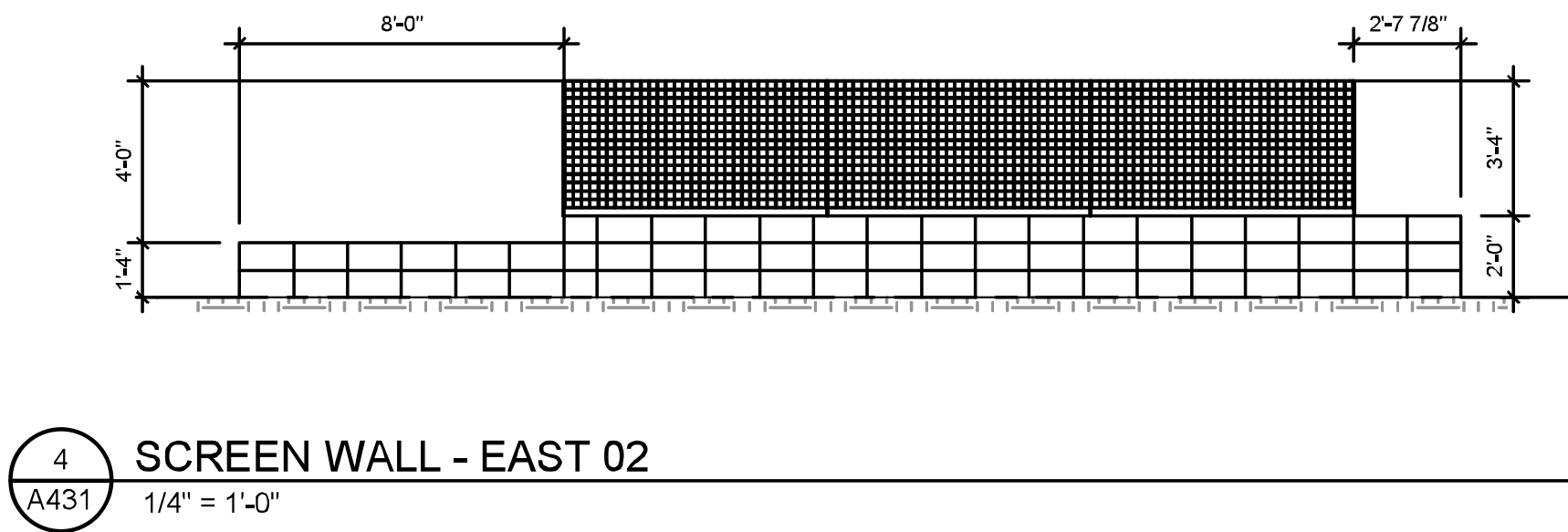
5 SCREEN WALL - CLINTON ST
1/4" = 1'-0"



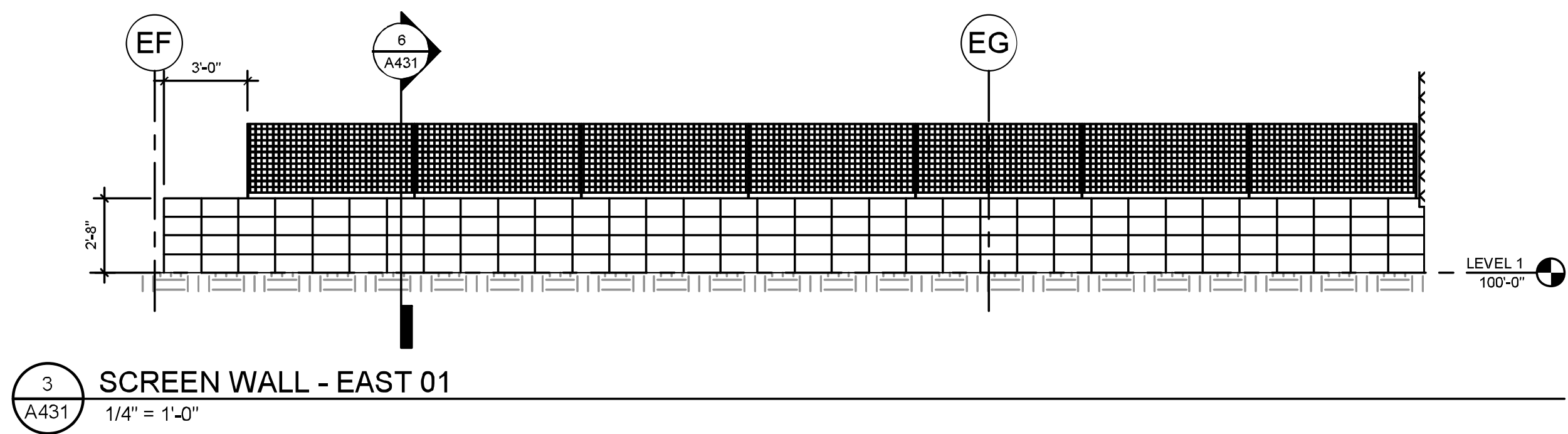
6 TYP SITE WALL - SECTION
1/2" = 1'-0"



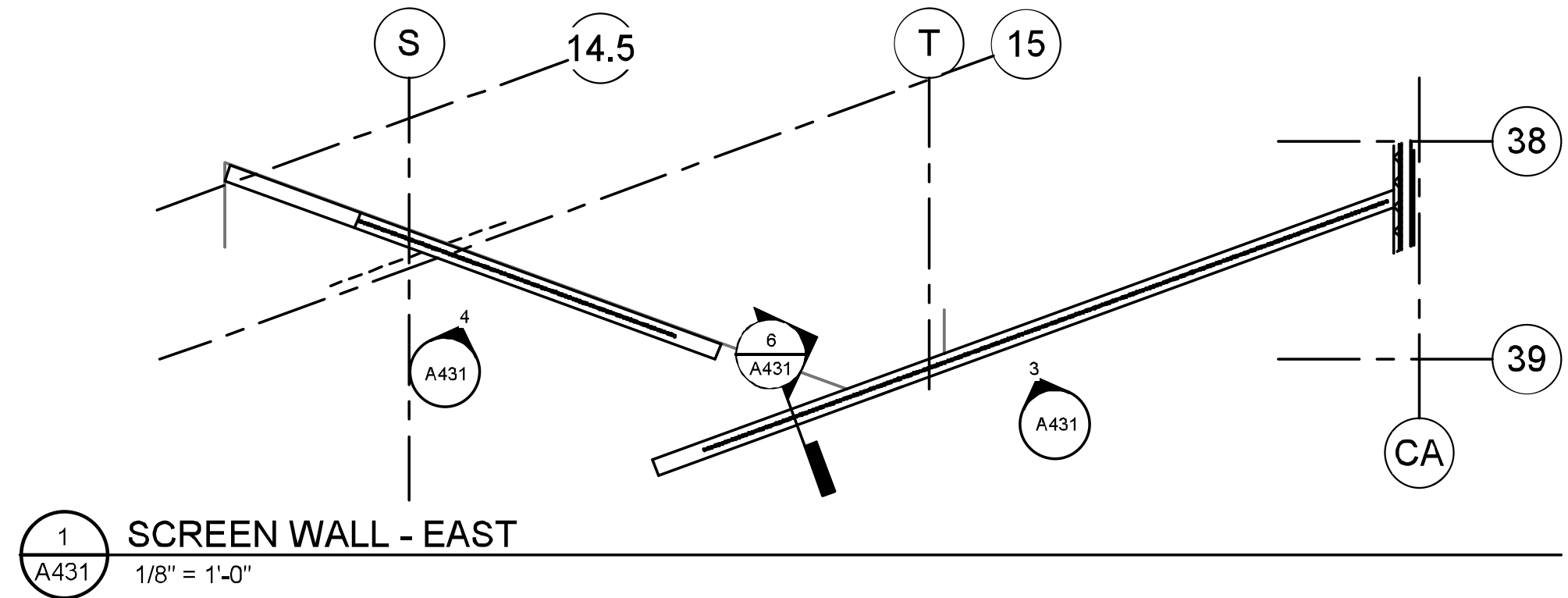
2 SCREEN WALL - CLINTON ST
1/8" = 1'-0"



4 SCREEN WALL - EAST 02
1/4" = 1'-0"



3 SCREEN WALL - EAST 01
1/4" = 1'-0"



1 SCREEN WALL - EAST
1/8" = 1'-0"

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Date: 2020.04.14

Project Name:
STANLEY RESIDENTIAL

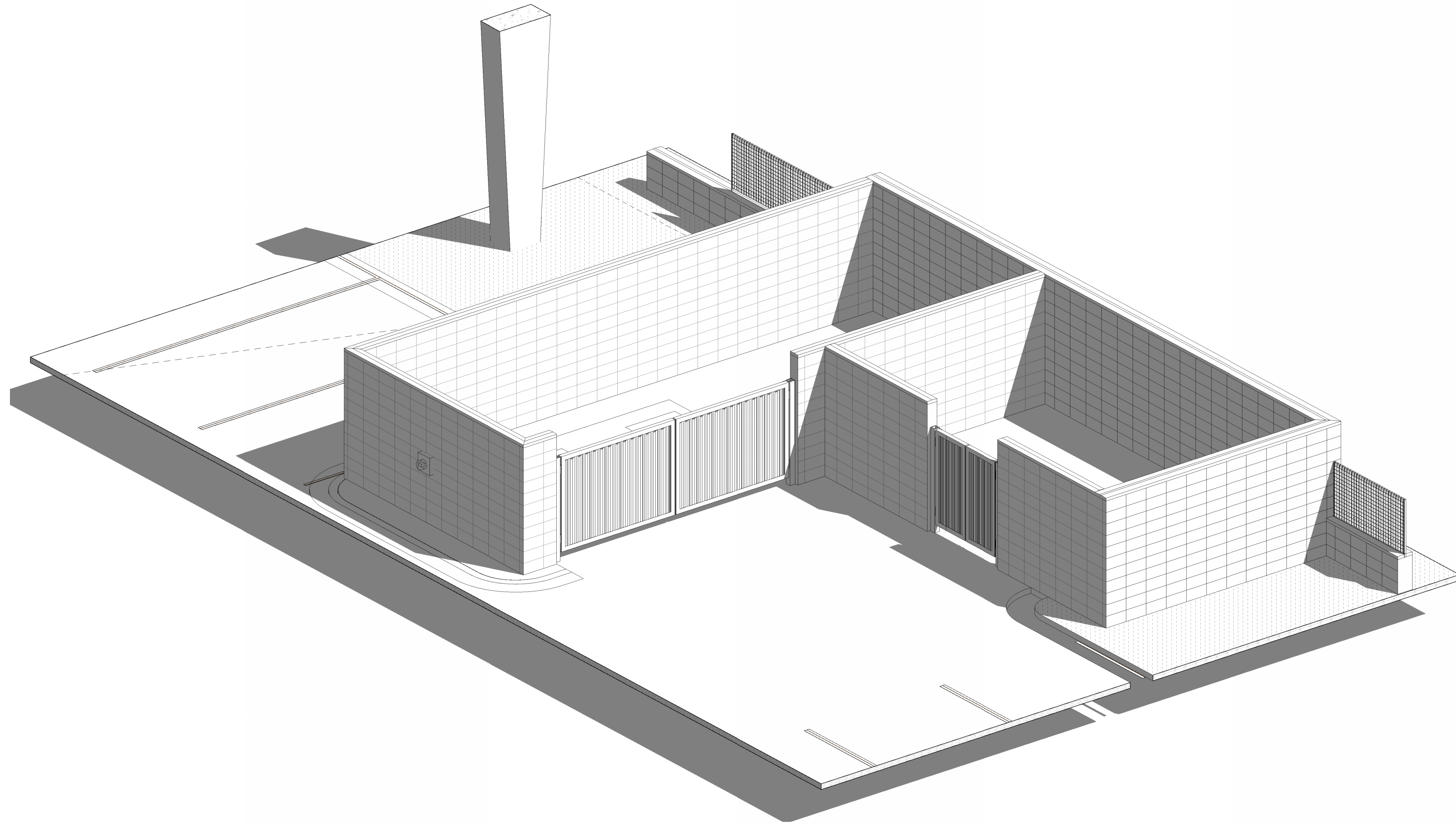
Issued For / Phase:
SITE PLAN AMENDMENT
W/ WAIVERS

Revisions:		
Date	No.	Remarks
2016.02.15		SITE PLAN W/ WAIVERS
2017.05.01		REVIEWED SITE PLAN W/ WAIVERS
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2021.06.23		REVIEWED SITE PLAN W/ WAIVERS
2021.08.06		REVIEWED SITE PLAN W/ WAIVERS

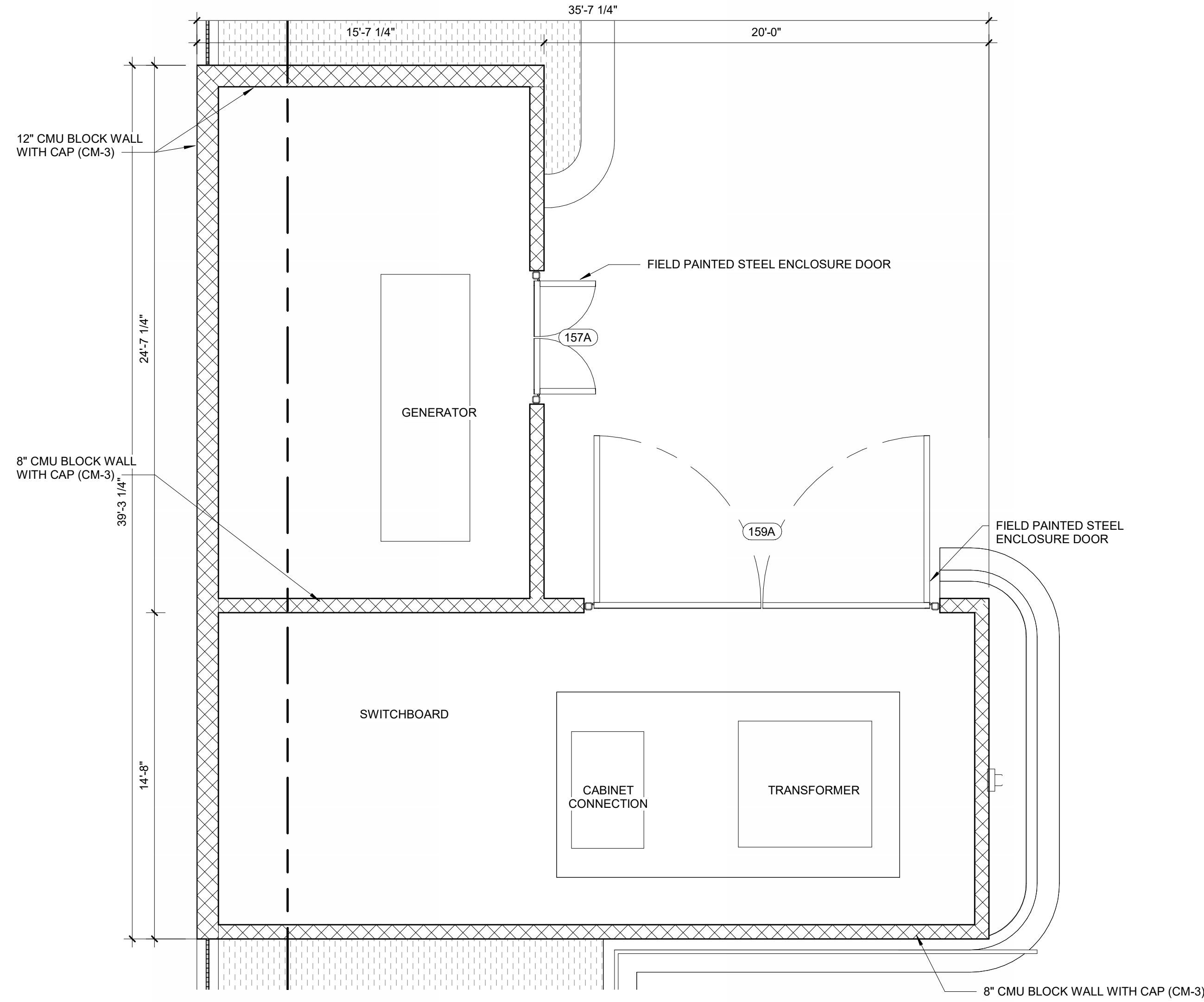
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DETAILS - SCREEN
WALLS

Sheet Number:

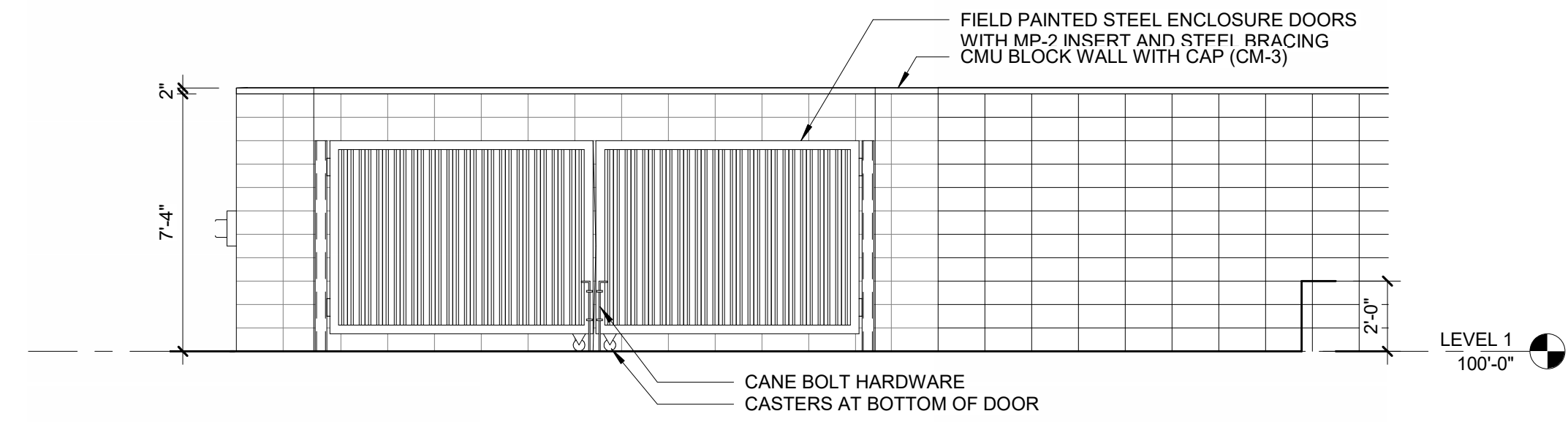
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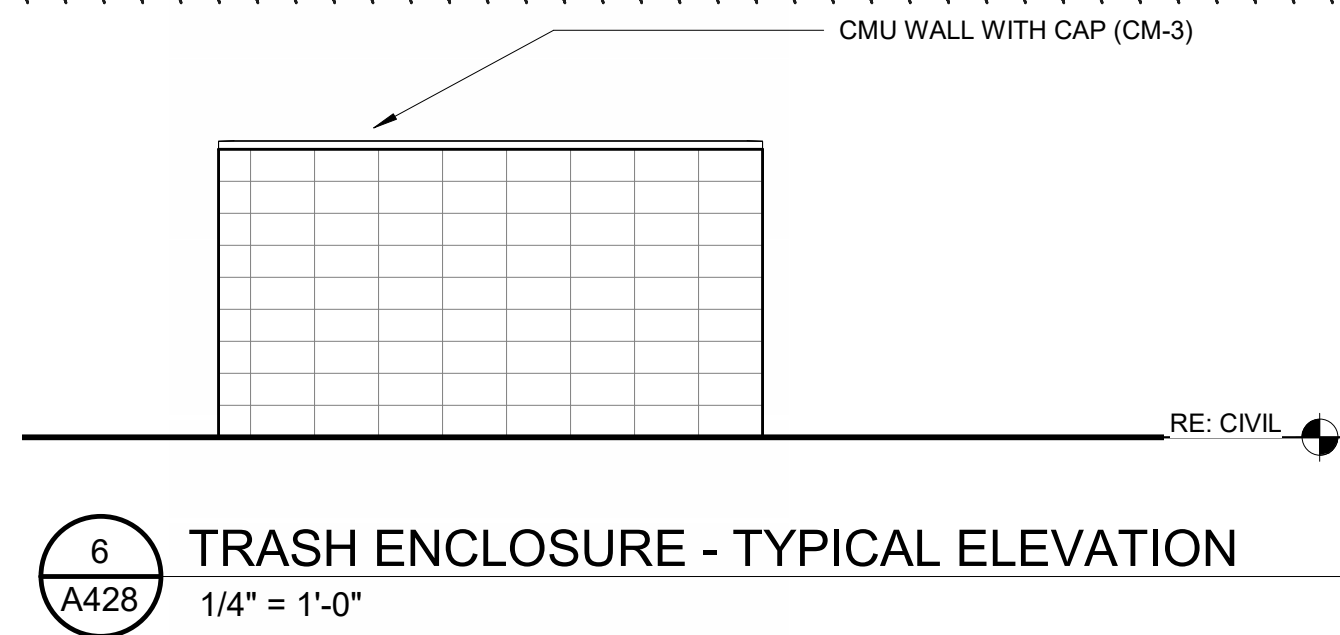
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A428
GENERATOR & TRANSFORMER ENCLOSURE - 3D VIEW



