



PCS Responses to comments below:

Applicant:	Urban Cottages - Todd Johnson, todd@terraformas.com
Landscape Architect/ Planner:	PCS Group – Alan Cunningham, al@pcsgroupco.com
Civil Engineer:	Cage Civil Engineering - Eric Pearson, Pearson, Eric <epearson@cagecivil.com>
Architect:	

August 28, 2024

Todd Johnson
Urban Cottages, LLC
4601 DTC Blvd, Ste 525
Denver, CO 80237

Re: Third Submission Review – Urban Cottages Jewell – Zoning Map Amendment, Site Plan
w/Adjustment and Final Plat
Application Number: **DA-2309-00**
Case Numbers: **1984-2057; 2022-4026-00; 2022-3022-00**

Dear Mr. Johnson:

Thank you for your third submission, which we started to process on June 18, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Several important issues remain that must be addressed prior to the Planning and Zoning Commission public hearing. Please revise your previous work and send us a new submission.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7541 or rrabbaa@auroragov.org.

Sincerely,



Rachid Rabbaa, Planner II
City of Aurora Planning Department

cc: Al Cunningham, PCS Group
Justin Andrews, ODA
Filed: K:\\$DA\2309-00rev3

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No further comments were received from outside agency referrals.

Response: Thanks for the review of our project.

2. Completeness and Clarity of the Application

Legal Description Comments

2A. Please send in a Legal Description.

Response: A legal description exhibit has been provided with this submittal.

Site Plan Comments

Sheet 1

2B. The cover page table indicates 34 units, but only 32 in the plan. Please confirm the number of units.

Response: 32 is the correct number of units. The cover page has been updated.

3. Zoning and Subdivision Use Comments

Site Plan Comments

3A. No comments.

Response: Thanks for the review of our project relating to zoning and subdivision use.

4. Streets and Pedestrian Comments

4A. No comments.

Response: Thanks for the review of our project relating to streets and pedestrian comments.

5. Parking Comments

5A. No comments.

Response: Thanks for the review of our project relating to parking.



6. **Architectural and Urban Design Comments**

6A. No comments.

Response: Thanks for the review of our project relating to architectural and Urban Design.

7. **Signage Comments**

7A. No comments.

Response: Thanks for the review of our project relating to signage.

8. **Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)**

8A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

Response: A CAD File has been provided.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. **Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)**

Site Plan Comments

9A. Repeat: Show the asphalt transition back to existing offsite per section 4.05.11 of the Roadway Manual.

Response: In accordance with section 4.05.11 of the Roadway Manual, a taper has been designed to transition the widening back to the existing section to the west. The calculation requires a 270' taper for an 18' offset at 30 mph, however the existing edge of pavement is not consistent.

Therefore, the taper has been extended to where it intersects the existing pavement, resulting in a roughly 197' transition to the west. In addition, per discussion with Julie Bingham, the transition has been shifted north just west of our property to avoid the existing mailbox, power pole, and electric pedestals. Striping has been added to maintain the existing travel lane west of our proposed access in the interim condition for safety maintain sufficient clear space for the travel path from the obstructions (power pole, mailbox, etc.).

9B. Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:- Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes- Back-to-back curb width- Pedestrian Activity Level- Pavement Type: R3, for all lighting calculations This information (if its not already shown) can be added to the street sections provided if desired.

Response: This information has been added in the form of notes next to the Jewell Ave section.



9C. Remove label for parking lane. This section of Jewell is a 3-lane collector.

Response: Parking lane has been removed from the section.

9D. Please add the following note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."

Response: Note has been added.

9E. Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."

Response: Note has been added.

9F. Please add the following note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent."

Response: Note has been added.

9G. Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."

Response: Note has been added.

9H. A variance will be required for the wall heights above 4'. This variance should be included on the cover sheet of the civil plans in the variance table.

Response: The walls surrounding the detention pond are no more than 4 feet in height. The wall was mislabeled on the most recent plan set. The error has been corrected.

9I. Provide a railing between the walls per section 4.02.7.06.1 of the Roadway Manual.

Response: Railings were added in between the retaining walls to restrict access.

9J. Per section 4.0.7.07.1 of the Roadway Manual, minimum 2' clear distance from a retaining wall to a property line.

Response: The retaining wall has been offset 2 feet from the property line to comply with section 4.02.7.07.2 of the Roadway Manual.

9K. Remove the public streetlight from the site plan. It will be reviewed/approved with the civil plans. Apologies for the change in direction, this policy was changed in 2023 with the Roadway Manual update.

Response: Public lighting removed from site plan.

10. **Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)**

10A. No comments.

Response: Thanks for the review of our project. If questions arise about fire, we will reach out to Will.

11. **Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)**

Site Plan Comments

11A. Aurora Forestry cannot approve the plan until Tree Mitigation has been paid.

Response: Tree Mitigation will be paid when all other City comments have been addressed.



12. PROS (Adison Petti / 303-739-7154 / apetti@auroragov.org / Comments in mauve)

12A. No comments.

Response: Thanks for the review of our project. If questions arise about PROS, we will reach out to Adison.

13. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan and Plat Comments

13A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

Response: Noted, Thank you. An updated title commitment will be provided at time of final submittal and is to be dated within 30 calendar days of plat approval date.

13B. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

Response: Noted, Thank you. Certificate of taxes will be submitted at time of final submittal approval.

13C. (Advisory Comment) Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Response: Noted, Thank you.

13D. Change the Covenant to read: All crossings or encroachments, including but not limited, to private landscape irrigation systems, underdrains, or private utilities into easements owned by the City of Aurora are acknowledged by the undersigned as being subject to the City of Aurora's use and occupancy of said easements and rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify and hold harmless the City of Aurora for any loss, damage, or repair to private landscape irrigation systems, underdrains, or private utilities that may result from the City of Aurora's use and occupancy or exercise of its rights in said easements and rights of way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said private landscape irrigation systems, underdrains, private detention pond and drainage features, or private utilities upon request from the City of Aurora and at no expense to the City of Aurora.

Response: The covenant language has been corrected as stated above.

13E. Change the Notes as indicated.

Response: Corrected.

13F. Change the Dedicatory language as indicated.

Response: Corrected.



13G. Delete the Logo as shown.

Response: Logo was deleted as shown.

13H. Advisory Comment: The Access easements will need to be made into Tracts, so the Lot lines are not crossing the easement lines. This situation has caused problems in the past. Unfortunately, this does reduce size of the Lots or Tract(s), so the location of the structures may need to be investigated more closely. Please work out the setback issues with your case manager.

Response: Per email from Maurice Brooks on 7/17/24, “I have confirmed with others in the City and we have come to the conclusion that Lot Lines do not need to be changed and we do not need to make the easement’s area or the driving surface into a Tract. We do request that all the easement areas always be accessible in case of any emergency maintenance that may come about later. Your Lot lines will remain as is and no change in size or configuration will be needed or requested by us. Please inform the new (future owners) that no fences/gates should encroach into any portion of the easements, thus hindering the access of said easements.”

13I. The Lot sizes will all change. Revise them as needed. Tract B will change.

Response: Per email from Maurice Brooks on 7/17/24, “I have confirmed with others in the City and we have come to the conclusion that Lot Lines do not need to be changed and we do not need to make the easement’s area or the driving surface into a Tract. We do request that all the easement areas always be accessible in case of any emergency maintenance that may come about later. Your Lot lines will remain as is and no change in size or configuration will be needed or requested by us. Please inform the new (future owners) that no fences/gates should encroach into any portion of the easements, thus hindering the access of said easements.”

13J. change these U.E. to water type easements - confirm this with Aurora Water Dept.

Response: UE’s are now WE’s

13K. Tract A cannot be granted as street R.O.W.

Response: An additional area label was added to Tract C to Clarify that Tract A is just the 10’ adjacent to Jewell Ave.

13L. change these U.E. to water type easements - confirm this with Aurora Water Dept.

Response: UE’s are now WE’s

13M. Add the Pocket Water easements for the hydrants and the water meters. Some are missing.

Response: WE’s were added.

13N. Site plan needs to reflect these changes by labeling the new Tracts and showing the reduced size of the Lots and Tracts. And Easement names need to match the Plat.

Response: Per email from Maurice Brooks on 7/17/24, “I have confirmed with others in the City and we have come to the conclusion that Lot Lines do not need to be changed and we do not need to make the easement’s area or the driving surface into a Tract. We do request that all the easement areas always be accessible in case of any emergency maintenance that may come about later. Your Lot lines will remain as is and no change in size or configuration will be needed or requested by us. Please inform the new (future owners) that no fences/gates should encroach into any portion of the easements, thus hindering the access of said easements.”



130. Provide updated title work date within 120 days of plat acceptance date. Please see other comments on the Site Plan and Plat.

Response: As stated in a previous comment, an updated title commitment will be provided at time of final submittal and is to be dated within 30 calendar days of plat approval date.