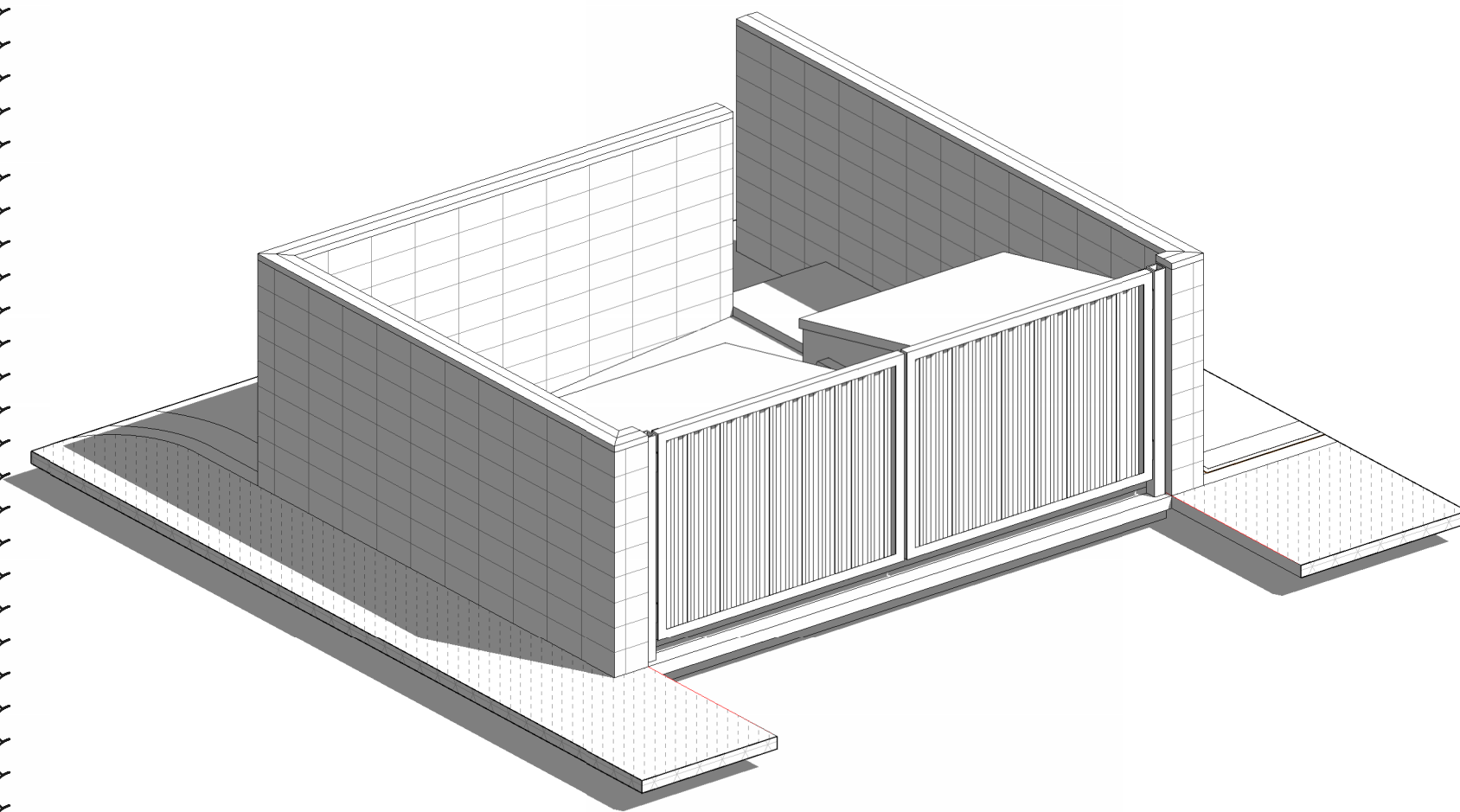
3
A428
ENLARGED PLAN - GEN. & TRANS. ENCLOSURE
1/4" = 1'-0"



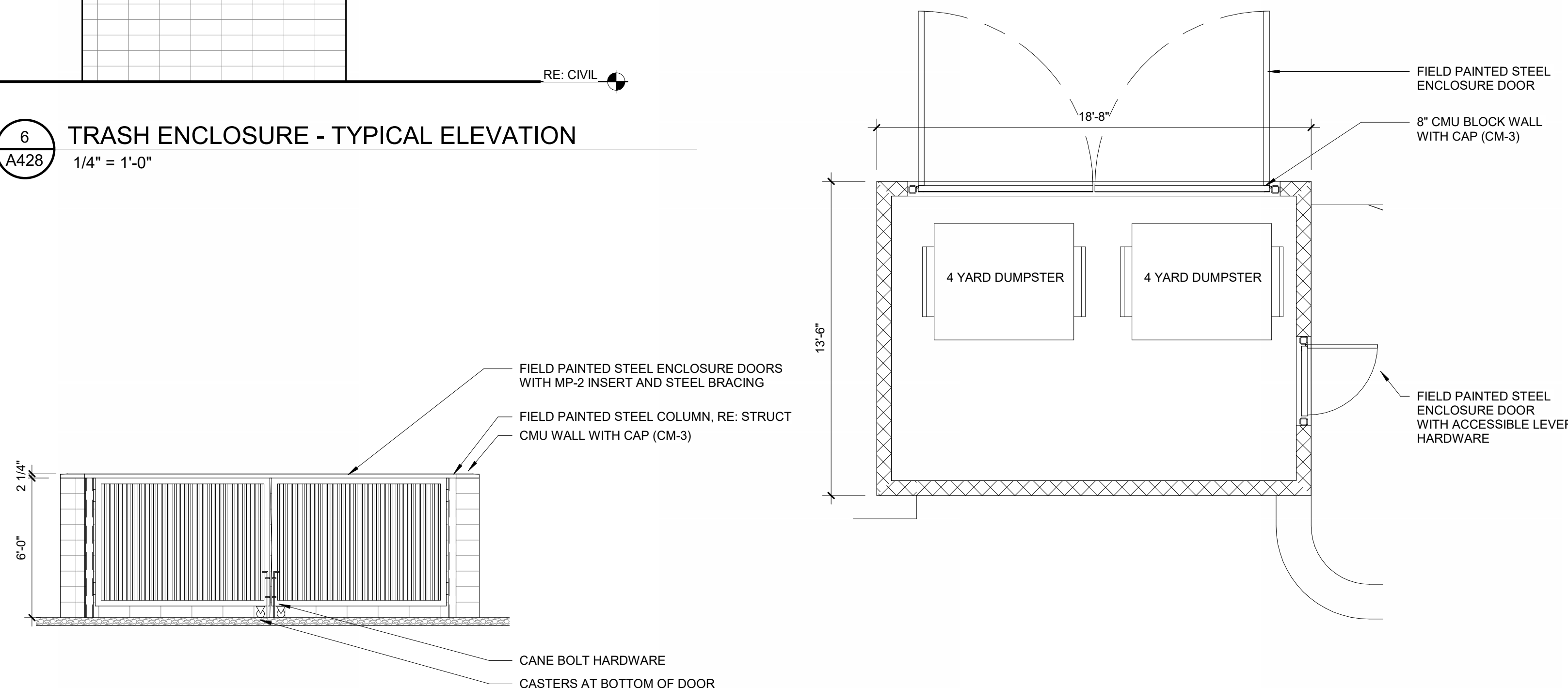
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A428
NORTH ELEVATION - TRANSFORMER ENCLOSURE
1/4" = 1'-0"



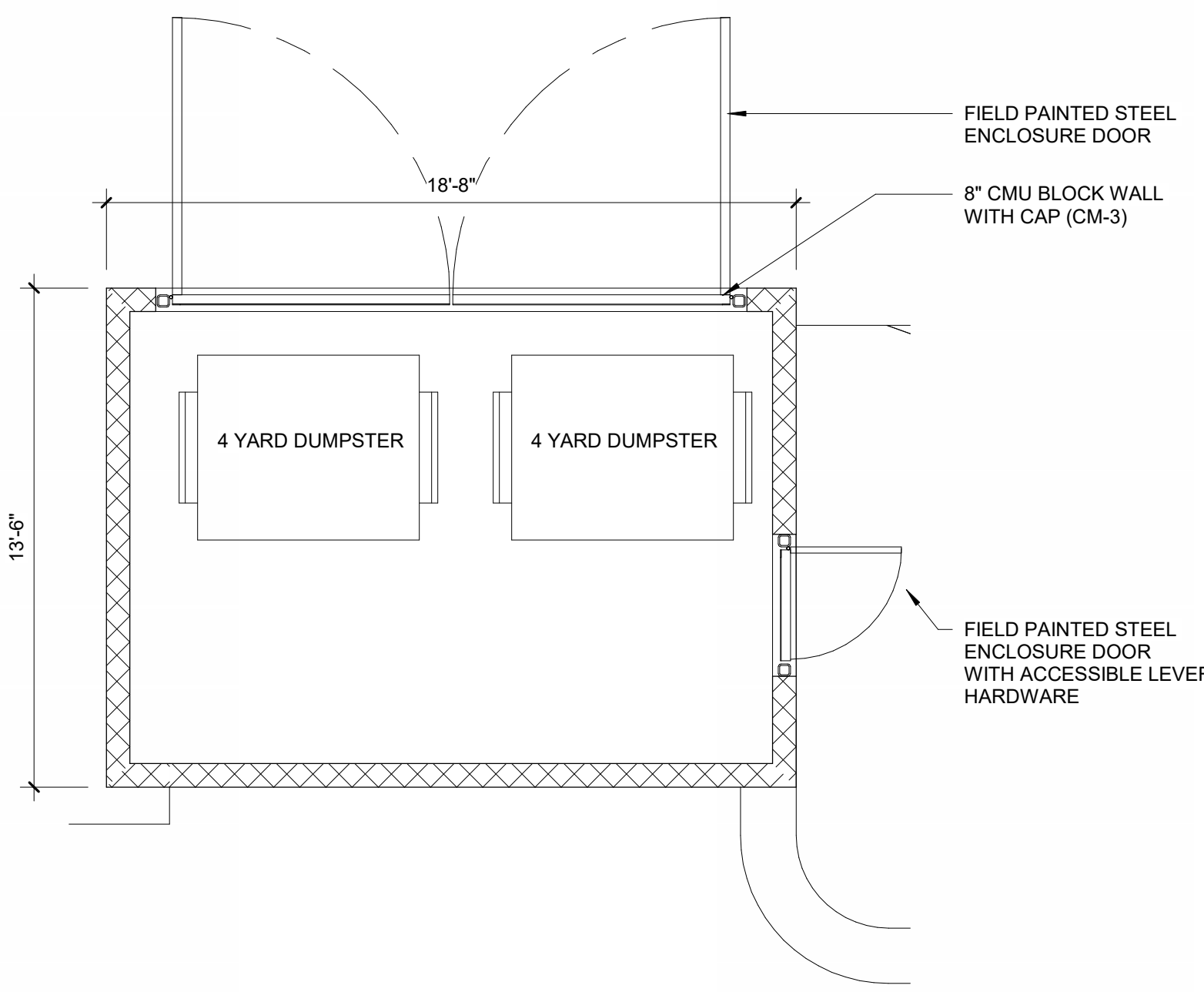
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A428
TRASH ENCLOSURE - TYPICAL ELEVATION
1/4" = 1'-0"



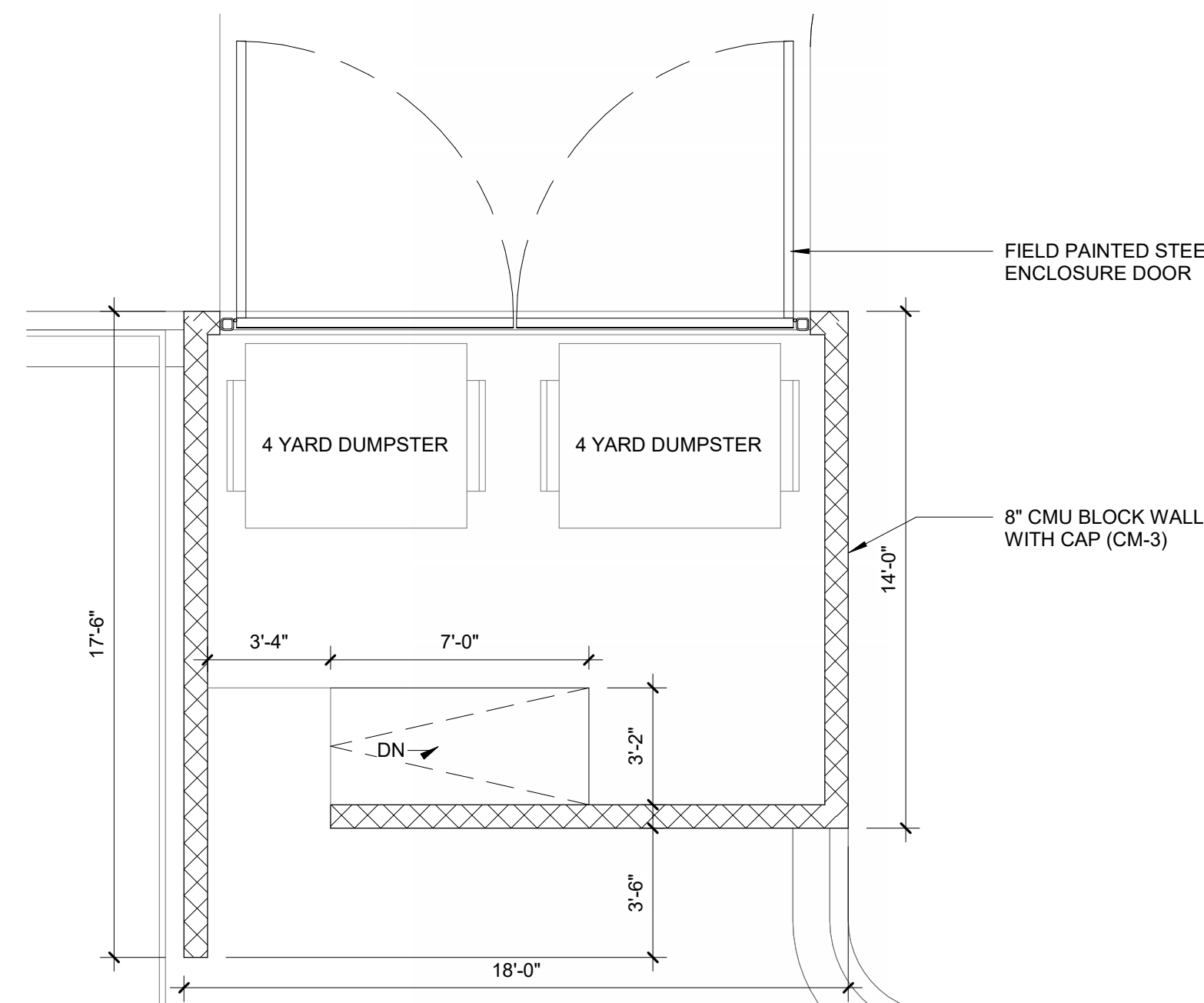
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A428
TRASH ENCLOSURE 3D VIEW



5
A428
TRASH ENCLOSURE - TYPICAL GATE ELEVATION
1/4" = 1'-0"



4
A428
ENLARGED PLAN - TRASH ENCLOSURE EAST
1/4" = 1'-0"



1
A428
ENLARGED PLAN - TRASH ENCLOSURE WEST
1/4" = 1'-0"

Date: 2020.04.14

Project Name:
STANLEY RESIDENTIAL
Issued For / Phase:
SITE PLAN AMENDMENT
W/ WAIVERS

Date	No.	Remarks
2016.12.15		SITE PLAN W/ WAIVERS
2017.03.24		REVISED SITE PLAN W/ WAIVERS
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2021.06.22		REVISED SITE PLAN W/ WAIVERS
2021.08.06		REVISED SITE PLAN W/ WAIVERS
2022.08.19		SITE PLAN AMENDMENT
2023.11.09		SITE PLAN AMENDMENT

Sheet Name:
DETAILS - TRASH
ENCLOSURES

Sheet Number:

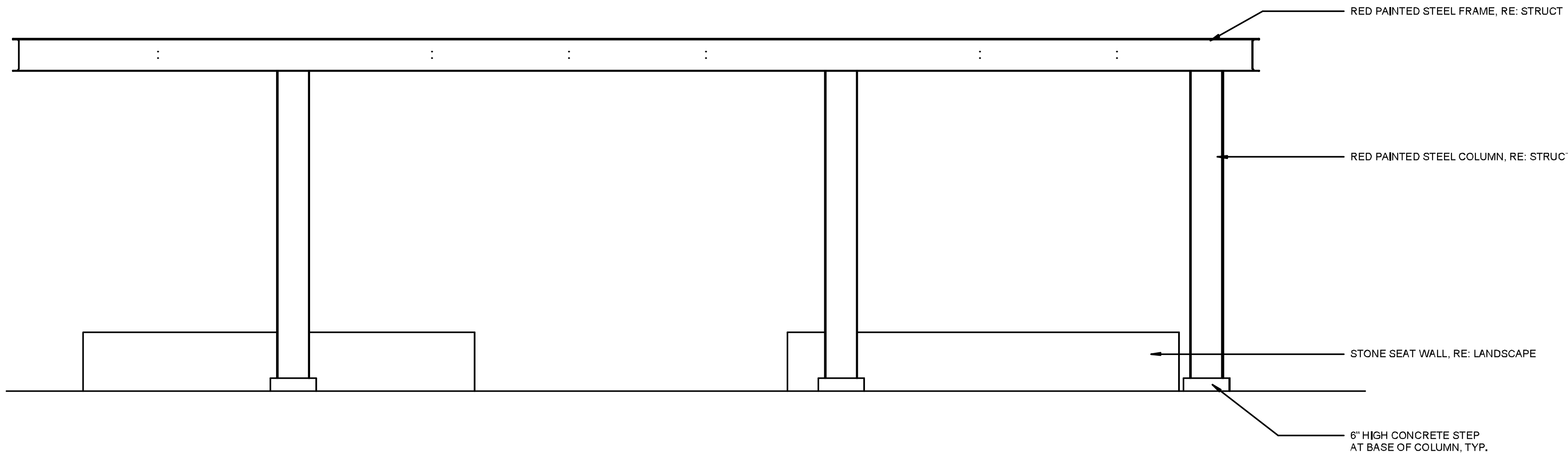
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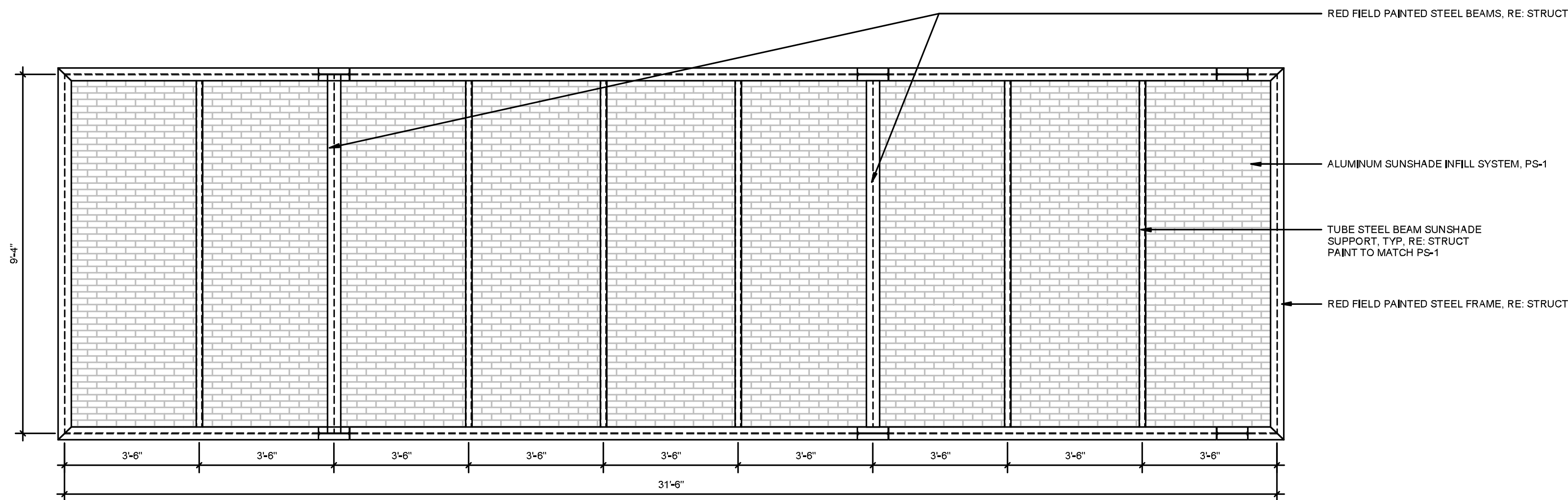


4 PAVILION RENDERING
3" = 1'-0"

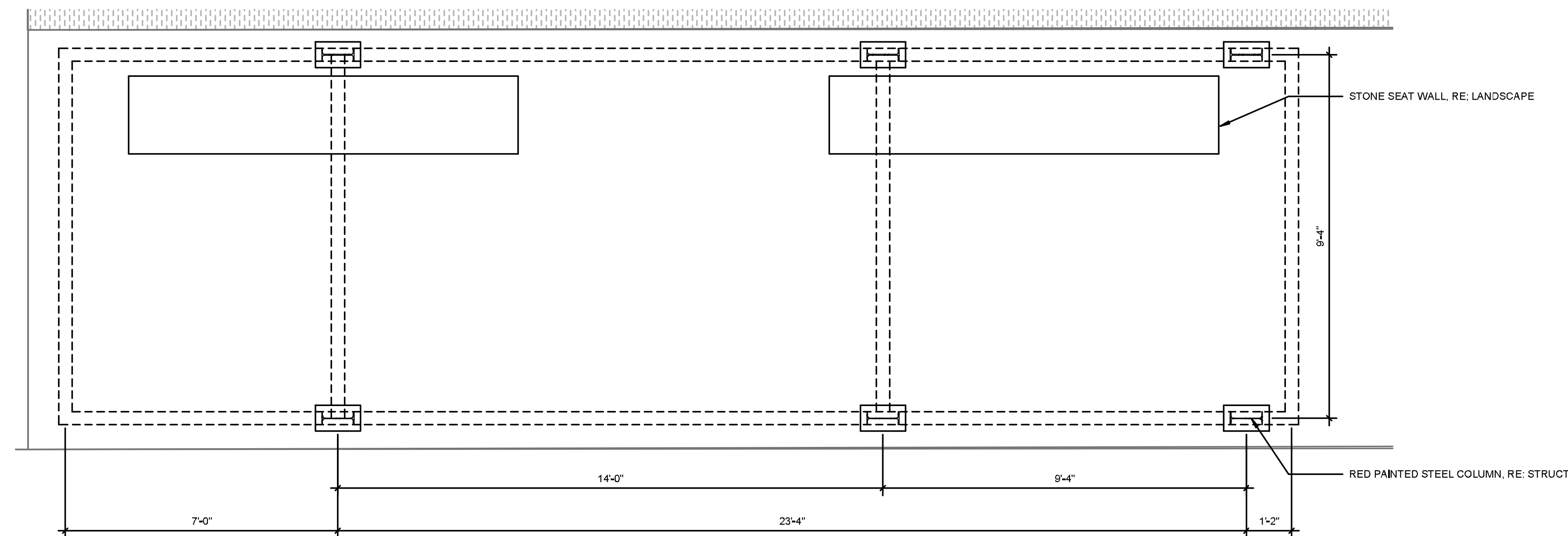
SHADE PAVILION DETAILS HAVE BEEN UPDATED TO REDUCE COLUMN QUANTITY AND NOTE ALUMINUM INFILL PANELS AT ROOF. ADDITIONAL DIMENSIONS OF THE STRUCTURE HAVE BEEN PROVIDED AND THE LOCATION OF SHADE STRUCTURE REMAINS UNCHANGED FROM THE PREVIOUS SUBMITTAL.



3 ENLARGED ELEVATION - WEST PAVILION
1/2" = 1'-0"



2 ENLARGED REFLECTED CEILING PLAN - WEST PAVILION
1/2" = 1'-0"



1 ENLARGED PLAN - WEST PAVILION
1/2" = 1'-0"

NOT FOR
CONSTRUCTION

Date: 2020.04.14
Project Name:
STANLEY RESIDENTIAL
Issued For / Phase:
SITE PLAN AMENDMENT
W/ WAIVERS

Revisions:		
Date	No.	Remarks
2016.02.15		SITE PLAN W/ WAIVERS
2017.03.01		REVIEWED SITE PLAN W/ WAIVERS
2017.04.08		REVIEWED SITE PLAN W/ WAIVERS
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2021.06.11		REVIEWED SITE PLAN W/ WAIVERS
2021.08.25		REVIEWED SITE PLAN W/ WAIVERS
2021.08.08		REVIEWED SITE PLAN W/ WAIVERS
2022.08.19		SITE PLAN AMENDMENT

Sheet Name:
DETAILS - PAVILION

Sheet Number:

22

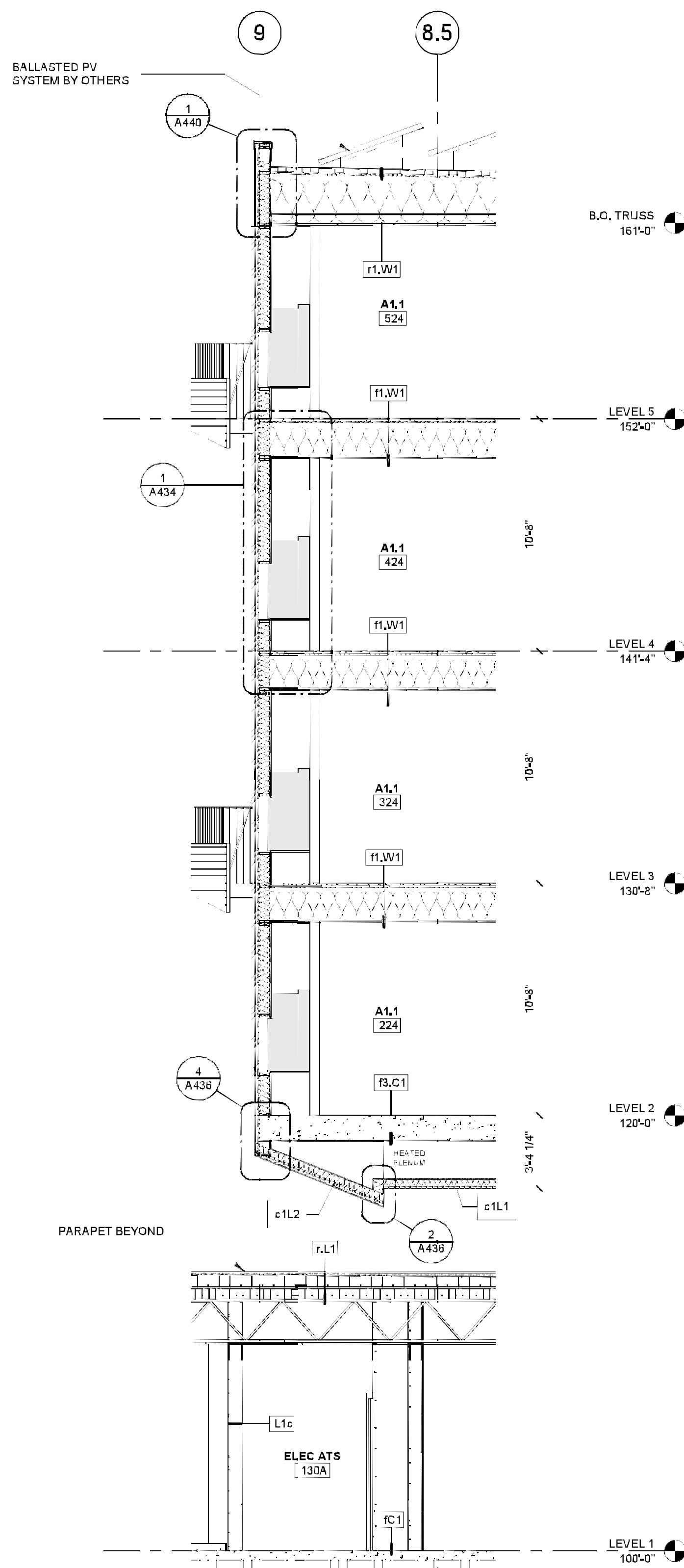
STANLEY RESIDENTIAL
9501, 9511, & 9571 E. 23RD AVE., AURORA, CO 80010

Date: 2020.04.14
Project Name:
STANLEY RESIDENTIAL
Issued For / Phase:
SITE PLAN AMENDMENT
W/ WAIVERS

Date	No.	Remarks
2016.02.15		REVIEWED SITE PLAN W/ WAIVERS
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2018.03.29		REVIEWED SITE PLAN W/ WAIVERS
2018.06.25		REVIEWED SITE PLAN W/ WAIVERS
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2021.06.11		REVIEWED SITE PLAN W/ WAIVERS
2021.06.23		REVIEWED SITE PLAN W/ WAIVERS
2021.08.08		REVIEWED SITE PLAN W/ WAIVERS

Sheet Name:
WALL SECTION

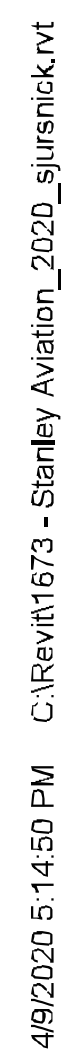
Sheet Number:
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9501, 9511, & 9571 E. 23RD AVE., AURORA, CO 80010

Sheet Name:
WALL SECTION

STANLEY RESIDENTIAL 2014-6055-02



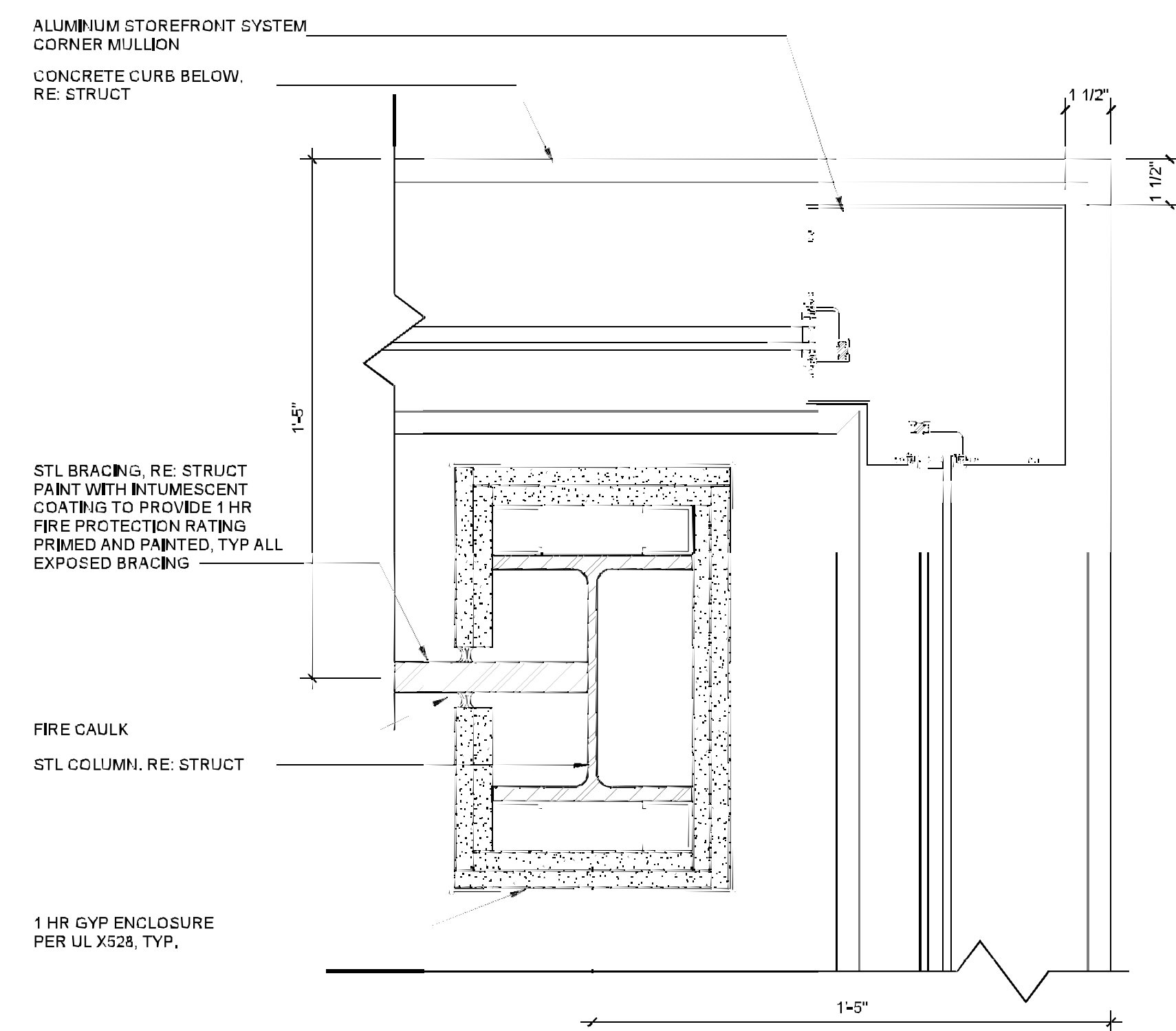
STANLEY RESIDENTIAL
9501, 9511, & 9571 E. 23RD AVE., AURORA, CO 80010

Date: 2020.04.14
Project Name:
STANLEY RESIDENTIAL
Issued For / Phase:
SITE PLAN AMENDMENT
W/ WAIVERS

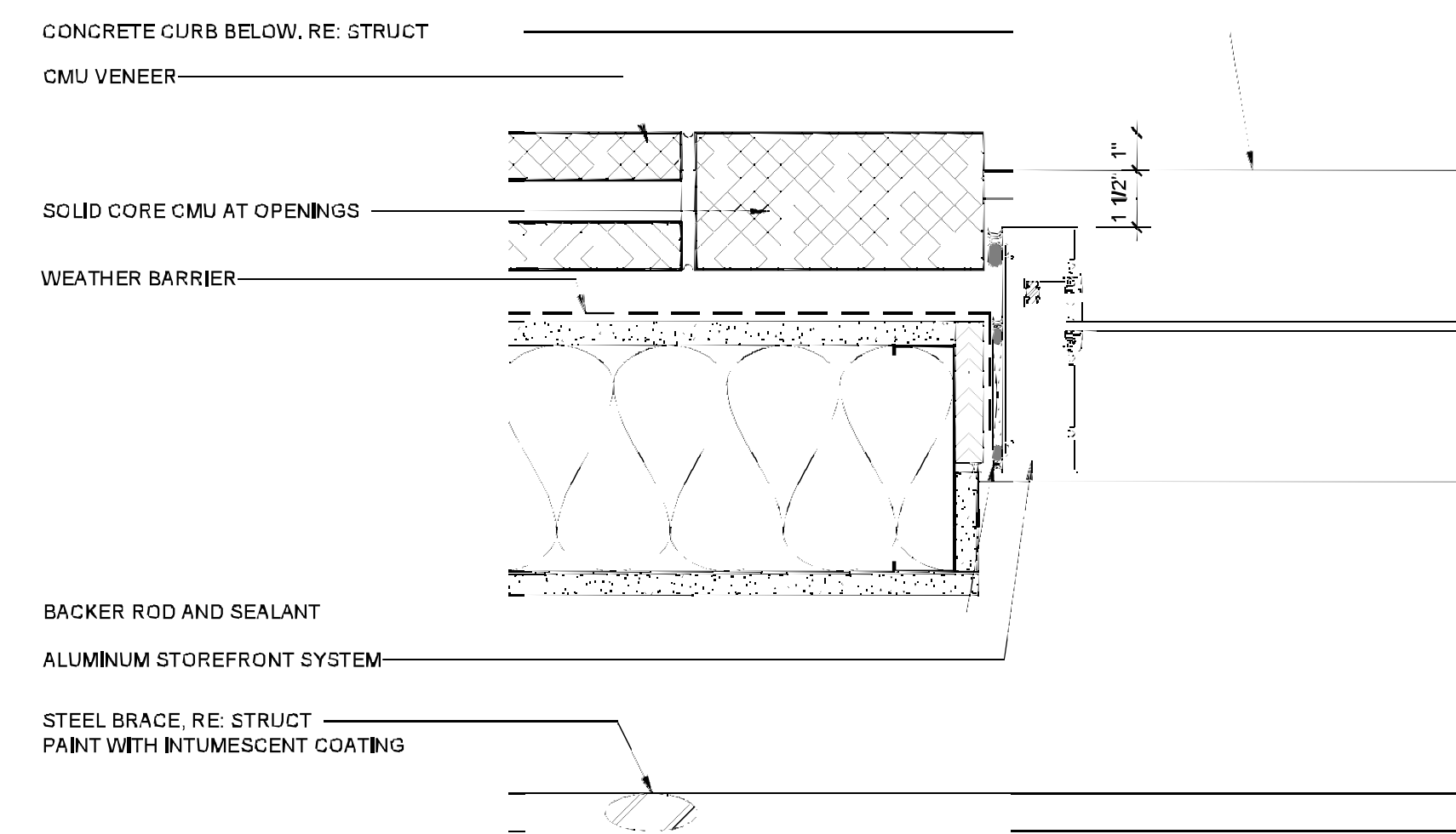
Date	No.	Remarks
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2021.08.08		REVIEWED SITE PLAN W/ WAIVERS

Sheet Name:
WALL SECTION

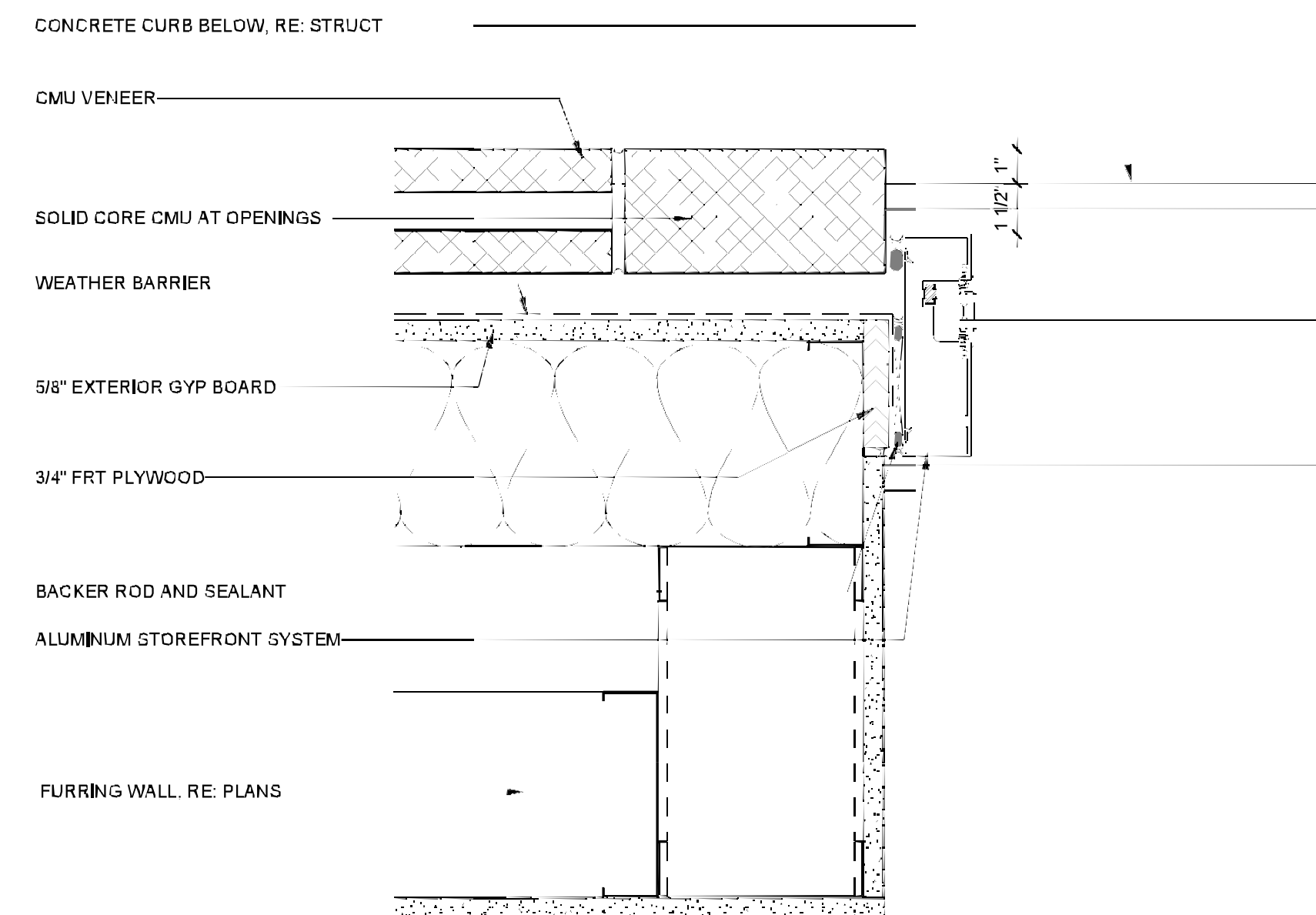
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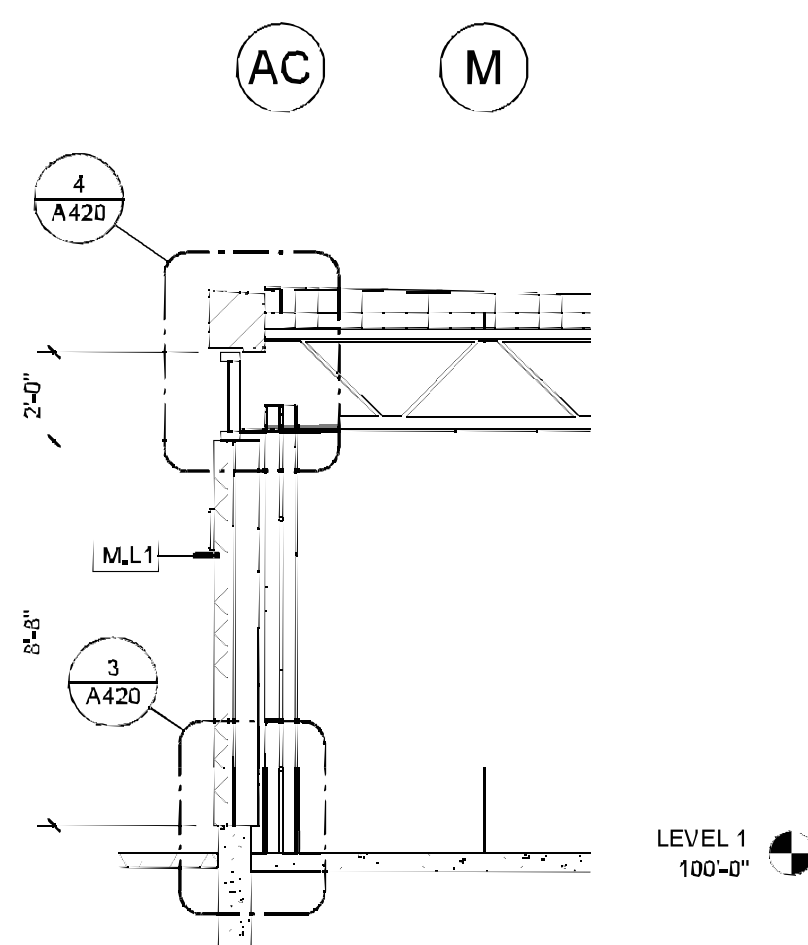
10 PLAN DETAIL - STOREFRONT OUTSIDE CORNER
3" = 1'-0"
4003



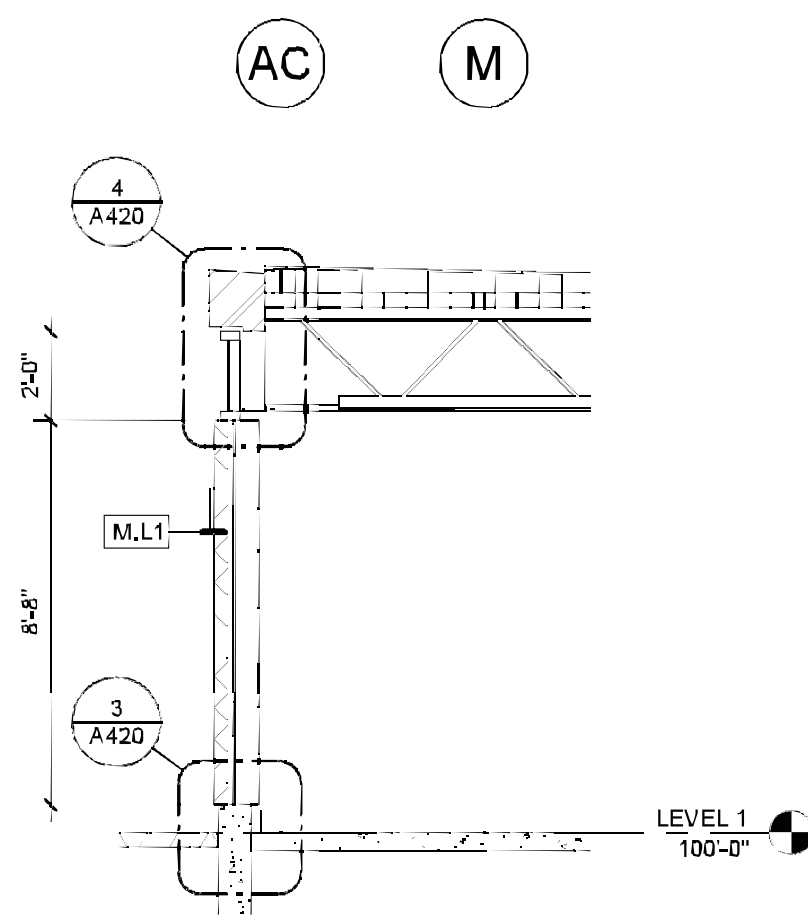
9 JAMB DETAIL - STOREFRONT / CMU
3" = 1'-0"
4002