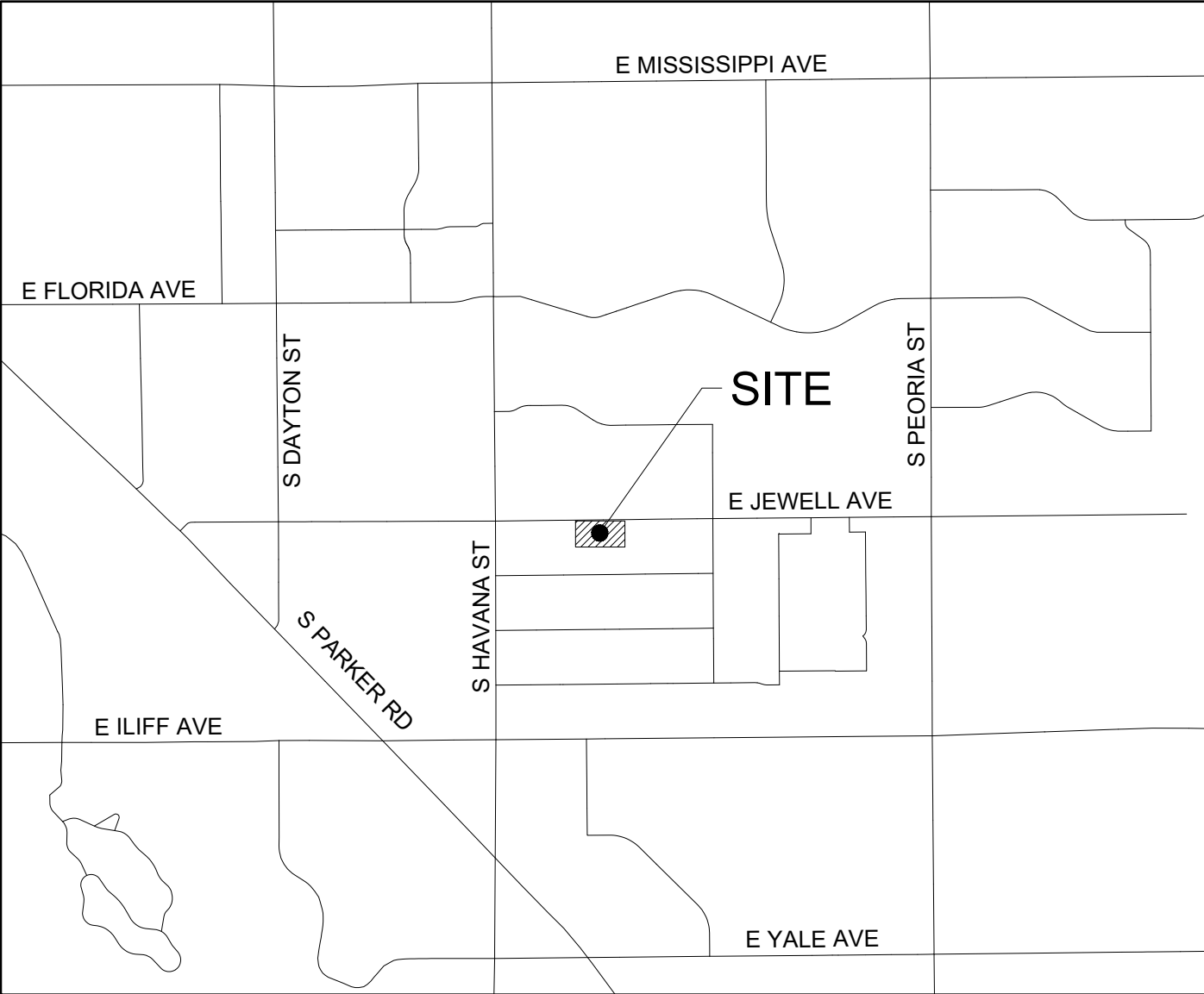
URBAN COTTAGES JEWELL

SITE PLAN WITH ADJUSTMENTS

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET INDEX		
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20	ASSEMBLY I - EXTERIOR ELEVATIONS - MODEL 1466	A06
21	ASSEMBLY I - EXTERIOR ELEVATIONS - MODEL 1466	A07
22	ASSEMBLY I - EXTERIOR ELEVATIONS - MODEL 1466	A08
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26	ASSEMBLY II - FOUNDATION PLAN - MODEL 1806	A12
27	ASSEMBLY II - MAIN FLOOR PLAN - MODEL 1806	A13
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29	ASSEMBLY II - PARTIAL FOUNDATION PLAN - MODEL 1806	A15
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37	SIGHT LIGHTING PHOTOMETRIC	SL1.0
38	SIGHT LIGHTING DETAILS	SL2.0