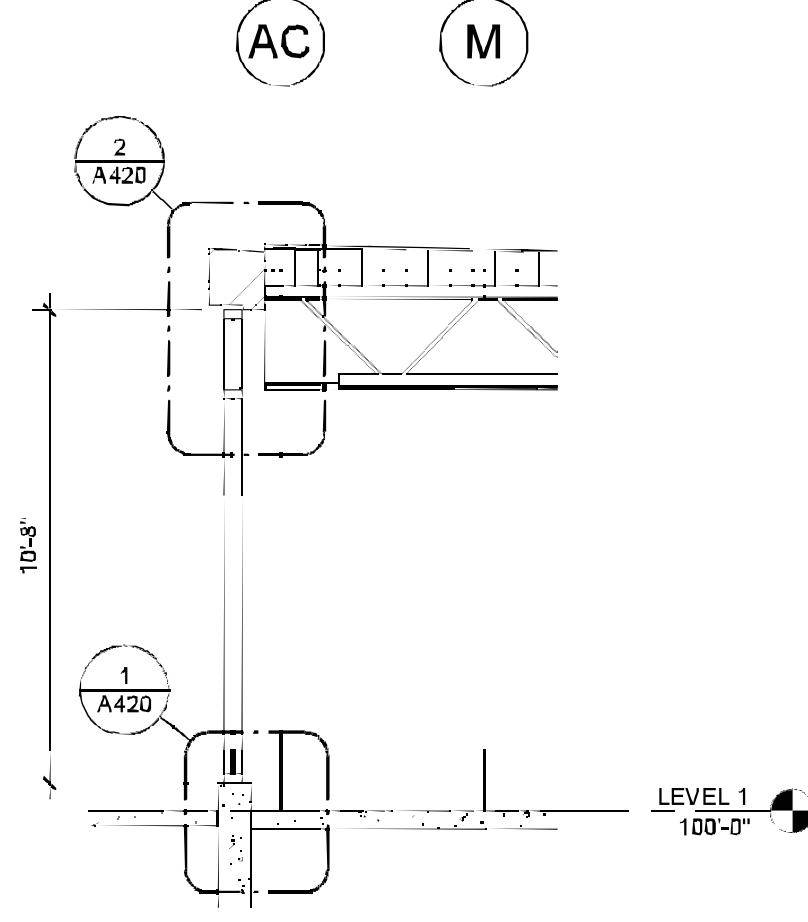
8 JAMB DETAIL - STOREFRONT / CMU AT FURRING WALL
3" = 1'-0"
4001



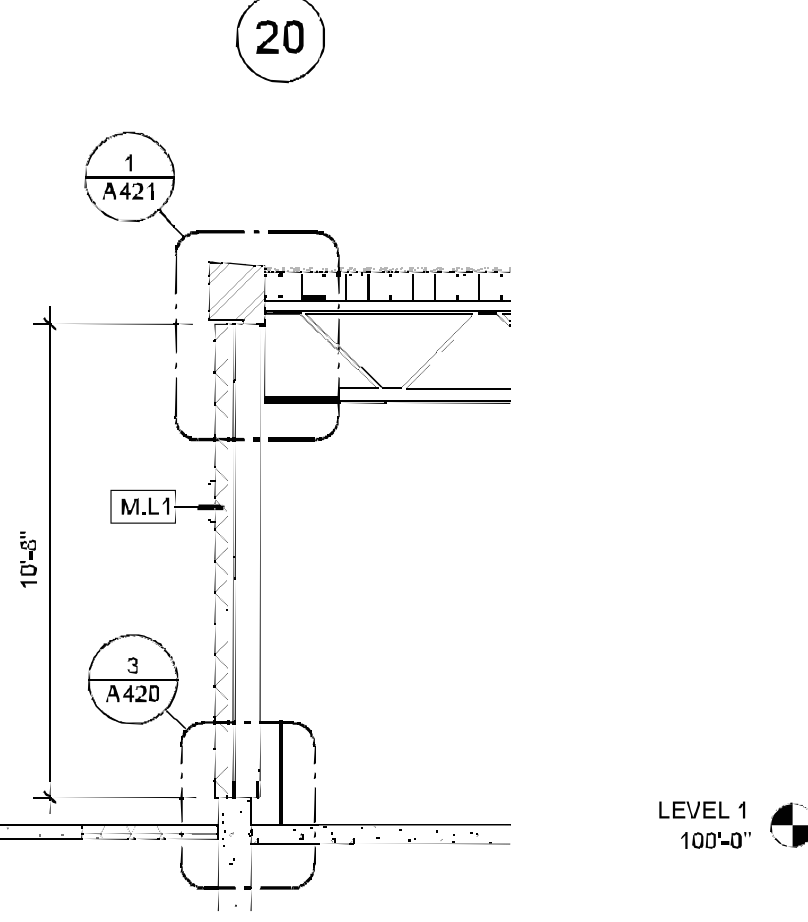
7 WALL SECTION - AMENITY AT FURRING WALL
1/4" = 1'-0"



6 WALL SECTION - AMENITY AT SPANDREL
1/4" = 1'-0"



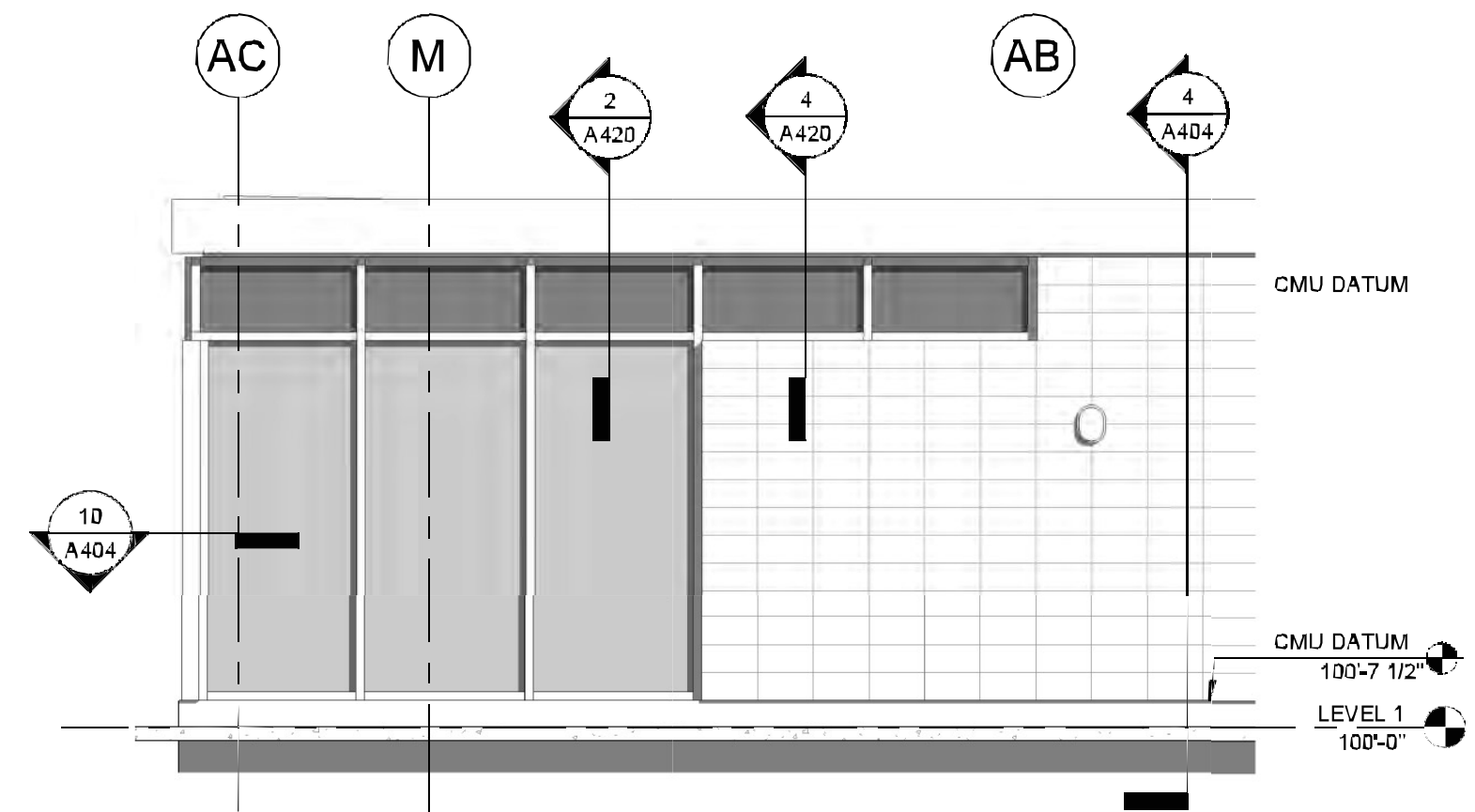
5 WALL SECTION - AMENITY AT STOREFRONT
1/4" = 1'-0"



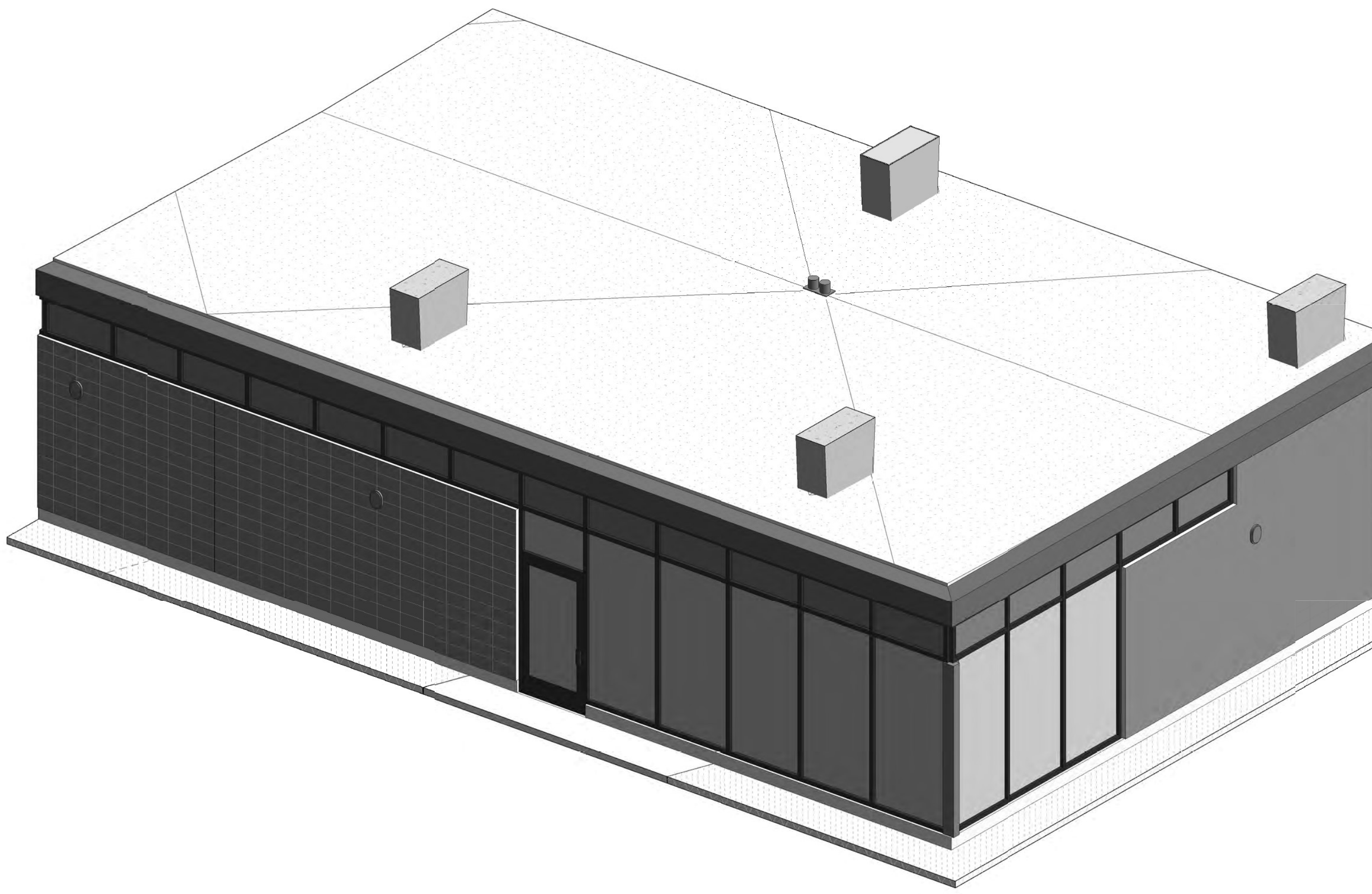
4 WALL SECTION - AMENITY AT CMU
1/4" = 1'-0"



3 ENLARGED ELEVATION - AMENITY - EAST
1/4" = 1'-0"



2 ENLARGED ELEVATION - AMENITY - NORTH
1/4" = 1'-0"



1 AMENITY BUILDINGS TYPICAL CORNER AXO
1/4" = 1'-0"

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Date: 2018.05.25

Project Name:
STANLEY RESIDENTIAL
Issued For / Phase:
**SITE PLAN AMENDMENT
W/ WAIVERS**

Revisions:	Date	No.	Remarks
	2018.05.25		REVISED SITE PLAN W/ WAIVERS
	2020.04.22		REVISED SITE PLAN W/ WAIVERS
	2020.07.22		REVISED SITE PLAN W/ WAIVERS
	2021.05.11		REVISED SITE PLAN W/ WAIVERS
	2021.06.22		REVISED SITE PLAN W/ WAIVERS
	2021.08.06		REVISED SITE PLAN W/ WAIVERS
	2022.06.19		SITE PLAN AMENDMENT

Sheet Name:
PHOTOMETRIC

Sheet Number:
26

STANLEY RESIDENTIAL 2021-6055-02

Stanley Marketplace Residential 2014-6055-08

GENERAL NOTES

1. LIGHTING CALCULATIONS INCLUDE PHOTOMETRIC DATA WITH INITIAL LUMEN RATINGS AND LIGHT LOSS FACTOR OF 0.88. CALCULATION DATA POINTS ARE ILLUMINANCE (FC) VALUES ON AN 8' X 8' LAYOUT. SITE FIXTURE TYPE U1 IS NOT IN PHOTOMETRICS.
2. GRADING ARCHITECTURE, LANDSCAPE ELEMENTS AND LANDSCAPE LIGHTING NOT LIGHTING FROM WITHIN THE BUILD ARE INCLUDED IN THE LIGHTING CALCULATIONS.
3. EXTERIOR LUMINAIRES SHALL BE CONTROLLED ON A LIGHTING CONTROL SYSTEM THROUGH LIGHTING RELAY PANELS, OR A DISTRIBUTED LIGHTING CONTROL NETWORK. THE LIGHTING CONTROL SYSTEMS SHALL MEET THE FOLLOWING REQUIREMENTS: ASTRONOMICAL TIME CLOCK, CAPABLE OF 365 DAYS PER YEAR SCHEDULING, AND CAPABLE OF DAYLIGHT CONTROLS WITH PHOTOCELLS.
4. MOUNTING HEIGHTS:
L1: 16'-4" A.F.F. IN GRID CEILING
L2: 18'-0" A.F.F. UNDER FLOATING BENCH
M2: 18'-0" A.F.F. MOUNTED FACADE
P2: POLE MOUNTED WITH FIXTURE HEAD
AT 19'-0" A.F.F.
U1: IN-GROUND IN LANDSCAPE - NOT IN PHOTOMETRIC STUDY
W1: BOTTOM OF FIXTURE AT 6'-0" A.F.F.
W2: BOTTOM OF FIXTURE AT 7'-2" A.F.F.

BY OTHERS:
P1: 14'-0" POLE WITH TWIN HEADS @ 180 DEGREES
SL1: 20'-0" POLE

DETAIL NOTES

1. LIGHT FIXTURE IS PART OF A SEPARATE LIGHTING PACKAGE AND IS SHOWN FOR REFERENCE ONLY.

Luminaire Schedule				
Symbol	Qty	Watt	Watt	Description
U1	4	0.880	0.880	U1=16'-4" A.F.F. IN GRID CEILING (MOD. TO 6" LENGTH)
U2	4	0.880	0.880	U2=18'-0" A.F.F. UNDER FLOATING BENCH
P2	12	0.880	0.880	P2=18'-0" A.F.F. MOUNTED FACADE
M2	12	0.880	0.880	M2=18'-0" A.F.F. MOUNTED FACADE
P1	12	0.880	0.880	P1=14'-0" POLE WITH TWIN HEADS @ 180 DEGREES
W1	12	0.880	0.880	W1=18'-0" POLE WITH TWIN HEADS @ 180 DEGREES
W2	12	0.880	0.880	W2=18'-0" POLE WITH TWIN HEADS @ 180 DEGREES
SL1	12	0.880	0.880	SL1=20'-0" POLE

Luminaire Schedule By Others				
Symbol	Qty	Watt	Watt	Description
U1	4	0.880	0.880	U1=16'-4" A.F.F. IN GRID CEILING (MOD. TO 6" LENGTH)
U2	4	0.880	0.880	U2=18'-0" A.F.F. UNDER FLOATING BENCH
P2	12	0.880	0.880	P2=18'-0" A.F.F. MOUNTED FACADE
M2	12	0.880	0.880	M2=18'-0" A.F.F. MOUNTED FACADE
P1	12	0.880	0.880	P1=14'-0" POLE WITH TWIN HEADS @ 180 DEGREES
W1	12	0.880	0.880	W1=18'-0" POLE WITH TWIN HEADS @ 180 DEGREES
W2	12	0.880	0.880	W2=18'-0" POLE WITH TWIN HEADS @ 180 DEGREES
SL1	12	0.880	0.880	SL1=20'-0" POLE

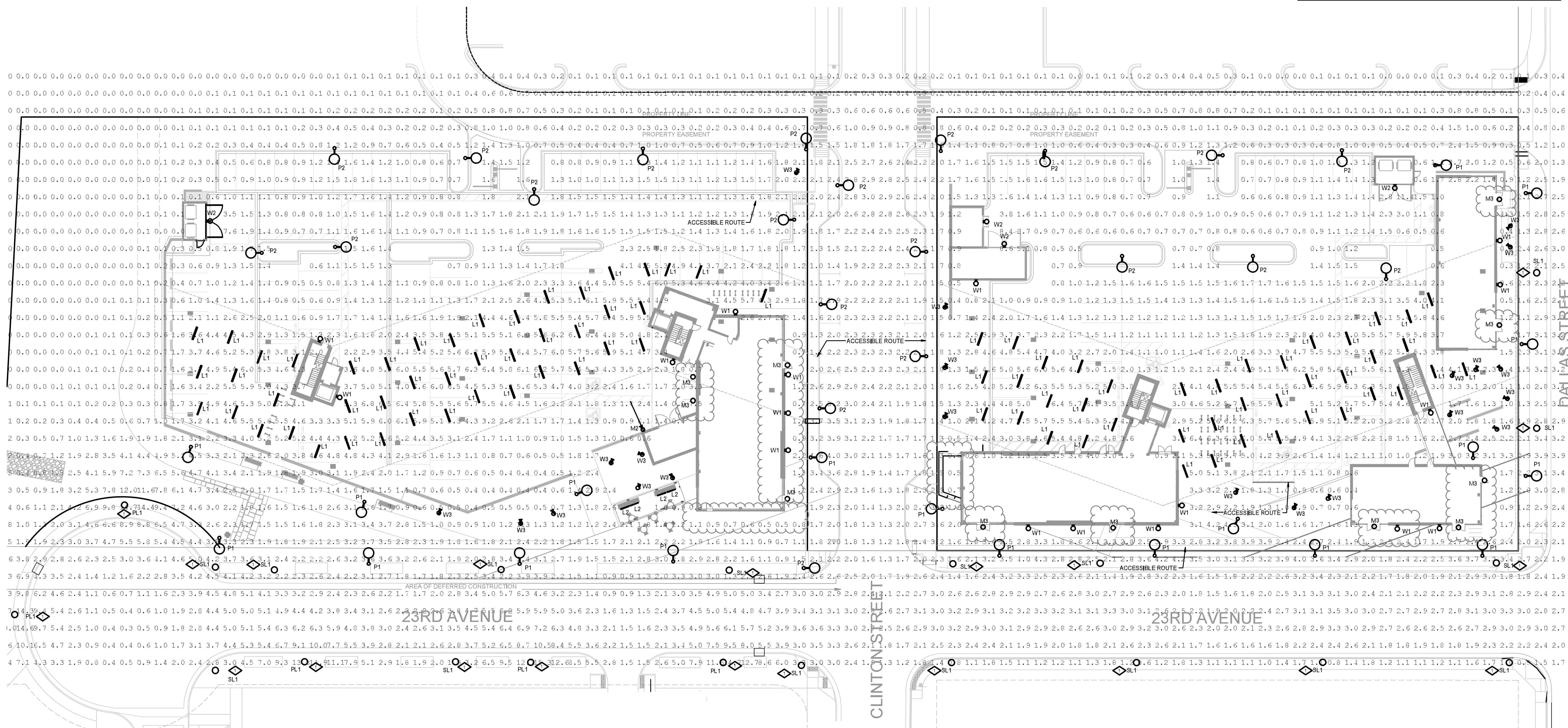
LUMINAIRE PRODUCT NUMBERS HAVE BEEN UPDATED

M2 MOUNTING HEIGHT ELEVATION CLARIFIED

BUILDING MOUNTED EXTERIOR LIGHT FIXTURE TYPES AND QUANTITIES HAVE BEEN UPDATED

1
E300
SCALE: 1" = 20'-0"

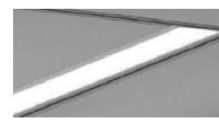



SITE PHOTOMETRIC PLAN



STANLEY AVIATION - EXTERIOR LUMINAIRE SCHEDULE
JANUARY 25, 2022

SITE PLAN UPDATES

LUMINAIRE SCHEDULE WITH ILLUMINATION SYSTEMS VE PACKAGE

LIGHTING CONSULTANT IS NOT WILLING TO LOOK AT ALTERNATIVE LIGHTING FIXTURES BY LOCAL LIGHTING DISTRIBUTORS AND GENERAL CONTRACTORS AS PHOTOMETRICS HAVE ALREADY BEEN CONFIRMED.									
EXTERIOR FIXTURES									
Type	Image	Description	Mfg.	Catalogue No.	Lamp	Volts	Service Hrs	Dim	Remarks
L1		EXTERIOR RATED 6' LONG, 2.8" WIDE LINEAR LED FIXTURE WITH 2" DROP DOWN LUMINOUS LENS AND LUMINOUS END CAPS. FOR GRID CEILING OVER PARKING	AMERICAN LINEAR LIGHTING	3R-6-LD-30-WH-E	INTEGRAL 3000K, 500 INITIAL LUMENS/FT	120V/277V	88,300 AT 85% (TM-21)	YES - 0-10V DOWN TO 1%	CONTRACTOR TO ORDER WITH APPROPRIATE MOUNTING OPTION PER CEILING APPLICATION.
L2		EXTERIOR RATED LINEAR LED TAPE LIGHT IN LENSED CHANNEL - FOR MOUNTING TO UNDERSIDE OF FLOATING BENCH	PRIZM	P2M-TLH-68-24V-30K-1; P2M-PE-AA1-1M; P2M-PE-LV-LENS-1M	INTEGRAL 3000K 4.6W/FT LED, 270 LUMENS/FT, 84"	12V	50,000	YES - REMOTE PHASE DOWN TO 5%	CONTRACTOR TO SUPPLY LENGTHS FROM AS-BUILTS; CONTRACTOR TO SUPPLY WITH ALL APPROPRIATE MOUNTING AND CABLE ACCESSORIES PER APPLICATION; CONTRACTOR TO SUPPLY WITH APPROPRIATE DIMMABLE POWER SUPPLY PER APPLICATION.
M2		EXTERIOR RATED ADJUSTABLE LED MONORAIL WITH HALF SHOOT - FOR J-BOX MOUNT WITH CANOPY ON EXTERIOR BUILDING FACADE	FC LIGHTING	FCF1103A-UNV-3K-AF-LD-R-CV3-A5	INTEGRAL 3000K 7W LED, 885 LUMENS, 40 DEGREE FLOOD, 90 CRI	120V/277V	70,000	YES - 0-10V	VERIFY FINISH WITH ARCHITECT FOR FIXTURE, HALF SHOOT AND CANOPY PLATE. CONTRACTOR TO SUPPLY WITH APPROPRIATE DIMMABLE POWER SUPPLY; CONTRACTOR TO SUPPLY WITH APPROPRIATE WIRING AND MOUNTING PER APPLICATION.
M3		EXTERIOR RATED FIXED 4" ROUND LED DOWNLIGHT - FOR RECESSING INTO EXTERIOR SOFFIT	DALS	RWA-CO-BK	INTEGRAL COLOR SELECTABLE TEMP TO BE SET BY CONTRACTOR AT 2700K 14W LED, 900 DELIVERED LUMENS, 40 DEGREE OPTIC, 90 CRI	120V	MANUFACTURER TO VERIFY	YES - MANUFACTURER TO VERIFY TYPE	CONTRACTOR TO SUPPLY WITH APPROPRIATE MOUNTING ACCESSORY PER APPLICATION.






SITE PLAN UPDATES

SITE LIGHTING SCHEDULE

MARCH 28, 2018

FIXTURE TYPES UPDATED

EXTERIOR FIXTURES

Type	Image	Description	Mfg.	Catalogue No.	Lamp	Volts	Service Hrs	Dim	Remarks
P1		EXTERIOR RATED 15'-0" TALL LED PEDESTRIAN POLE WITH TYPE I DISTRIBUTION ON POLE FOR INSTALLATION WITH ANCHOR PLATE BOLTING	MCGRAW EDISON HEAD, HAPCO POLE	GLEON-SA1A-830-U-T3-EA-1-SSS15B84-4-D190-1 (POLE SPEC BY OTHERS, NOT CLS OR MVC)	INTEGRAL 3000K 34W LED, 4,787 LUMENS, TYPE II DISTRIBUTION, 80 CRI	120-277V	MANUFACTURER TO VERIFY	YES - 0-10V	VERIFY POLE MATERIAL, POLE FINISH AND MOUNTING HEIGHT WITH ARCHITECT.
P2		EXTERIOR RATED 20'-0" TALL LED PEDESTRIAN POLE WITH TYPE II DISTRIBUTION ON POLE FOR INSTALLATION WITH ANCHOR PLATE BOLTING	MCGRAW EDISON HEAD, HAPCO POLE	GLEON-SA1C-830-U-T3-EA-1-SSS20B4-4-D190-1 (POLE SPEC BY OTHERS, NOT CLS OR MVC)	INTEGRAL 3000K 34W LED, 4,860 LUMENS, TYPE II DISTRIBUTION, 80 CRI	120-277V	MANUFACTURER TO VERIFY	YES - 0-10V	VERIFY POLE MATERIAL, POLE FINISH AND MOUNTING HEIGHT WITH ARCHITECT.
W1		EXTERIOR RATED LED WALL SCONCE - FOR RECESSED J-BOX MOUNT	TECH LIGHTING	700W580W6-LED030	INTEGRAL 3000K 47.2W LED, 1,183 DELIVERED LUMENS, 80"	120V	60,000	YES - ELV	VERIFY FINISH WITH ARCHITECT; BOTTOM OF FIXTURE TO MOUNT 6'-0"
W2		EXTERIOR WALL MOUNTED LED WALL PACK WITH CLEAR LENS AND INTEGRAL PHOTOCELL - FOR EXTERIOR FACADE MOUNTED TO RECESSED J-BOX	LUMARK	AXCS1A-W-A-PC-GRF	INTEGRAL 3000K 14W LED, 1,806 LUMENS	120V/277V	TBD	NO	CONTRACTOR TO REFER TO SITE PLAN PHOTOMETRICS FOR FIXTURE MOUNTING HEIGHTS
W3		EXTERIOR RATED ADJUSTABLE LED MONORAIL WITH HALF SHOOT - FOR DIRECT BURIAL WITH STAKE MOUNT	FC LIGHTING	FCF1103-UNV-3K-AF-LD-R-CV3-HGS	INTEGRAL 3000K 7W LED, 885 LUMENS, 40 DEGREE FLOOD, 80 CRI	120V/277V	70,000	YES - 0-10V	VERIFY FINISH WITH ARCHITECT FOR FIXTURE & HALF SHOOT; CONTRACTOR TO SUPPLY WITH APPROPRIATE DIMMABLE POWER SUPPLY; CONTRACTOR TO SUPPLY WITH APPROPRIATE WIRING AND MOUNTING PER APPLICATION.



ADJACENT PROPERTY LUMINAIRES BY OTHERS

SITE PLAN UPDATES

SITE LIGHTING SCHEDULE

MARCH 28, 2018

EXTERIOR FIXTURES

Type	Image	Description	Mfg.	Catalogue No.	Lamp	Volts	Service Hrs	Dim	Remarks
PL1		EXTERIOR TWIN HEADS @ 180 DEGREES ON 14'-0" POLE MOUNTED LED PEDESTRIAN FIXTURE WITH TYPE II DISTRIBUTION ON POLE BY OTHERS	MCGRAW EDISON HEAD, HAPCO POLE	GLEON-S42C-830-U-T3-EA-1-SSS15B84-4-D190-1 (POLE SPEC BY OTHERS, NOT CLS OR MVC)	INTEGRAL 3000K LED (WATTS & LUMENS NOT LISTED FOR 1,300W/A PER REP) TYPE III DISTRIBUTION	120-277V	MANUFACTURER TO VERIFY	NO	CONTRACTOR TO REFER TO KIMLEY HORN DRAWINGS FOR ORIENTATION OF EACH FIXTURE HEAD AS THESE FIXTURES WERE NOT SPECIFIED OR LAYED OUT BY CULLEN LIGHTING STUDIO OR MY CONSULTING.
SL1		EXTERIOR 20'-0" POLE MOUNTED LED STREET FIXTURE WITH TYPE V DISTRIBUTION ON POLE BY OTHERS	GLOBAL LIGHTING HEAD, HAPCO POLE	GR1116-ALJ2LED080-T5-39C-1-RSS20B4-4-T308-LPC-1 (POLE SPEC BY OTHERS, NOT CLS OR MVC)	INTEGRAL 3000K 80W LED (LUMENS NOT LISTED, TYPE V DISTRIBUTION	120-277V	MANUFACTURER TO VERIFY	NO	CONTRACTOR TO REFER TO KIMLEY HORN DRAWINGS FOR ORIENTATION OF EACH FIXTURE HEAD AS THESE FIXTURES WERE NOT SPECIFIED OR LAYED OUT BY CULLEN LIGHTING STUDIO OR MY CONSULTING.

SITE PLAN UPDATES

SITE LIGHTING SCHEDULE

MARCH 28, 2018

SA+R
SHEARS ADKINS ROCKMORE
1550 WYKHOOP ST., SUITE 100
DENVER CO 80202
PHONE: 303.436.9551 FAX:
303.236.0946

CONSULTING INC
466 PECOS STREET, UNIT F DENVER, COLORADO, 80211
303.352.0271 M-C-SET

STANLEY RESIDENTIAL
9501, 9511, 9551, & 9571 E. 23RD AVE., AURORA, CO 80010

Date: 2018.05.25
Project Name: STANLEY RESIDENTIAL
Issued For / Phase: SITE PLAN AMENDMENT W/ WAIVERS

Date	No.	Remarks
2018.05.25		REVISED SITE PLAN W/ WAIVERS
2020.04.22		REVISED SITE PLAN W/ WAIVERS
2020.07.22		REVISED SITE PLAN W/ WAIVERS
2021.05.11		REVISED SITE PLAN W/ WAIVERS
2021.06.22		REVISED SITE PLAN W/ WAIVERS
2021.08.06		REVISED SITE PLAN W/ WAIVERS
2022.06.19		SITE PLAN AMENDMENT

Sheet Name:
LIGHTING DETAILS

Sheet Number:

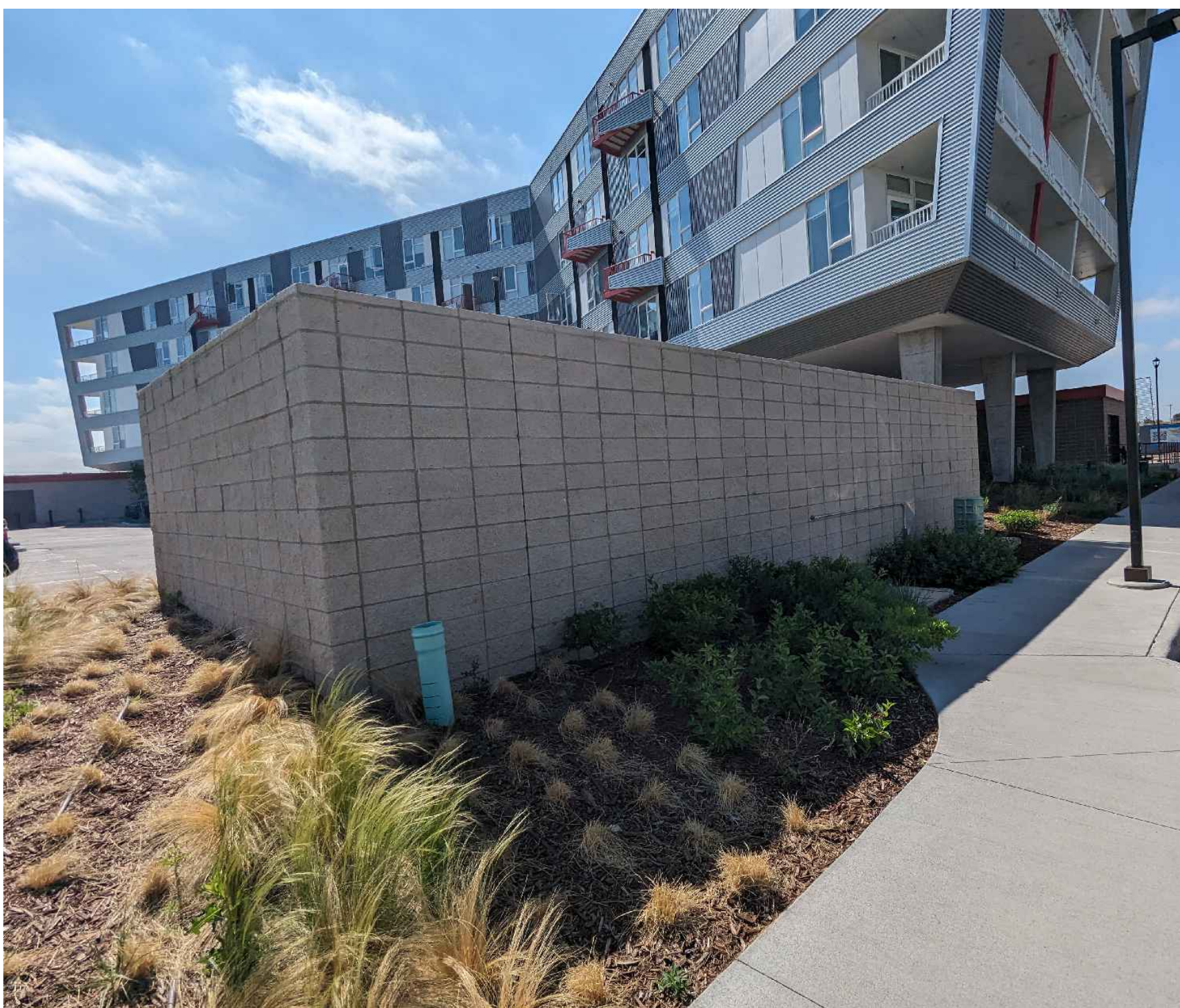
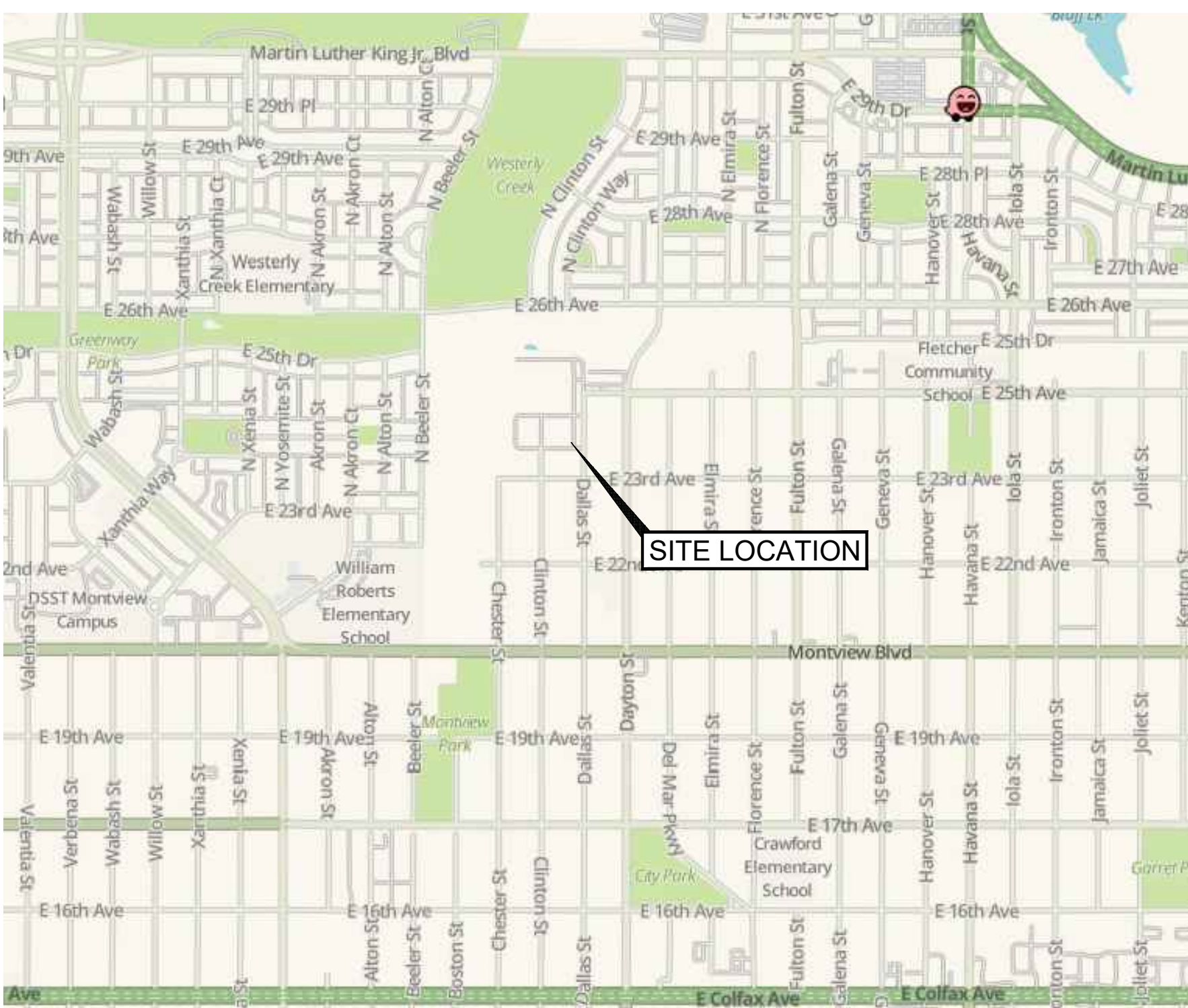

27

Z:\Shared\UCI2 Land Services\T-Mobile\COLORADO\DN02349G_The Stanley House\NSD - CAD\DN02349G_A and E_ZD.dwg PLOT DATE: 7/19/2024 BY: Dan Little
NEW ANTENNA EQUIPMENT
NEW ANTENNAS
NEW EQUIPMENT
AISLE COLD
AISLE HOT
FIBER PENETRATIONS

T Mobile

STANLEY HOUSE APTS.
DN02349G

9511 E 23RD AVE UNIT TMO
AURORA, CO 80010
LATITUDE: 39.75141
LONGITUDE: -104.87716

SITE PHOTO		SCOPE OF WORK		PROJECT CONTACTS		DRAWING INDEX	
		<div>MODIFICATION OF AN (E) "NON-INHABITABLE" T-MOBILE TELECOMMUNICATIONS SITE CONSISTING OF:</div> <div>INSTALLATION OF NEW FIBERGLASS ANTENNA SCREEN ENCLOSURE ON THE BUILDING ROOFTOP AND SUPPORTING EQUIPMENT BEHIND AN EXISTING SCREEN WALL AT GRADE TO INCLUDE:</div> <div><ul style="list-style-type: none">(3) (N) FVV-65A-R3 ANTENNAS(3) (N) AHEC MASSIVE MIMO ANTENNAS(3) (N) AHFII, (3) (N) AHLOB RRU'S(2) (N) 6/24 4AWG HYBRID TRUNK(1) (N) HPL3.05 600A EQUIPMENT CABINET(1) (N) LB3 BATTERY CABINET(1) (N) ASIA, (2) (N) ASIL, (3) (N) ABIA'S, (3) (N) ABIL'S, (1) (N) ABIO, & (2) (N) AMIA'S(1) (N) CSR IXRE V2 (GEN2)(18) (N) FIBER JUMPERS</div> <div>INSTALLATION IS UNMANNED AND NOT FOR HUMAN HABITATION PUBLIC ACCESS IS RESTRICTED A.D.A. ACCESSIBILITY NOT REQUIRED.</div>		<div>SITE CONTACT: STANLEY APARTMENTS JV LLLP TROY HUTCHENS COMMUNITY MANAGER P 303.663.9501</div> <div>APPLICANT: T-MOBILE WEST LLC 990 SOUTH BROADWAY DENVER, CO 80209 303.313.6923</div> <div>T-MOBILE PROJECT MANAGEMENT 990 SOUTH BROADWAY DENVER, CO 80209 JORDAN HOEPPNER JORDAN.HOEPPNER1@T-MOBILE.COM</div> <div>T-MOBILE CONSTRUCTION MANAGER 990 SOUTH BROADWAY DENVER, CO 80209 CHRIS MILLER CHRIS.MILLER@T-MOBILE.COM</div> <div>SITE ACQUISITION: UCI² CONSTRUCTION SERVICES 4751 FOX STREET DENVER, CO 80216 ANNIE MACKIEWICZ 303.601.7241</div> <div>A&E ENGINEERING MANAGER UCI² CONSTRUCTION SERVICES 4751 FOX STREET DENVER, CO 80216 DAN LITTLE 720.238.0402</div> <div>ENGINEER UCI² CONSTRUCTION SERVICES 4751 FOX STREET DENVER, CO 80216 RYAN GUERRERO RYANG@UCI2.NET</div>		<div>T1.0 COVER SHEET</div> <div>GN1.0 OVERALL SITE PLAN GN1.1 ENLARGED SITE PLAN</div> <div>A1.0 OVERALL SITE PLAN A1.1 ENLARGED SITE PLAN / SAFETY PLAN A2.0 EQUIPMENT PLAN A2.1 ANTENNA PLANS A3.0 ELEVATIONS A3.1 ELEVATIONS A4.0 ANTENNA AND EQUIPMENT SCHEDULES</div>	
VICINITY MAP		SITE INFORMATION					
		<div>SITE TYPE: SITE NAME: SITE NUMBER: SITE ADDRESS:</div> <div>STANLEY HOUSE APTS. DN02349G 9511 E 23RD AVE UNIT TMO AURORA, CO 80010</div> <div>JURISDICTION: AURORA</div> <div>PARCEL NUMBER: 0182334201048</div> <div>OCCUPANCY GROUP CONSTRUCTION TYPE FULLY SPRINKLERED NO. STORIES</div> <div>U V-B NO 5</div> <div>CODE COMPLIANCE</div> <div>ALL CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES TO INCLUDE COMPLIANCE WITH THE LATEST FEDERAL STATE, AND LOCAL AMENDMENTS, REGULATIONS AND ORDINANCES.</div> <div>GOVERNING CODES, AS APPLICABLE: 2021 IBC 2023 NEC 2021 IPC 2021 IECC 2021 IMC</div> <div>A.D.A. COMPLIANCE: NOT REQUIRED PER IBC 1103.2.9.</div> <div>OSHA COMPLIANCE: ANSI A10.48: FALL PROTECTION AND SAFETY STANDARDS</div> <div>MANDATORY: CONTRACTOR TO CALL TO VERIFY UTILITIES, AT LEAST TWO WORKING DAYS PRIOR TO DIGGING. BEFORE YOU DIG, CALL: 1-800-922-1987 HTTP://CALL811.COM/MAP-PAGE/COLORADO</div> <div>THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE SERVICES IS STRICTLY PROHIBITED.</div> <div> Know what's below Call before you dig.</div>					
DRIVING DIRECTIONS						REFERENCED DOCUMENTS	
FROM 990 SOUTH BROADWAY DENVER, CO: TAKE MISSISSIPPI ST WEST TO SOUTH PLATTE RIVER DRIVE. GO 0.7MI SOUTH TO FLORIDA AVE. GO 1.3MI WEST TO FEDERAL BLVD. GO 1.1MI SOUTH ON FEDERAL BLVD. TURN RIGHT INTO PARKING LOT. GO 700FT WEST THROUGH PARKING LOT TO ARRIVE AT SITE.						DATE	
						RFDS 07-03-2024	