SITE DATA	
LAND AREA WITHIN PROPERTY LINES	3.91 AC (170,542 SF)
NUMBER OF BUILDINGS	17
DUPLEX UNITS PROPOSED	34
NUMBER OF STORIES	2
MAXIMUM BUILDING HEIGHT	38'
PROPOSED MAXIMUM BUILDING HEIGHT	25'-1/2"
CONSTRUCTION TYPE	V-B
IBC OCCUPANCY CLASSIFICATION	R-3 (NON-SPRINKLERED)
HARD SURFACE AREA	98,587 SF / 57.8%
LANDSCAPE AREA	71,955 SF AC / 42.2%
BUILDING AREA	50,184 SF
DEDICATED OPEN SPACE	0.00 AC
CURRENT ZONING	R-R
PROPOSED ZONING	R-2
PRIVATE LOT AREA	2.30 AC
TRACT AREA	1.61 AC
POND AREA	0.19 AC
PUBLIC R.O.W. AREA	0.080 AC
REQUIRED PARKING (2/DU)	68 SPACES
PROVIDED PARKING (OFF-STREET)	68 SPACES
PROVIDED PARKING (STREET)	11 SPACES
REQUIRED ADA PARKING	0 SPACE
PROVIDED ADA VAN PARKING	0 SPACE
PERMITTED MAXIMUM SIGN AREA	80 SF
PROPOSED MONUMENT SIGN AREA	0 SF



VICINITY MAP
SCALE: 1" = 2000'

OWNER:
URBAN COTTAGES, LLC
10657 E IDA AVENUE
ENGLEWOOD, CO 80111
PHONE: 717.875.3961
CHASE STILLMAN

ENGINEER:
CAGE CIVIL ENGINEERING
405 URBAN STREET, SUITE 404
LAKEWOOD, CO 80228
PHONE: 720.206.6625
ERIC PEARSON

LANDSCAPE ARCHITECT
PCS GROUP
200 KALAMATH STREET
DENVER, CO 80223
PHONE: 303.531.4905
ALAN CUNNINGHAM

SURVEYOR
ENK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, CO 80112
PHONE: 303.694.1520
STEPHEN HARDING

OWNERS SIGNATURES:

LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THIER SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL, OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE

(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS ____ DAY OF ____, A.D. ____.

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF COLORADO } SS
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D. ____.

BY: _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____
DATE: _____

PLANNING DIRECTOR: _____
DATE: _____

PLANNING COMMISSION: _____
DATE: _____

CITY COUNCIL: _____
DATE: _____

ATTEST: _____
DATE: _____

DATABASE APPROVAL DATE: _____

ADJUSTMENTS:

- ADJUSTMENT REQUEST 1- MITIGATION MEASURE:** REDUCE MINIMUM LOT AREA OF 3,000 S.F. BY 10% TO 2,700 S.F. SECTION 146-4.2.2
I. FROM A MITIGATION MEASURES STANDPOINT, UTILIZING SLIGHTLY SMALLER LOTS ALLOWS US TO TRANSFER LANDSCAPE AREA TO THE PERIMETER OF THE PROPERTY, PROVIDING LARGER SETBACKS AND INCREASED BUFFERS TO ADJACENT PROPERTIES.
- ADJUSTMENT REQUEST 2- MITIGATION MEASURE:** NOT PROVIDING A SOUTH STREET CONNECTION TO THE PROPOSED GREEN COURT LOTS. SECTION 146-4.2.3
I. WE ARE MITIGATING THIS ADJUSTMENT REQUEST BY PROVIDING A 13' BUFFER AREA BETWEEN THE PROPERTY LINE AND THE GREENCOURT LOTS. WITHIN THE 13' BUFFER WE ARE PROVIDING NATIVE LANDSCAPE AND A 6' TALL PRIVACY FENCE TO CREATE A BUFFER BETWEEN THE ADJACENT NEIGHBORS AND THE GREENCOURT LOTS.
- ADJUSTMENT REQUEST 3- MITIGATION MEASURE:** RELOCATING THE (1) TREE FOR FRONT YARD RESIDENTIAL LANDSCAPE AS REQUIRED BY CITY OF AURORA UDO LANDSCAPING CODE. SECTION 146-4.7.5
I. WE ARE MITIGATING THIS ADJUSTMENT REQUEST TO FORGO PROVIDING A FRONT YARD TREE IN EACH RESIDENTIAL YARD BY RELOCATING THE REQUIRED TREES ELSE WHERE ON SITE. THE TREES ARE MAINLY TO BE RELOCATED TO THE SOUTHWEST PARKLET AREA AND A COUPLE TREES IN OTHER AREAS OF THE SITE. THE RELOCATION OF THESE REQUIRED FRONT YARD TREES WILL PROVIDE ADDITIONAL SCREENING FOR THE NEIGHBORS ABUTTING THE SOUTH SIDE OF THE DEVELOPMENT, IN ADDITION TO PROVIDING A MORE SUSTAINABLE OUTCOME FOR THE GROWTH OF THESE TREES TO PROHIBIT THE ENCRoACHMENT OF THEIR ROOTS AND BRANCHES INTO THE FAÇADE AND FOUNDATION OF THESE HOMES.

CITY OF AURORA REQUIRED SITE PLAN NOTES:

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- THE DEVELOPER/OWNER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 80% 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 AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE 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.
- 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.
- 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 UNOBSTRUCTED 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.
- 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.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

- 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.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCRoACH INTO ANY EASEMENT OR FIRE LANE.
- 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 THE CITY ENGINEER.
- 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.
- THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- EMERGENCY INGRESS AND EGRESS - 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".

LEGAL DESCRIPTION

PLOT FOUR (4) AND A PORTION OF PLOT FIVE (5), MALONE SUBDIVSION, RECORDED IN BOOK 9, PAGE 48 OF THE ARAPAHOE COUNTY RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 N89°20'02"E, A DISTANCE OF 984.93 FEET;
THENCE S00°11'48"E, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID PLOT 4 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINES OF SAID PLOT 4 AND PLOT 5, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF JEWELL AVENUE, AS RECORDED AT BOOK 9, PAGE 48 OF SAID COUNTY RECORDS, N89°20'02"E, A DISTANCE OF 578.43 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 4583 AT PAGE 506 OF THE ARAPAHOE COUNTY RECORDS;
THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND S00°14'21"E, A DISTANCE OF 300.88 FEET TO THE SOUTH LINE OF SAID PLOT 5;
THENCE ALONG THE SOUTH LINES OF SAID PLOTS 4 AND 5 S89°21'07"W, A DISTANCE OF 578.65 FEET TO THE SOUTHWEST CORNER OF SAID PLOT 4;
THENCE ALONG THE WEST LINE OF SAID PLOT 4 N00°11'48"W, A DISTANCE OF 300.70 FEET TO THE POINT OF BEGINNING, CONTAINING 174,012 SQUARE FEET OR 3.995 ACRES, MORE OR LESS..