T Mobile

900 SOUTH BROADWAY, DENVER, CO 80209

PROJECT INFORMATION:

SITE NAME:
STANLEY HOUSE APTS.
SITE ID:
DN02349G
SITE ADDRESS:
9511 E 23RD AVE UNIT TMO
AURORA, CO 80010
COUNTY:
ARAPAHOE

REV: DATE: DESCRIPTION: BY:

A07.10.24PRELIMINARY ZD'SGEL

B07.19.24CLIENT COMMENTSDPL

PLANS PREPARED BY:


CONSTRUCTION SERVICES, LLC
4751 FOX STREET, DENVER, CO 80216

LICENSURE NO:

THIS WORK WAS PREPARED BY MYSELF OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. ALL SCALES ARE SET FOR 11"x17"

SHEET TITLE:

COVER PAGE

SHEET NUMBER:

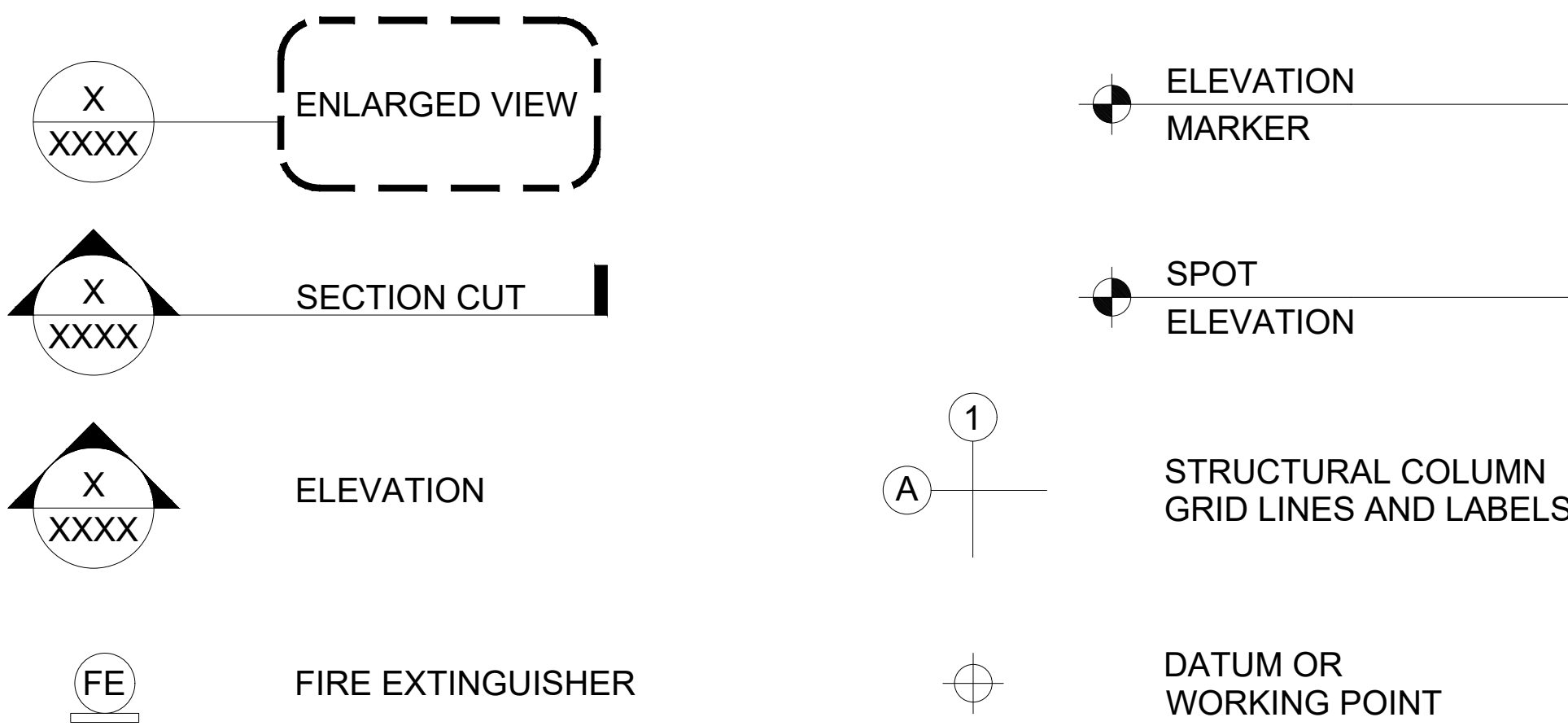
T1.0

DRAWN BY: CHK BY: APV BY:

GELDPLTJN

NEW EQUIPMENT	@	AT	HT.	HEIGHT
	°	DEGREES	ILC	INTEGRATED LOAD CENTER
	Ø	DIAMETER	INT.	INTERIOR
	A/C	AIR CONDITIONER	L.F.	LINEAR FEET
	APPROX.	APPROXIMATE		
	ARCH.	ARCHITECTURAL	MAX.	MAXIMUM
	A.F.F.	ABOVE FINISH FLOOR	MECH.	MECHANICAL
	A.F.G.	ABOVE FINISH GRADE	MFGR.	MANUFACTURER
	ATS	AUTOMATIC TRANSFER SWITCH	MGB	MAIN GROUND BAR
	AWS	ADVANCED WIRELESS SYSTEM	MIN.	MINIMUM
NEW ANTENNA EQUIPMENT			MSDS	MATERIAL SAFETY DATA SHEET
	BBU	BATTERY BACK UP	MTL.	METAL
	BCEM	BASE CHANNEL ELEMENT MODULE	MTS	MANUAL TRANSFER SWITCH
	BLDG.	BUILDING		
	B.O.	BOTTOM OF	(N)	NEW
			N.T.S.	NOT TO SCALE
	CLG.	CEILING		
	COL.	COLUMN	O.C.	ON CENTER
	CONC.	CONCRETE	O.D.	OUTSIDE DIAMETER
			OVP	OVER VOLTAGE PROTECTION
NEW ANTENNA PANELS	DBL.	DOUBLE		
	DIA.	DIAMETER	PCS	PERSONAL COMMUNICATIONS SERVICE
	DIM.	DIMENSION		
	DISC.	DISCONNECT	RAD.	RADIUS
	DN.	DOWN	R.O.	ROUGH OPENING
	DWG.	DRAWING	RRU	REMOTE RADIO UNIT
	(E)	EXISTING	SHTG.	SHEATHING
	EA.	EACH	SIM.	SIMILAR
	ELEV.	ELEVATION	SPEC.	SPECIFICATION
	ELEC.	ELECTRICAL	S.S.	STAINLESS STEEL
NEW ANTENNAS	EQ.	EQUAL	STL.	STEEL
	EXT.	EXTERIOR	STRUCT.	STRUCTURAL
	F.O.	FIRE EXTINGUISHER	T.C.	TEMPERATURE CONTROL
	FIN.	FINISH	TELCO	TELECOMMUNICATIONS
	FLR.	FLOOR	T.O.	TOP OF
	FUT.	FUTURE	TYP.	TYPICAL
	GA.	GAUGE	U.G.	UNDERGROUND
	GALV.	GALVANIZED	U.N.O.	UNLESS NOTED OTHERWISE
RADIO PANELS	GEN.	GENERATOR		
	GPS	GLOBAL POSITIONING SYSTEM	VERT.	VERTICAL
	GWB.	GYPSON WALLBOARD	V.I.F.	VERIFY IN FIELD
	H.M.	HOLLOW METAL	W/	WITH
	HORZ.	HORIZONTAL		
	HR.	HOUR		

ABBREVIATIONS



SYMBOLS

	EASEMENT		(E) UNDERGROUND FIBER
	LEASE LINE		(N) UNDERGROUND FIBER
	PROPERTY LINE		(E) COAX
	ITEM TO BE DEMOLISHED		(N) COAX
	WOODEN FENCE		(E) HYBRID CABLE
	CHAIN LINK FENCE		(N) HYBRID CABLE
	(E) OVERHEAD ELEC.		GAS LINE
	(N) OVERHEAD ELEC.		SANITARY SEWER
	(E) UNDERGROUND ELEC.		WATER LINE
	(N) UNDERGROUND ELEC.		
	(E) OVERHEAD FIBER		
	(N) OVERHEAD FIBER		

LINETYPES

GENERAL CONSTRUCTION NOTES

CODE COMPLIANCE

1. THE FACILITY IS AN UNOCCUPIED WIRELESS FACILITY. EQUIPMENT ROOMS ARE NOT MANNED, ARE NOT HABITABLE, AND DO NOT REQUIRE POTABLE WATER, SEWER CONNECTIONS OR A.D.A. ACCESS ACCOMMODATIONS.
2. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE STANDARDS, CODES, ORDINANCES, RULES, REGULATIONS, ORDINANCES, AND MANUFACTURER'S RECOMMENDATIONS. WHEN TWO OR MORE ARE IN CONFLICT, THE MOST STRINGENT PROVISION SHALL BE FOLLOWED.
3. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. WHERE LICENSING IS REQUIRED, CONTRACTOR SHALL OBTAIN ALL REQUIRED LICENSES PRIOR TO BEGINNING WORK.
4. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
5. CONTRACTOR TO COORDINATE WITH LOCAL JURISDICTION FOR ANY CODE RELATED QUESTIONS. ALL JURISDICTION REQUIRED CHANGES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL CONDITIONS

7. DO NOT SCALE DRAWINGS.
8. THESE DESIGN DOCUMENTS ARE DIAGRAMMATIC IN NATURE AND ARE INTENDED TO SHOW FINAL CONDITIONS, UNLESS NOTED OTHERWISE.
9. THE CONTRACTORS SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY THE AE PROJECT MANAGER IF ANY DISCREPANCIES ARE FOUND PRIOR TO PROCEEDING WITH WORK.
10. EXTERIOR DIMENSIONS ARE TO FACES OF EXTERIOR WALLS.
11. DIMENSIONS ON PLANS ARE TO FINISH FACES OR CENTERLINES OF COLUMNS UNLESS NOTED OTHERWISE.
12. DIMENSIONS TO DOOR OPENINGS ARE TO R.O. IN MASONRY & CONCRETE AND TO JAMB OPENING IN STUDWALLS. VERIFY DOOR SIZE W/ SCHEDULE.
13. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
14. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE PLAT OF SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT/ENGINEER.
15. EVERY EFFORT HAS BEEN MADE BY THE ARCHITECT / ENGINEERS TO PROVIDE ACCURATE AND COMPLETE DESIGN DOCUMENTS THOUGH MINOR ERRORS AND OMISSIONS MAYBE CONTAINED WITHIN THE DOCUMENTS. THESE SHALL NOT EXCUSE THE CONTRACTOR FROM PROVIDING AN ACCURATE PROPOSAL AND COMPLETING THE PROJECT IN ACCORDANCE WITH THE INTENT OF THE DESIGN DOCUMENTS.
16. IT IS THE EXPRESS INTENT OF THE PARTIES INVOLVED IN THIS PROJECT THAT THE CONTRACTOR OR SUBCONTRACTOR OR INDEPENDENT CONTRACTOR OR THEIR RESPECTIVE EMPLOYEES SHALL EXCULPATE THE ARCHITECT, THE ENGINEER, THE CONSTRUCTION MANAGER, THE OWNER, AND THEIR AGENTS, FROM ANY LIABILITY WHATSOEVER AND HOLD THEM HARMLESS AGAINST LOSS, DAMAGES, LIABILITY OR ANY EXPENSE ARISING IN ANY MATTER FROM A WRONGFUL OR NEGLIGENT ACT, OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, OR FROM THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FAILURE TO CONFORM TO THE STATE SCAFFOLDING ACT IN CONNECTION WITH THE WORK.

CONTRACTOR'S RESPONSIBILITIES

- PRIOR TO THE SUBMISSION OF A BID, THE CONTRACTOR SHALL VISIT THE JOB SITE, REVIEW ALL DESIGN DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, CONFIRMING THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND DESIGN DOCUMENTS, NOTIFYING THE CONSTRUCTION MANAGER AND ARCHITECT/ENGINEER OF SUCH, AND SHALL OBTAIN WRITTEN CLARIFICATION PRIOR TO BEGINNING THE WORK.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT EXTENT OF WORK, COORDINATION, DEMOLITION, TEMPORARY CONSTRUCTION, TEMPORARY FACILITIES, UTILITIES, ETC., NECESSARY TO COMPLETE THEIR PROJECT AS INDICATED IN THE CONTRACT DOCUMENTS.
18. WHILE REVIEWING THE DESIGN DOCUMENTS, THE CONTRACTOR SHALL IDENTIFY ANY ITEMS WHERE THE DESIGN INTENT IS UNCLEAR AND OBTAIN WRITTEN CLARIFICATIONS PRIOR TO FURNISHING A BID. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS. ANY REQUEST FOR ALTERATIONS TO THE DESIGN INTENT SHALL BE PROVIDED IN WRITING FOR REVIEW AND APPROVAL.
19. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST RECENT DESIGN DOCUMENTS AND ENSURING THEY ARE DISTRIBUTED AND ARE FOLLOWED BY ALL PERSONNEL INVOLVED IN THE PROJECT.
20. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE CARRIER PRIOR TO PURCHASING ANY MATERIALS OR STARTING ANY WORK.
21. CONTRACTOR SHALL, EXCEPT AS SPECIFICALLY AGREED OTHERWISE, PROVIDE ALL NECESSARY MATERIALS, LABOR AND EQUIPMENT TO COMPLETE THE INSTALLATION AS DESCRIBED IN DESIGN DOCUMENTS. CONTRACTOR TO CLARIFY PROVIDED MATERIALS PRIOR TO FURNISHING A BID.
22. ALL FURNISHED MATERIALS SHALL MEET CARRIER SPECIFICATIONS AND MINIMUM REQUIREMENTS FOR THE PROJECT. ANY SUBSTITUTIONS SHALL BE APPROVED IN WRITING BY CARRIER CONSTRUCTION MANAGER PRIOR TO PURCHASE AND INSTALLATION.
23. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND MATERIALS; AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION FIELD ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE, COORDINATING ACCESS, AND COMPLIANCE WITH ANY REQUIREMENTS IMPOSED BY THE LANDLORD.
24. CONTRACTOR TO PROVIDE CLOSE OUT PACKAGE WITH ALL TEST RESULTS, SETTING SCREEN SHOTS, RELEVANT CATALOGS / CUT SHEETS, INSTRUCTION SHEETS AND A SET OF RED-LINED AS-BUILT DRAWINGS PRIOR TO FINAL BILLING.

CONDITION OF SITE

25. CONTRACTOR SHALL MAKE PROVISIONS TO PROTECT EXISTING SITE FINISHES AS MUCH AS POSSIBLE. ANY IMPACT TO SITE AND SURROUNDINGS SHALL BE MITIGATED AND CONTRACTOR SHALL RETURN SITE TO PRE-CONSTRUCTION CONDITIONS.
26. WORK AREA SHALL BE KEPT FREE OF DEBRIS ACCUMULATION. KEEP WORK AREAS NEAT AND ORDERLY AS MUCH AS POSSIBLE. MEANS OF EGRESS SHALL BE KEPT CLEAR AT ALL TIMES.
27. ALL DEMOLISHED AND UNUSED MATERIALS SHALL BE REMOVED FROM SITE AND TRACKED ASSETS LOGGED AND RETURNED TO CARRIER FOR DISPOSAL OR RE-USE. CONTRACTOR TO KEEP THE SITE CLEAN, FREE OF HAZARDS, PROPERLY DISPOSE OF ALL RUBBISH, AND REMOVE TRASH AND REFUSE DAILY. BURY NOTHING ON SITE. NO SOLID WASTE RECEPTACLE WILL BE SITED.

SITE WORK

1. CONTRACTOR TO VERIFY STATE REQUIREMENTS FOR UTILITY LOCATION SERVICES AND EXCAVATION CONTRACTOR SHALL NOTIFY STATE OR LOCAL NOTIFICATION CENTER AS REQUIRED PRIOR TO ANY SITE DISTURBANCES.
2. REASONABLE EFFORTS HAVE BEEN MADE TO IDENTIFY EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL UTILITIES, SHOWN OR NOT, AND PROTECTING THEM FROM DAMAGE. EXCAVATION CONTRACTOR TO OBTAIN REQUIRED LOCATES PRIOR TO STARTING WORK.
3. CONTRACTOR SHALL PROTECT ALL SITE FINISHES AND IMPROVEMENTS AND RETURN ALL TO PRE WORK CONDITION. IF EXTERIOR SITE IMPROVEMENTS ARE REQUIRED, CONTRACTOR TO INSTALL AND MAINTAIN DRAINAGE / RUNOFF MITIGATION MEASURES THROUGH OUT THE PROJECT AND REVEGETATE AREA TO RETURN IT TO ORIGINAL CONDITIONS.
4. GRUB AND DISPOSE OF ALL ORGANIC MATERIAL PRIOR NO FILL OR EARTHWORK TO OCCUR WITH ON OR WITH FROZEN MATERIAL.

STRUCTURAL NOTES

1.0 GENERAL CONDITIONS

- 1.1 NO STRUCTURAL ALTERATIONS ARE TO BE MADE TO THE FACILITY UNLESS SPECIFICALLY NOTED.
1.2 ALL STRUCTURAL SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR WRITTEN APPROVAL PRIOR TO FABRICATION.

2.0 CONCRETE AND MASONRY

- 2.1 ALL CONCRETE WORK SHALL CONFORM WITH ACI. 318 OR LATEST. DETAIL REINFORCING IN CONFORMANCE WITH ACI. SP66 LATEST.
- 2.2 NO SPLICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPLICES WHERE PERMITTED SHALL BE A MINIMUM OF 30 BAR DIAMETERS.
- 2.3 PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT POSITIONS SHOW ON DRAWINGS.
- 2.4 WIRE FABRIC REINFORCEMENT MUST LAP ONE FULL MESH AT SIDE AND END LAPS SHALL BE TIED TOGETHER.
- 2.5 CURE AFTER FINISHING CONCRETE. KEEP MOIST FOR 7 DAYS AFTER POURING.
- 2.6 COMPACT STRUCTURAL FILL 95% PROCTOR DENSITY PRIOR TO PLACING CONCRETE UNDER SLABS.
- 2.7 1/4" CHAMFER ON ALL CORNERS AND EDGES.
- 2.8 ALL CONCRETE SHALL BE PORTLAND, TYPE 1 CEMENT WITH A MINIMUM OF 28 DAY STRENGTH OF 3000 PSI. 4" SLUMP AND A MINIMUM AIR ENTRAPMENT OF 4%.
- 2.9 ALL REINFORCING STEEL SHALL BE GRADE 60. ALL REINFORCING MESH SHALL CONFORM TO ASTM A 185.
- 2.10 CONTRACTOR TO OBTAIN X-RAY OR GPR (IF APPLICABLE) OF ANY CONCRETE OR MASONRY STRUCTURES, IDENTIFYING ALL EMBEDMENT PRIOR TO CUTTING, DRILLING OR OTHER ACTIVITY WHICH COULD CAUSE DAMAGE. AVOID ALL EMBEDMENT. OBTAIN APPROVAL FROM STRUCTURAL ENGINEER PRIOR TO IMPACTING ANY STRUCTURAL FACILITIES.

3.0 STRUCTURAL STEEL

- 3.1 CHANNELS, ANGLES AND PLATES SHALL BE ASTM A36 MATERIAL, UNLESS NOTED OTHERWISE.
- 3.2 SQUARE AND RECTANGULAR TUBE STEEL HSS SECTIONS SHALL BE ASTM A500, GRADE B (Fy = 46 ksi) MATERIAL.
- 3.3 ROUND PIPE SECTIONS SHALL BE ASTM A53, GRADE B (Fy =35 ksi) MATERIAL.
- 3.4 DESIGN, FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH THE "AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", WITH COMMENTARY AND THE "CODE OF STANDARD PRACTICE".
- 3.5 ALL STEEL SHALL HAVE ONE COAT OF SHOP PRIMER. DO NOT PAINT AREAS WITHIN 3' OF BOLTS, WELDS OR HEADED STUDS.
- 3.6 ALL OUTDOOR STEEL ITEMS SHALL BE HOT DIPPED GALVANIZED PER ASTM A123.
- 3.7 BOLTS SHALL BE HIGH STRENGTH BOLTS, A325, CONFORMING TO ASTM SPECIFICATIONS. ALL CONNECTIONS SHALL HAVE A MINIMUM OF 2 BOLTS.
- 3.8 WELDING SHALL BE CONDUCTED BY CERTIFIED WELDERS AND SHALL CONFORM TO THE AWS CODES FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION.
- 3.9 WELDS SHALL BE MADE USING E70XX ELECTRODES AND SHALL BE 3/16" MINIMUM UNLESS OTHERWISE NOTED.
- 3.10 WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELDED PROCEDURE SPECIFICATION (WPS) AS PER AWS D1.1 , D1.3 AND D1.4.
- 3.11 ONLY PRE-QUALIFIED WELDING PROCEDURES SHALL BE USED.
- 3.12 UNLESS SPECIFICALLY ADDRESSED IN THE SPECIFICATIONS OR THE DETAILS, ALL STEEL ITEMS PERMANENTLY EXPOSED TO EARTH OR WEATHER SHALL BE CORROSION-RESISTANT BY GALVANIZING OR BY THE USE OF STAINLESS STEEL.
- 3.13 ALL FIELD WELDS ON GALVANIZED MATERIAL SHALL BE BRUSH-COATED WITH A ZINC-RICH PAINT.
- 3.14 ANY DAMAGED GALVANIZING OR PAINT TO BE FIELD REPAIRED WITH 'COLD-GALV' OR APPROPRIATE PAINT UNDER CONDITIONS APPROVED BY PRODUCT MANUFACTURER.