REV. NO.	DESCRIPTION	DATE
01	SUBMITTAL #2	08/02/2022
02	SUBMITTAL #3	09/14/2024

URBAN COTTAGES, LLC
URBAN COTTAGES - JEWELL
COVER SHEET
E JEWELL AVE
AURORA, CO

PROJ NO: 210204
ENG: J/L / J/L
DATE: 6/12/2024

SHEET NUMBER
C1
1 OF 38

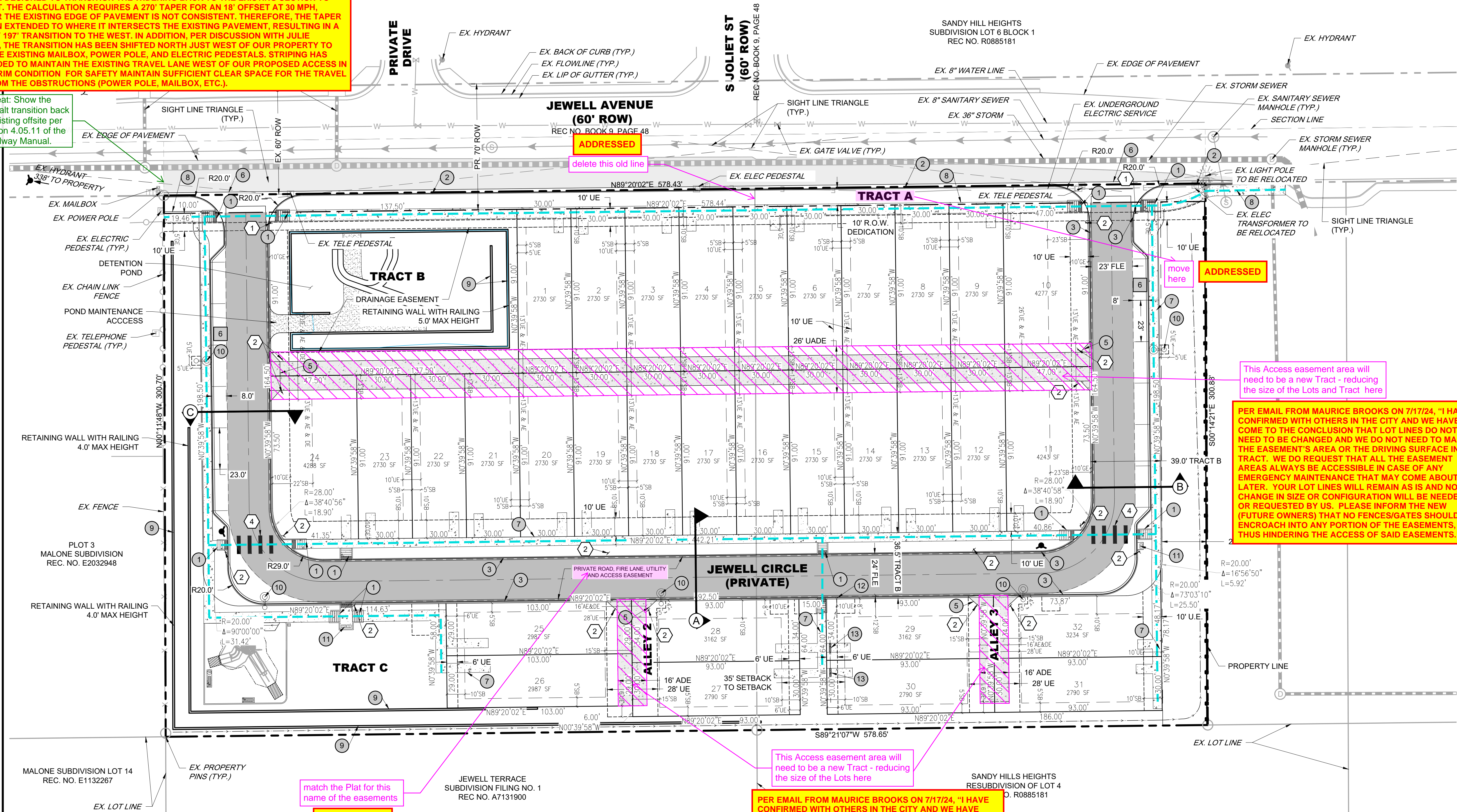
URBAN COTTAGES JEWELL

SITE PLAN WITH ADJUSTMENTS

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

RESPONSE: IN ACCORDANCE WITH SECTION 4.05.11 OF THE ROADWAY MANUAL, A TAPER HAS BEEN DESIGNED TO TRANSITION THE WIDENING BACK TO THE EXISTING SECTION TO THE WEST. THE CALCULATION REQUIRES A 270' TAPER FOR AN 18' OFFSET AT 30 MPH, HOWEVER THE EXISTING EDGE OF PAVEMENT IS NOT CONSISTENT. THEREFORE, THE TAPER HAS BEEN EXTENDED TO WHERE IT INTERSECTS THE EXISTING PAVEMENT, RESULTING IN A ROUGHLY 197' TRANSITION TO THE WEST. IN ADDITION, PER DISCUSSION WITH JULIE BINGHAM, THE TRANSITION HAS BEEN SHIFTED NORTH JUST WEST OF OUR PROPERTY TO AVOID THE EXISTING MAILBOX, POWER POLE, AND ELECTRIC PEDESTALS. STRIPING HAS BEEN ADDED TO MAINTAIN THE EXISTING TRAVEL LANE WEST OF OUR PROPOSED ACCESS IN THE INTERIM CONDITION FOR SAFETY MAINTAIN SUFFICIENT CLEAR SPACE FOR THE TRAVEL PATH FROM THE OBSTRUCTIONS (POWER POLE, MAILBOX, ETC.).

Repeat: Show the asphalt transition back to existing offsite per section 4.05.11 of the Roadway Manual.



SITE PLAN NOTES:

- WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOT NOTED ON THESE PLANS, USE CITY OF AURORA STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
- ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ALL EASEMENTS TO BE DEDICATED BY SEPARATE DOCUMENT.
- THE FIRE LANE EASEMENT IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS AND MARKINGS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE - NO PARKING". THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANE EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR DEPARTMENT AND EMERGENCY USE.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AS SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- SEE SHEET 3 FOR SECTIONS A, B, AND C.
- RETAINING WALLS TO BE TAN RED-ROCK (OR APPROVED EQUAL).
- HOA WILL BE RESPONSIBLE FOR ALL ALLEY MAINTENANCE.

KEYNOTES & LEGEND:

- ADA RAMP
- 6" VERTICAL CURB & GUTTER - 2' PAN
- 6" VERTICAL CURB & GUTTER - 1' PAN
- DRIVE CUT TYPE 1
- DRIVE CUT TYPE 2
- 8' CROSSSPAN
- 5' SIDEWALK
- 6' SIDEWALK
- RETAINING WALL
- STREET LIGHT
- MAIL KIOSK
- 1' CURB CHASE
- 1' SIDEWALK CHASE

- 10 PARKING COUNT
& ACCESSIBLE PARKING SPACE
ACCESSIBLE ROUTE
UTILITY EASEMENT (UE)
UTILITY & ACCESS EASEMENT (UAE)
FIRE LANE EASEMENT (FLE)
PROPOSED CONCRETE SIDEWALK
PROPOSED CONCRETE PAVEMENT
PROPOSED ASPHALT PAVEMENT
PROPOSED LIGHT POLE
FIRE HYDRANT
WATER METER
UAE UTILITY AND ACCESS EASEMENT
UE UTILITY EASEMENT