4.0 FIBER REINFORCED PLASTICS

- 4.1 ALL FRP MATERIAL SHALL BE EXTREN SERIES 500 OR EQUIVALENT, PRODUCED BY THE PULTRUSION METHOD.
- 4.2 ALL ADHESIVE RESIN SHALL BE PLEXUS METHACRYLATE OR AN EQUIVALENT ADHESIVE RESIN THAT IS COMPATIBLE WITH THE RESIN MATRIX USED IN THE STRUCTURAL SHAPES.
- 4.3 ALL FRP CONNECTIONS SHALL BE FULLY-BONDED AT EACH SIDE WITH A 1/4" PLATE AND A MINIMUM OF (2) 3/8" DIAMETER FLATHEAD FRP SCREWS PER MEMBER.
- 4.4 ISOPLAST NUTS AND BOLTS SHALL BE TIGHTENED TO A SNUG-TIGHT FIT PLUS AN ADDITIONAL 1/2 TURN, PRIOR TO BEING LOCKED WITH EPOXY.
- 4.5 ALL PANELS / SHEATHING SHALL BE FULLY BONDED WITH 3/8" FLATHEAD FRP SCREWS AT 12" O.C.
- 4.6 ALL FIELD CUT AND DRILLED EDGES, HOLES AND ABRASIONS SHALL BE SEALED WITH A CATALYZED EPOXY RESIN COMPATIBLE WITH THE MANUFACTURER'S ORIGINAL RESIN.

[illegible]

1. ALL EXTERIOR WALL OPENINGS, FLASHING, COUNTERFLASHING AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO MAKE IT WEATHERPROOF.
2. THE JUNCTION OF THE ROOF AND VERTICAL SURFACES SHALL BE FLASHED AND COUNTERFLASHED IN A MANNER TO MAKE THEM WEATHERPROOF.
3. PROVIDE FOR ALL TEMPORARY WEATHERPROOFING DURING THE COURSE OF WORK TO ASSURE PROTECTION AND FULL OPERATION OF THE EXISTING FACILITY.

1. ALL EGRESS DOORS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. ALL EXIT SIGNS SHALL HAVE LETTERS SIX INCHES HIGH MINIMUM, AND SHALL CONFORM WITH APPLICABLE CODES. REFER TO FLOOR PLANS FOR EXIT SIGN LOCATIONS.
2. INSTALL PER MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. WHERE DETAILED, PROVIDE ALL ADDITIONAL MATERIALS SHOWN OR NOTED. VERIFY ALL OPENING SIZES, BOTH NEW AND EXISTING PRIOR TO ORDERING. PROVIDE SPACE FOR FLASHING AS DETAILED. PROVIDE GALVANIZED ISOLATION BETWEEN DISSIMILAR MATERIALS.

1. PAINT ALL PAINTABLE ITEMS ATTACHED TO WALLS, CEILING, OR COLUMNS EXCEPT DUCTWORK AND FLEXIBLE AND/OR MOVABLE PARTS. CONCEAL ALL PIPE AND CONDUIT WHERE WALL FURRING IS PROVIDED. PRIME ALL MATERIALS WITH MATERIAL COMPATIBLE WITH SUBSTRATE. SEE FINISH SCHEDULE AND FINISH NOTES.
2. OFFSET STUDS WHERE NEEDED, SO THE FINISH WALL SURFACES WILL BE FLUSH.
3. PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR METALS.
4. CEILING SUSPENSION SYSTEMS SHALL BE STABILIZED AGAINST LATERAL MOVEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE IBC, GOVERNING EDITION.
5. CEILING HEIGHTS ARE FROM CONCRETE FLOOR SLAB TO GRID AT ACOUSTICAL TILE CEILING, OR FINISH AT HARD CEILING.
6. ALL INTERIOR WOOD BLOCKING SHALL BE FIRE TREATED.

1. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
2. VERIFY ALL EQUIPMENT MOUNTING DIMENSIONS PER MANUFACTURER DRAWINGS.
3. PROVIDE SOLID BLOCKING FOR ALL WALL MOUNTED FIXTURES, DEVICES & EQUIPMENT. COORD. WITH ALL DIVISIONS OF THE SPECIFICATIONS TO VERIFY LOCATION REQUIRED.
4. CONTRACTOR SHALL PROVIDE SEISMIC BRACING AND SUPPORT ALL EQUIPMENT AND MATERIALS PROVIDED.

1. FIRESTOPPING SHALL BE PROVIDED BY A SINGLE CONTRACTOR FOR ALL TRADES USING A SINGLE MANUFACTURER'S PRODUCTS (3M OR HILTI).
2. ALL RECESSED PANELS MOUNTED IN FIRE RATED WALLS SHALL BE OF FIRE RATED CONSTRUCTION TO MATCH RATING OF WALL. (I.E. TRAP PRIMERS, F.E. CABINETS, ETC.)

3. THESE PLANS ARE DIAGRAMMATIC ONLY, AND NOT TO BE SCALED.
2. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
3. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDER-WRITER'S LABORATORY AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU.
4. ALL CONDUIT INSTALLED SHALL BE SURFACE MOUNTED UNLESS OTHERWISE NOTED.
5. ELECTRICAL CONTRACTOR SHALL CARRY OUT THE WORK WITH ACCORDANCE WITH ALL GOVERNING STATE, COUNTY, LOCAL CODES AND O.S.H.A.
6. ELECTRICAL CONTRACTOR SHALL SECURE ALL NECESSARY ELECTRICAL PERMITS, AND PAY ALL REQUIRED FEES.
7. COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF NO LESS THAN ONE YEAR AFTER THE DATE OF JOB COMPLETION. ANY WORK, MATERIAL, OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.
8. ALL INSTALLATIONS TO MAINTAIN REQUIRED CLEARANCES
9. CONTRACTOR TO SIZE CONDUCTORS PER NEC AND CARRIER REQUIREMENTS AND UPSIZE AS REQUIRED TO MINIMIZE VOLTAGE DROP.
10. CONTRACTOR TO SIZE CONDUIT PER NEC
11. ALL CONDUIT ONLY (C.O.) SHALL HAVE A PULL WIRE OR ROPE, AND TRUE TAPE.
12. PROVIDE THE OWNER WITH ONE SET OF COMPLETE DIMENSIONS AND CIRCUITS, WITHIN 10 WORKING DAYS OF PROJECT COMPLETION. ELECTRICAL "AS BUILT" DRAWINGS, SHOWING ACTUAL LOCATION OF CONDUITS.
13. ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO PROJECT MANAGER AT JOB COMPLETION.
14. USE T-TAP CONNECTIONS ON ALL MULTI-CIRCUITS WITH COMMON NEUTRAL CONDUCTOR FOR LIGHTING FIXTURE. ALL CONDUCTORS SHALL BE COPPER.
15. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT-CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
16. PATCH, REPAIR, AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
17. IN DRILLING HOLES INTO CONCRETE (WHETHER FOR FASTENING OR ANCHORING PURPOSES OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC.) IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND RE-BARS WILL NOT BE DRILLED INTO, CUT, OR DAMAGED UNDER ANY CIRCUMSTANCES.

1. ALL INSTALLED CABLES SHALL HAVE SHEATHS (RISER / PLENUM / OUTDOOR / UV RESISTANT) APPROPRIATE FOR THE MOST RESTRICTIVE ENVIRONMENT WHICH THEY WILL TRAVERSE.
2. ALL CABLEING TO BE SUPPORTED AND LACED PER NEC, LOCAL REQUIREMENTS AND TO MEET CARRIER SPECIFICATIONS.
3. MAINTAIN REQUIRED SEPARATION BETWEEN CONDUCTORS AND OTHER CABLES AS PRESCRIBED BY CARRIER SPECIFICATIONS AND BEST PRACTICES.
4. ALL FIRE, SMOKE OR DRAFT BARRIERS SHALL BE REPAIRED SUCH THAT THEY MAINTAIN THEIR INTENDED / REQUIRED RATINGS.
5. PLANS ARE NOT TO BE SCALED. USE DIMENSION CALL-OUTS FOR ESTIMATES. CABLE LENGTHS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL LENGTHS PRIOR TO ORDERING.

6. VERIFY SINGLE-MODE OR MULTI-MODE AND CONNECTOR TYPE
7. ALL CABLES AND CONNECTORS TO BE PRE-APPROVED, OR AN EXCEPTION OBTAINED PRIOR TO PURCHASE AND INSTALLATION
8. ALL FIBER STRANDS SHALL BE FUSION SPLICED THROUGHOUT OUT THE LENGTH OF THE RUN AND BE TERMINATED AT EACH END OF TRUNK UNLESS SPECIFICALLY NOTED.
9. ALL TERMINATIONS TO BE LANDED IN A BULKHEAD OR COILED AND PROTECTED IN A SPLICE CASE IF BULKHEAD IS SPACE CONSTRAINED.
10. ALL SPLICES TO BE FUSION TYPE AND INDIVIDUAL SPLICES SHALL HAVE A LOSS OF LESS THAN 0.1 dB. ANY SPLICES WITH HIGHER LOSSES TO BE REMADE.
11. ALL FIBERS TO BE TESTED WITH OTDR AND POWER METER. OTDR AND OPTICAL LOSS REPORT PROVIDED IN CLOSEOUT PACKAGE.
12. ALL FIBER CABLEING TO BE INSTALLED IN PROTECTIVE CABLE MANAGEMENT SYSTEMS, DUCT OR BE ARMORED CABLE WHERE TRAVERSING SHARED SPACE.

13. ALL ANTENNA MOUNTS SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/ITIA-222 AND APPLICABLE LOCAL CODES
14. ALL COAX TO BE INSTALLED PER CARRIER SPECIFICATIONS, SUPPORTED AT A MINIMUM OF EVERY 4'-0" IN PROPERLY SIZED BLOCKS OR OTHER COAX SUPPORTS U.N.O.
15. ALL COAX TRAVERSING EXTERIOR WALLS SHALL BE PROTECTED ON INTERIOR SIDE WITH LIGHTNING SURGE SUPPRESSOR GROUNDED TO BUILDING GROUNDING SYSTEM OR STEEL (NOT LIGHTNING PROTECTION SYSTEM). PROVIDE COAX GROUND KIT AT ANTENNA AND AS REQUIRED BY CARRIER.
16. ALL COAX TERMINATIONS SHALL BE LOW PIM AND APPROVED BY CARRIER.
17. MAINTAIN MINIMUM BEND RADIUS AND SUPPORT CABLE AS NEEDED TO PROTECT CABLES FROM SAGGING, KINKING OR BEING CAUGHT.
18. ALL COAX TO BE SWEEP (DTF & RETURN LOSS) AND PIM TESTED WITH PASSING REPORTS PROVIDED TO CARRIER.
19. PROVIDE 50 OHM LOAD ON ALL UNUSED PORTS.
20. WATERPROOF ALL EXTERIOR CONNECTIONS AND ANY OTHER CONNECTIONS EXPOSED TO MOISTURE OR CONDENSING ENVIRONMENTS WITH SELF-AMALGAMATING BUTYL TAPE WITH MINIMUM 1/2" OVERLAP.
21. TORQUE ALL CONNECTIONS TO MANUFACTURER SPECIFICATIONS WITH APPROPRIATE TORQUE WRENCH.
22. MOUNT GPS ANTENNA ON 1-1/4" SCH. 40 STEEL OR STAINLESS STEEL WITH BURNDY GROUNDING CLAMP THIN 2" OF VERTICAL.

 900 SOUTH BROADWAY, DENVER, CO 80209				
PROJECT INFORMATION:				
SITE NAME: STANLEY HOUSE APTS. SITE ID: DN02349G SITE ADDRESS: 9511 E 23RD AVE UNIT TMO AURORA, CO 80010 COUNTY: ARAPAHOE				
REV:	DATE:	DESCRIPTION:	BY:	
A	07.10.24	PRELIMINARY ZD'S	GEL	
B	07.19.24	CLIENT COMMENTS	DPL	
PLANS PREPARED BY:				
 4751 FOX STREET, DENVER, CO 80216				
LICENSURE NO:				
THIS WORK WAS PREPARED BY MYSELF OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. ALL SCALES ARE SET FOR 11"x17".				
SHEET TITLE:				
GENERAL NOTES				
SHEET NUMBER:				
GN1.1 ③				
DRAWN BY:		CHK BY:		APV BY:
GEL		DPL		TJN

SITE NAME:
STANLEY HOUSE APTS.

SITE ID:
DN02349G

SITE ADDRESS:
**9511 E 23RD AVE UNIT TMO
AURORA, CO 80010**

COUNTY:
ARAPAHOE

EV:	DATE:	DESCRIPTION:	BY:
A	07.10.24	PRELIMINARY ZD'S	GEL
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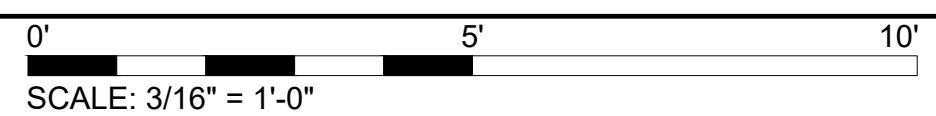
UCI²
CONSTRUCTION SERVICES, LLC

4751 FOX STREET, DENVER, CO 80216

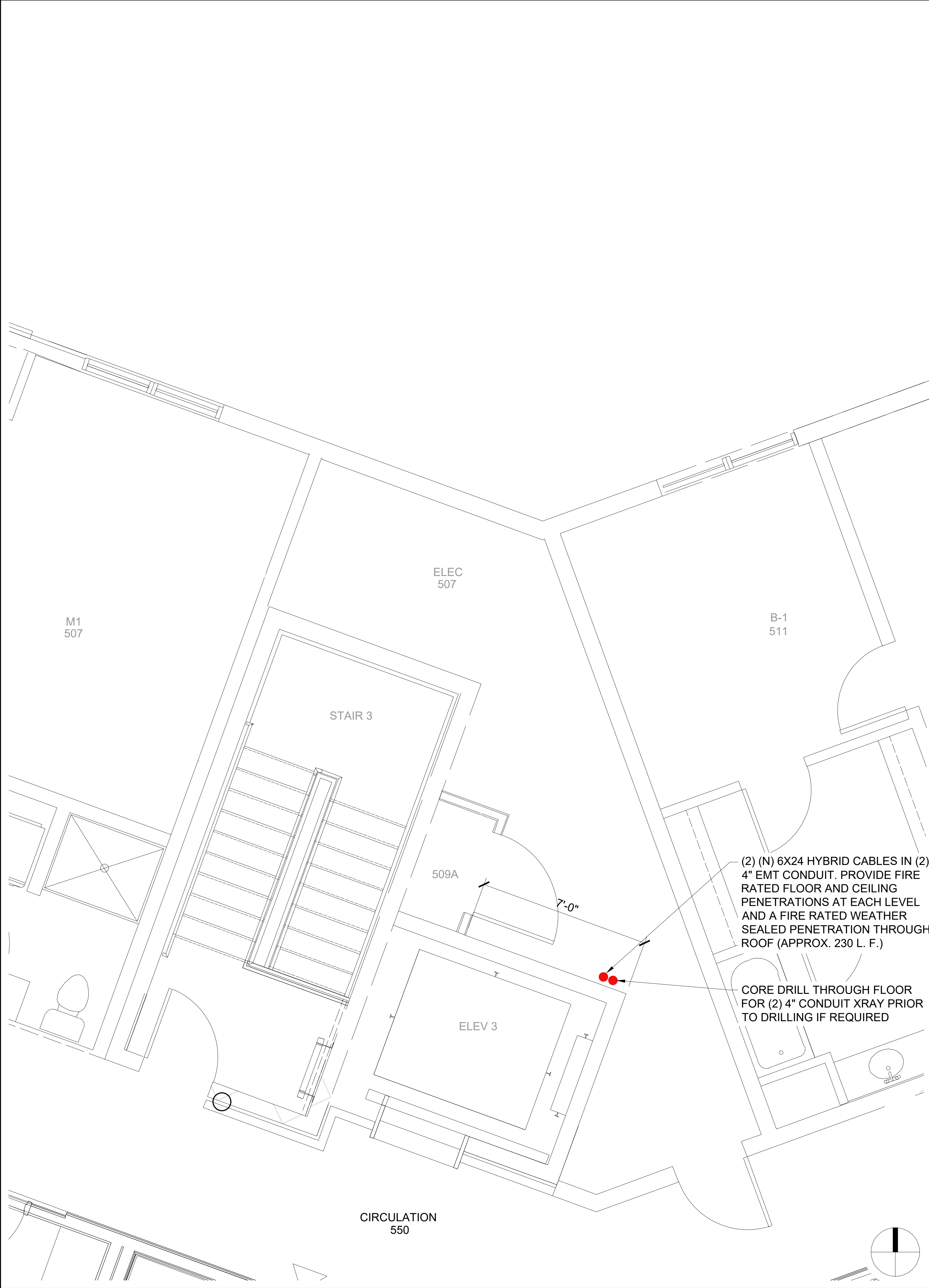
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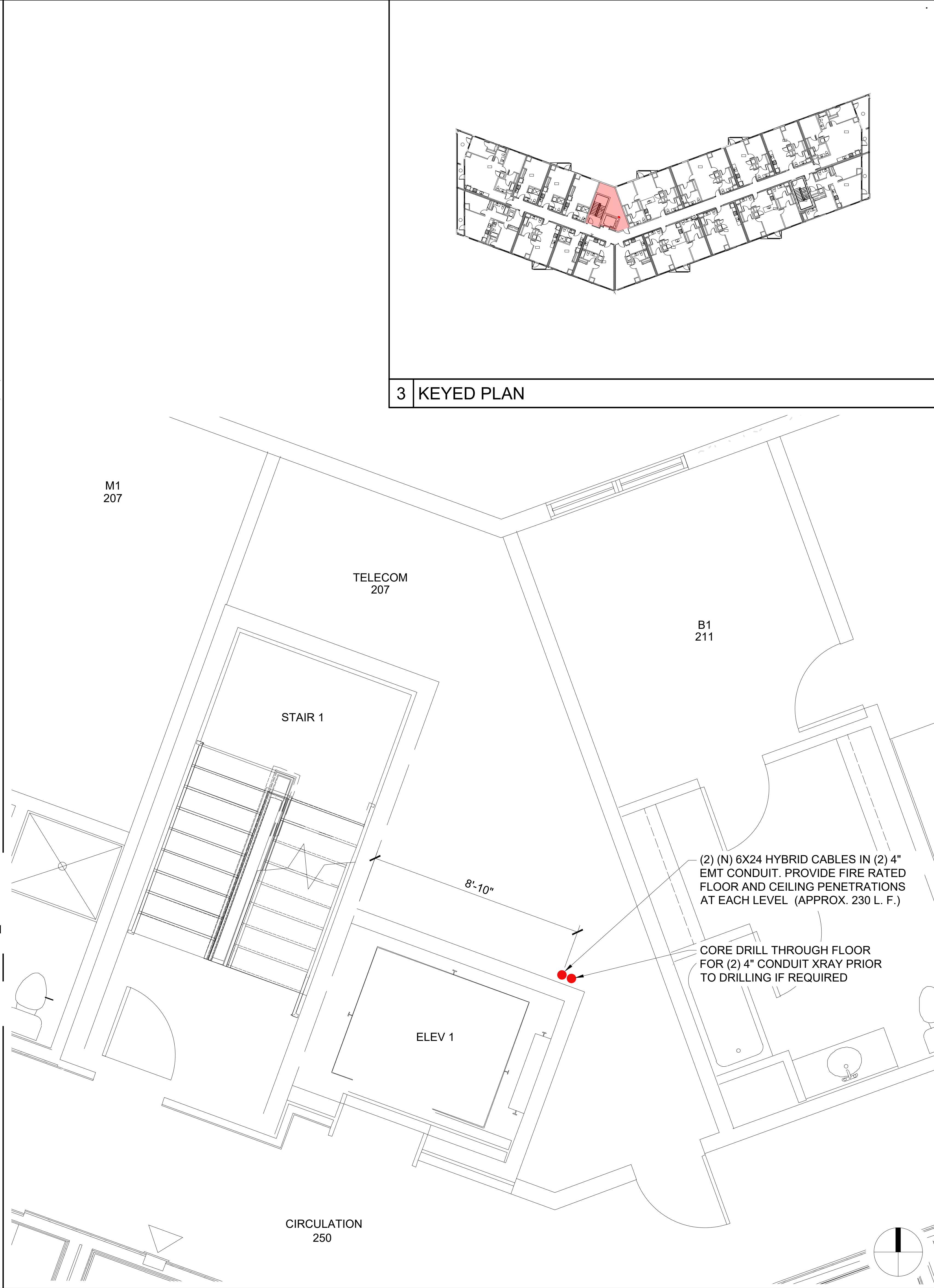
RAWN BY:	CHK BY:	APV BY:
GEL	DPL	TJN