SIGN & STRIPING LEGEND:

- R1-1 STOP SIGN
- R7-1 FIRE LANE - NO PARKING SIGN
- R7-8 ACCESSIBLE PARKING SIGN
- CROSSWALK STRIPING PER COA DETAIL TE-12

0 30' 60'
1" = 30' (HORIZONTAL)



CALL BEFORE YOU DIG
811
OR
1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

CAGE
CIVIL ENGINEERING

pcs group

DATE	DESCRIPTION	REV. NO.
08/02/2022	SUBMITTAL #2	01
09/14/2024	SUBMITTAL #3	02

URBAN COTTAGES, LLC
URBAN COTTAGES - JEWELL
SITE PLAN
E JEWELL AVE
AURORA, CO

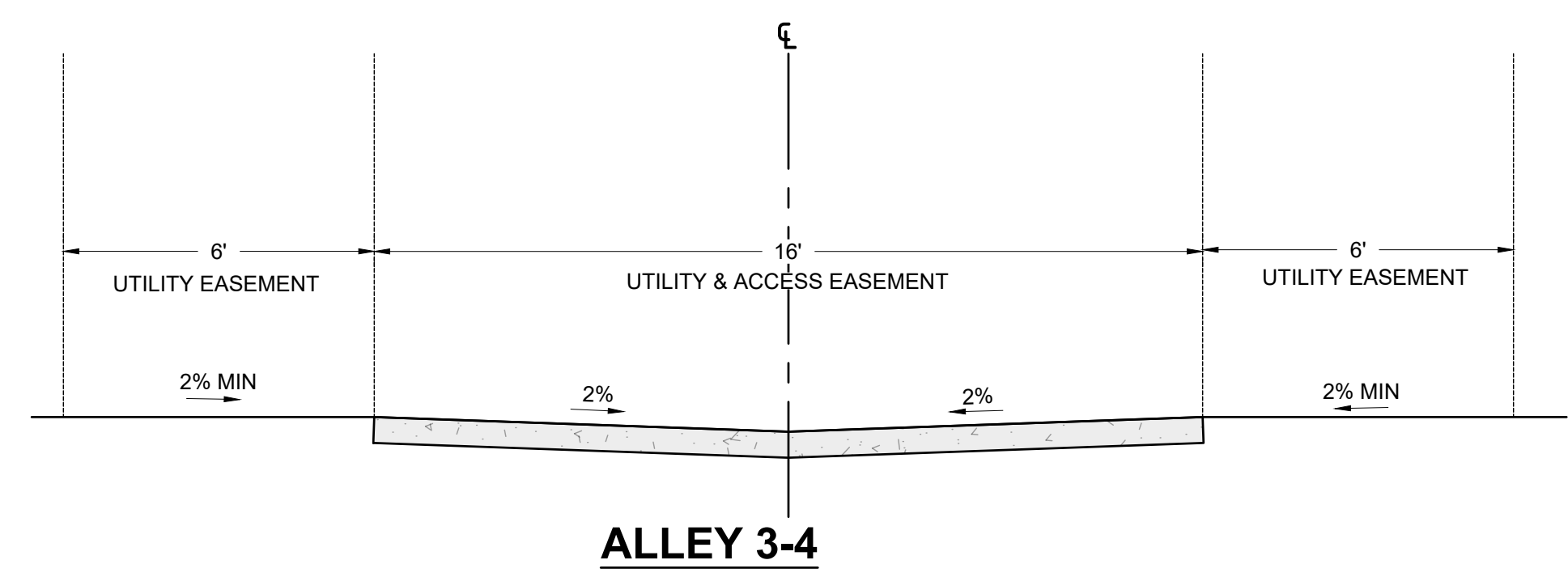
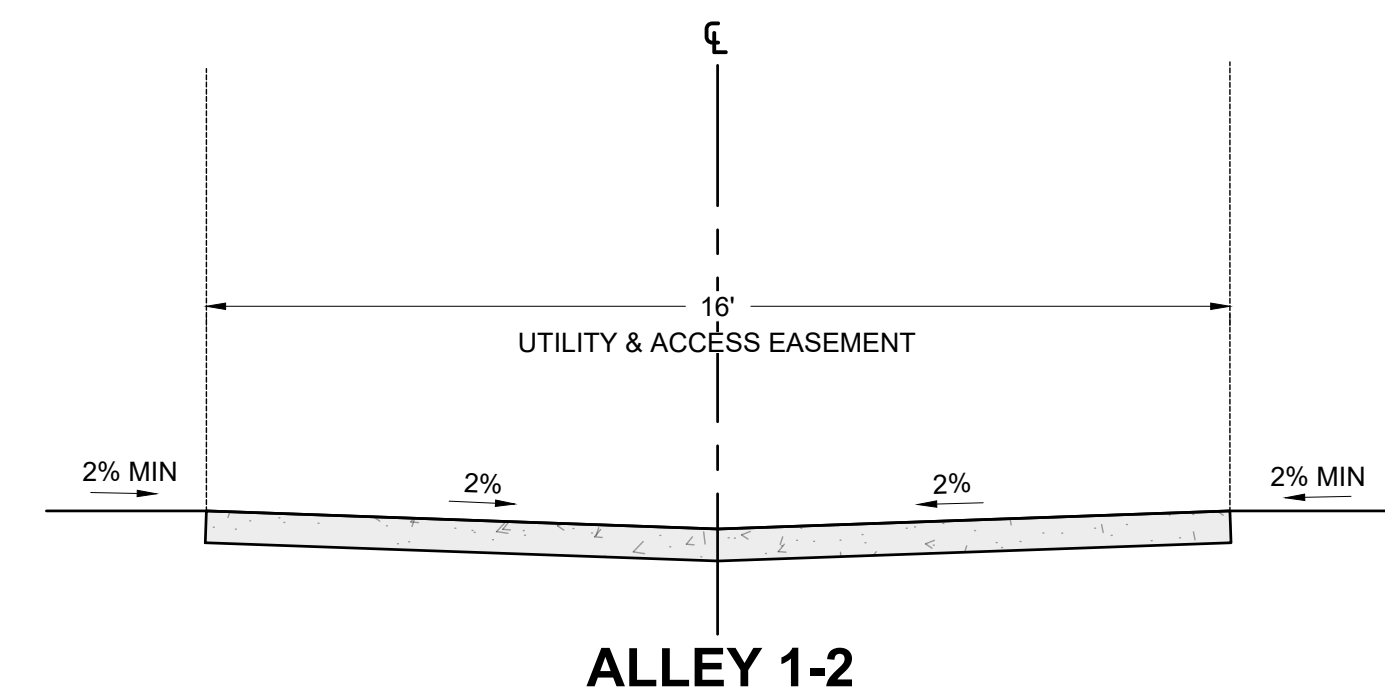
PROJ. NO. 210204
ENG. : J/L / J/L
DATE : 6/12/2024