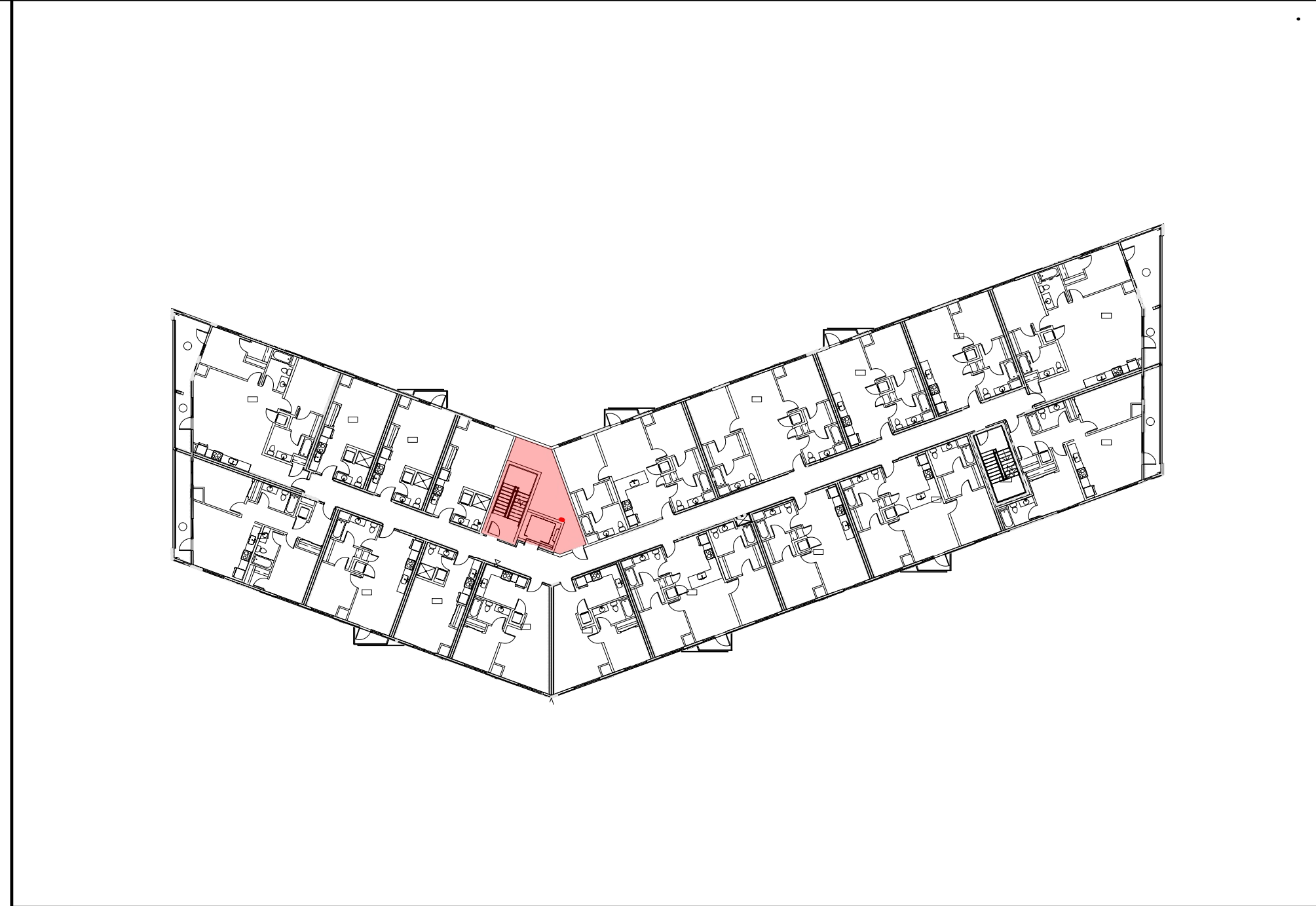
Z:\Shared\UC12 Land Services\T-Mobile\COLORADO\DN02349G_The Stanley House\NSD_A and E_ZD.dwg PLOT DATE: 7/19/2024 BY: Dan Little
NEW ANTENNA EQUIPMENT NEW ANTENNAS NEW ANTENNA EQUIPMENT NEW ANTENNAS
ELECTRICAL PANELS AISLE COLD AISLE HOT FIBER EQUIPMENT FIRE PENETRATIONS




2 FIFTH FLOOR ELECTRICAL ROOM PLAN



1 SECOND FLOOR ELECTRICAL ROOM PLAN



3 KEYED PLAN



900 SOUTH BROADWAY, DENVER, CO 80209

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SITE ID:
DN02349G

SITE ADDRESS:
9511 E 23RD AVE UNIT TMO
AURORA, CO 80010

COUNTY:
ARAPAHOE

REV:	DATE:	DESCRIPTION:	BY:
A	07.10.24	PRELIMINARY ZD'S	GEL
B	07.19.24	CLIENT COMMENTS	DPL

PLANS PREPARED BY:



4751 FOX STREET, DENVER, CO 80216

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SHEET TITLE:

EQUIPMENT PLAN

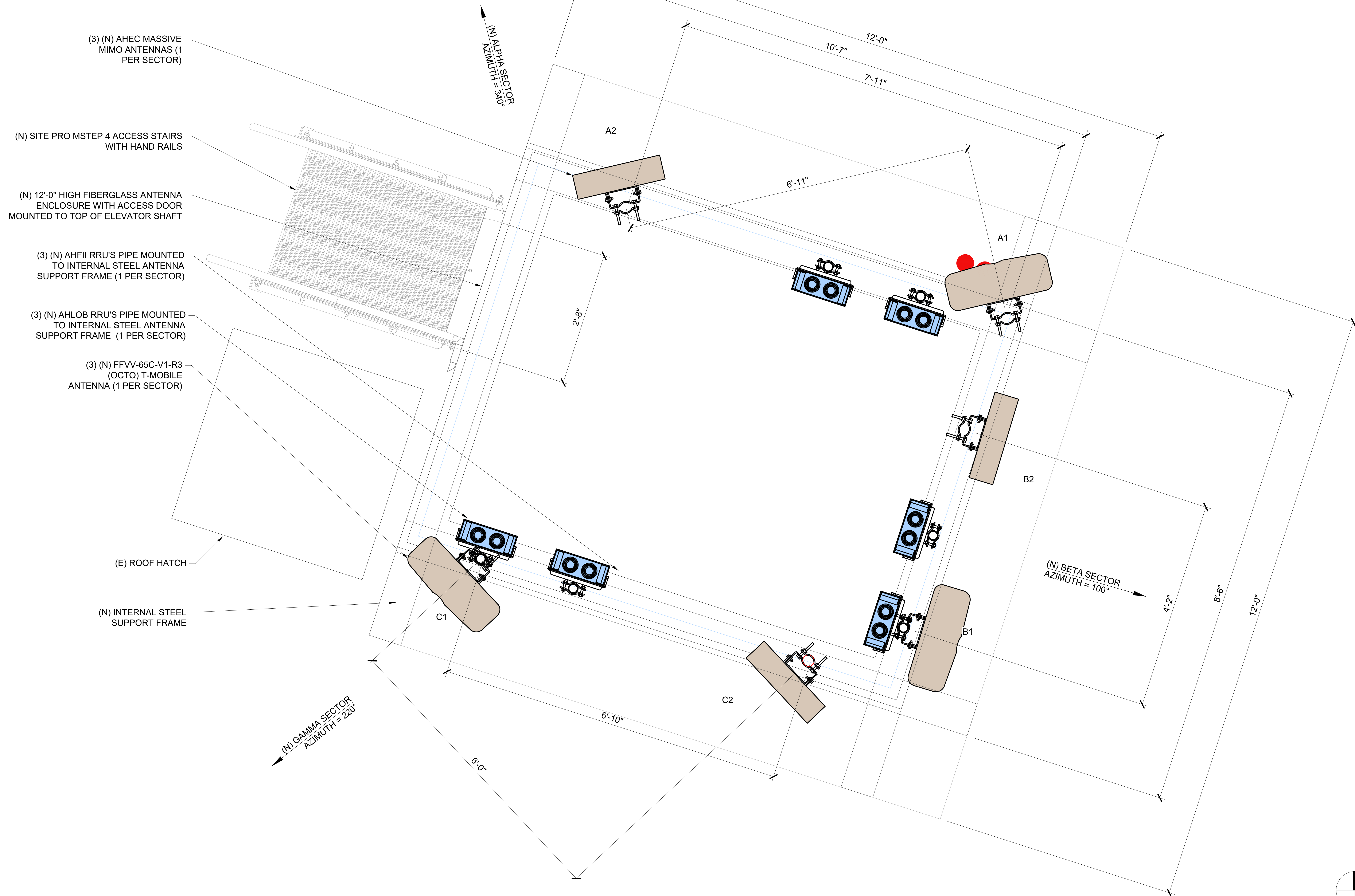
SHEET NUMBER:

A2.1

DRAWN BY:	CHK BY:	APV BY:
GEL	DPL	TJN

NOTES:

- CONTRACTOR TO REFER TO MOST RECENT RFDS BY T-MOBILE PRIOR TO COMMENCING WORK.
- REFER TO SHEETS A4.1 FOR ANTENNA SPECIFICATIONS.



T-Mobile
900 SOUTH BROADWAY, DENVER, CO 80209

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COUNTY:
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REV:	DATE:	DESCRIPTION:	BY:
A	07.10.24	PRELIMINARY ZD'S	GEL
B	07.19.24	CLIENT COMMENTS	DPL

PLANS PREPARED BY:



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SHEET TITLE:

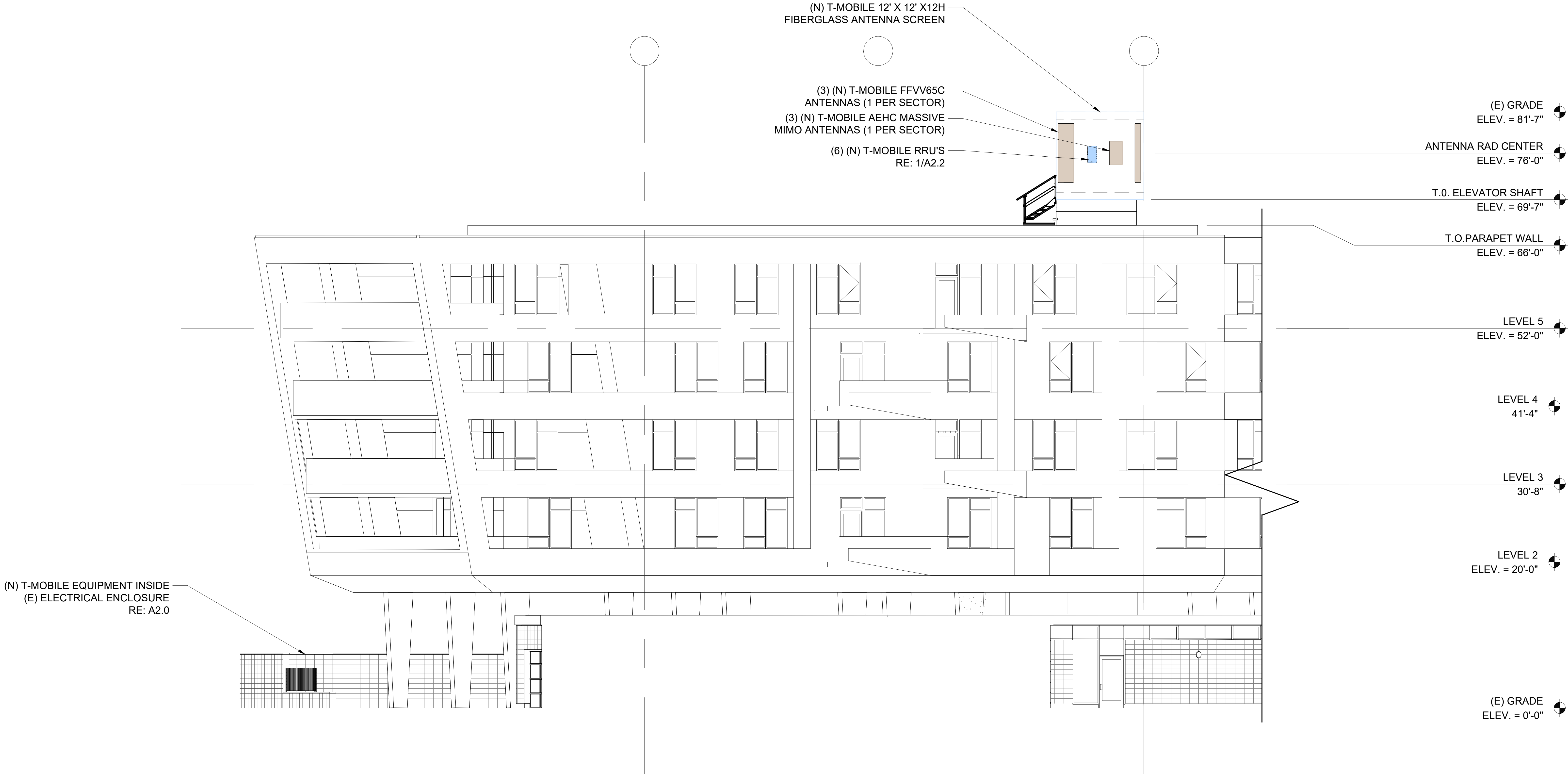
ANTENNA PLANS

SHEET NUMBER-

A2.2

DRAWN BY:	CHK BY:	APV BY:
GEL	DPL	TJN

Z:\Shared\UCI2 Land Services\T-Mobile\COLORADO\DN02349G_The Stanley House\NSD -CAD\DN02349G_A and E_ZD.dwg PLOT DATE: 7/19/2024 BY: Dan Little
NEW ANTENNA EQUIPMENT NEW ANTENNAS AISLE HOT AISLE COLD FIRE PENETRATIONS FIBER EQUIPMENT



NOTE:

- ANTENNAS AND RADIO EQUIPMENT ARE SHOWN IN ELEVATIONS FOR CLARITY AND WILL NOT BE VISIBLE BEHIND THE SCREENS AFTER CONSTRUCTION.
- PLEASE FOLLOW RF STEALTHING GUIDELINE AND MAKE SURE NO METALLIC OBJECTS ARE PRESENT IN FRONT OF THE ANTENNAS. SCREEN WALL COMPLETELY COVERS THE ENTIRETY OF THE ANTENNAS.
- SCREEN WALL TO MATCH GREY HORIZONTAL METAL SIDING ON (E) BUILDING

T Mobile
900 SOUTH BROADWAY, DENVER, CO 80209

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A	07.10.24	PRELIMINARY ZD'S	GEL
B	07.19.24	CLIENT COMMENTS	DPL

PLANS PREPARED BY:

UCI²
CONSTRUCTION SERVICES, LLC
4751 FOX STREET, DENVER, CO 80216

LICENSURE NO:

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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A3.0

DRAWN BY: CHK BY: APV BY:
GEL DPL TJN

Z:\Shared\UCI2 Land Services\T-Mobile\COLORADO\DN02349G_The Stanley House\NSD -\CADD\DN02349G_A and E_ZD.dwg PLOT DATE: 7/19/2024 BY: Dan Little

NEW ANTENNA EQUIPMENT

NEW ANTENNAS

NEW ANTENNAS

ELECTRICAL PANELS

NEW ANTENNAS

ELECTRICAL PANELS

ELECTRICAL PANELS

ELECTRICAL PANELS

ELECTRICAL PANELS

1 PARTIAL WEST ELEVATION

(N) T-MOBILE 12' X 12' X12H
FIBERGLASS ANTENNA SCREEN

(3) (N) T-MOBILE FFV65C
ANTENNAS (1 PER SECTOR)
(3) (N) T-MOBILE AEHC MASSIVE
MIMO ANTENNAS (1 PER SECTOR)

(6) (N) T-MOBILE RRU'S
RE: 1/A2.2

(N) T-MOBILE EQUIPMENT INSIDE
(E) ELECTRICAL ENCLOSURE
RE: A2.0

NOTE:

- ANTENNAS AND RADIO EQUIPMENT ARE SHOWN IN ELEVATIONS FOR CLARITY AND WILL NOT BE VISIBLE BEHIND THE SCREENS AFTER CONSTRUCTION.
- PLEASE FOLLOW RF STEALTHING GUIDELINE AND MAKE SURE NO METALLIC OBJECTS ARE PRESENT IN FRONT OF THE ANTENNAS. SCREEN WALL COMPLETELY COVERS THE ENTIRETY OF THE ANTENNAS.
- SCREEN WALL TO MATCH GREY HORIZONTAL METAL SIDING ON (E) BUILDING

(E) GRADE
ELEV. = 81'-7"

ANTENNA RAD CENTER
ELEV. = 76'-0"

T.O. ELEVATOR SHAFT
ELEV. = 69'-7"

T.O. PARAPET WALL
ELEV. = 66'-0"

LEVEL 5
ELEV. = 52'-0"

LEVEL 4
41'-4"

LEVEL 3
30'-8"

LEVEL 2
ELEV. = 20'-0"

(E) GRADE
ELEV. = 0'-0"

T Mobile
900 SOUTH BROADWAY, DENVER, CO 80209

PROJECT INFORMATION:

SITE NAME:
STANLEY HOUSE APTS.
SITE ID:
DN02349G
SITE ADDRESS:
9511 E 23RD AVE UNIT TMO
AURORA, CO 80010
COUNTY:
ARAPAHOE

REV:	DATE:	DESCRIPTION:	BY:
A	07.10.24	PRELIMINARY ZD'S	GEL
B	07.19.24	CLIENT COMMENTS	DPL

PLANS PREPARED BY:

UCI²
CONSTRUCTION SERVICES, LLC
4751 FOX STREET, DENVER, CO 80216

LICENSURE NO:

THIS WORK WAS PREPARED BY MYSELF OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. ALL SCALES ARE SET FOR 11"x17"

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A3.1

DRAWN BY: CHK BY: APV BY:
GEL DPL TJN

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

Z:\Shared\UC12 Land Services\T-Mobile\COLORADO\DN02349G_The Stanley House\NSD - CAD\DN02349G_A and E_ZD.dwg PLOT DATE: 7/19/2024 BY: Dan Little
NEW ANTENNAS
NEW ANTENNA EQUIPMENT
NEW EQUIPMENT
AISLE HOT
AISLE COLD
ELECTRICAL PANELS
FIBER PENETRATIONS

- ANTENNA NOTES:
1. ANTENNA CONTRACTOR SHALL ENSURE THAT ALL ANTENNA MOUNTING PIPES ARE PLUMB.
 2. FEEDLINE LENGTHS INDICATED ARE APPROXIMATE.
 3. ANTENNA COAXIAL FEEDERS & ANTENNA JUMPERS SHALL BE COLOR CODED PER T-MOBILE REQUIREMENTS.
 4. IN ADDITION TO THE COLOR CODE, THE FOLLOWING ANTENNA SECTOR COLOR STRIPE SHALL BE ADDED TO EACH ANTENNA SECTOR FEEDLINE & JUMPER.
 5. MULTI PORT ANTENNAS: TERMINATE UNUSED ANTENNA PORTS WITH CONNECTOR CAP & WEATHERPROOF THOROUGHLY. JUMPERS FROM TMAs MUST TERMINATE TO OPPOSITE POLARIZATIONS IN EACH SECTOR.
 6. CONTRACTOR MUST FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS REGARDING THE INSTALLATION OF FEEDLINES, CONNECTORS, AND ANTENNAS.
 7. MINIMUM BEND RADIUS:

LDF4-50A (1/2" HARD LINE) = 5"

FSJ4-50B (1/2" SUPER FLEX) = 1 1/4"

AVA5-50A (7/8" HARD LINE) = 10"

AVA7-50A (1-5/8" HARD LINE) = 15"

LDF7-50A (1-5/8" HARD LINE) = 20"
 8. CONTRACTOR SHALL RECORD THE SERIAL #, SECTOR, AND POSITION OF EACH ACTUATOR INSTALLED AT THE ANTENNAS AND PROVIDE THE INFORMATION TO T-MOBILE.
 9. WEATHERPROOF ALL ANTENNA CONNECTORS WITH SELF AMALGAMATING TAPE.
 10. ANTENNA CONTRACTOR SHALL PERFORM A "TAPE DROP" MEASUREMENT TO CONFIRM/ VALIDATE ANTENNA CENTERLINE (ACL) HEIGHT. CONTRACTOR SHALL SUBMIT A COMPLETED HEIGHT VERIFICATION FORM TO THE CONSTRUCTION MANAGER.
 11. ALL FIBER RUNS CONTAINED IN ONE COMMSCOPE HYBRID DC-FIBER CABLE (MODEL# HCS 2.0 TRUNK CABLE 12#6AWG24 SM FIBER PR) FROM LOWER JUNCTION BOX TO UPPER JUNCTION BOX, HYBRID CABLE SHALL BE COLOR CODED PER T-MOBILE REQUIREMENTS.

2 ANTENNA NOTES

NOTES:
- CONTRACTOR TO REFER TO MOST RECENT RFDS BY T-MOBILE PRIOR TO COMMENCING WORK.
- REFER TO SHEET A4.1 FOR ANTENNA SPECIFICATIONS.

ANTENNA KEY									
STATUS	ANTENNA NUMBER	AZIMUTH	ANTENNA CENTERLINE AGL	ANTENNA VENDOR	MODEL NUMBER	BEAM WIDTH	MECH. DOWNTILT	ELEC. DOWNTILT	TECH.
(N)	A1	340°	66'-0"	COMMSCOPE	FFVV-65C-R3-V1	65°	0°	6° / 3°	L600 / N600 / L700 G1900 / L1900 / N1900 L2100 / N2100 / N2500
(N)	A2	340°	66'-0"	COMMSCOPE	AEHC (MASSIVE MIMO)		0°	3°	N2500
(N)	B1	100°	66'-0"	COMMSCOPE	FFVV-65C-R3-V1	65°	0°	14° / 7°	L600 / N600 / L700 G1900 / L1900 / N1900 L2100 / N2100 / N2500
(N)	B2	100°	66'-0"	COMMSCOPE	AEHC (MASSIVE MIMO)		0°	3°	N2500
(N)	C1	220°	66'-0"	COMMSCOPE	FFVV-65C-R3-V1	65°	0°	2° / 1°	L600 / N600 / L700 G1900 / L1900 / N1900 L2100 / N2100 / N2500
(N)	C2	220°	66'-0"	COMMSCOPE	AEHC (MASSIVE MIMO)		0°	3°	N2500

EQUIPMENT PAD / EQUIPMENT KEY						
STATUS	LOCATION	VENDOR	EQUIPMENT	MODEL NUMBER	TECH.	QTY.
(N)	CABINET	NOKIA	TRANSPORT SYSTEM	CSR IXRe V2 (GEN2)	-	1
(N)	CABINET	NOKIA	SYSTEM MODULE	AMIA	-	2
(N)	CABINET	NOKIA	SYSTEM MODULE	ASIA	L600 / L700 L1900 / L2100	1
(N)	CABINET	NOKIA	SYSTEM MODULE	ABIA	L600 / L700 L1900 / L2100	3
(N)	CABINET	NOKIA	SYSTEM MODULE	ASIL	N600 / N1900 N2100 (DARK) N2500	2
(N)	CABINET	NOKIA	SYSTEM MODULE	ABIL	N600 / N1900 N2100 (DARK)	3
(N)	CABINET	NOKIA	SYSTEM MODULE	ABIO	N2500	1
(N)	H-FRAME	NOKIA	RRU	AHLOB	L600 / N600 L700	3
(E)	H-FRAME	NOKIA	RRU	AHFII	N1900 / L2100 N2100 (DARK)	3

EQUIPMENT FEEDLINE KEY						
STATUS	LOCATION	VENDOR	EQUIPMENT	MODEL NUMBER	TECH.	QTY.
(N)	-	COMMSCOPE	HYBRID TRUNK CABLE	230' HCS 6/24 HYBRID TRUNK CABLE 6#4AWG24-SM-FIBER-PR	-	6
(N)	-	COMMSCOPE	FIBER JUMPER	15' ODC-AOPE FIBER JUMPER	-	6
(E)	-	COMMSCOPE	COAX JUMPER	15' 1/2"Ø COAX JUMPERS FROM RRU's TO MULTIPLEXERS	-	24

1 ANTENNA AND EQUIPMENT SCHEDULES

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SHEET TITLE:

**ANTENNA AND
EQUIPMENT
SCHEDULES**

SHEET NUMBER:

A4.0

DRAWN BY:	CHK BY:	APV BY:
GEL	DPL	TJN