SHEET NUMBER
SP1
2 OF 38

URBAN COTTAGES JEWELL

SITE PLAN WITH ADJUSTMENTS

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



NOTES HAVE BEEN ADDED NEXT TO THE JEWELL AVE SECTION.

Public streets shall have public streetlights in conformance with COA standards.

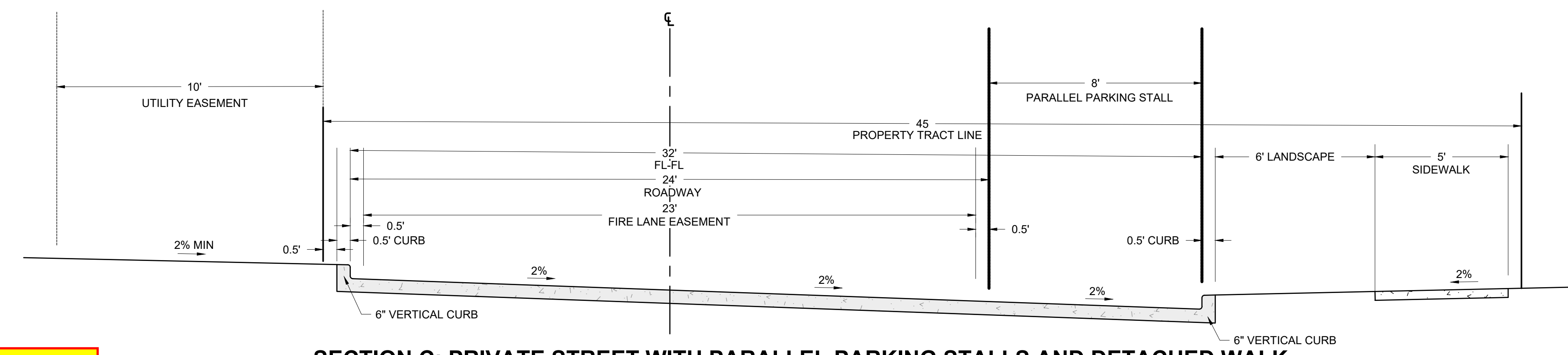
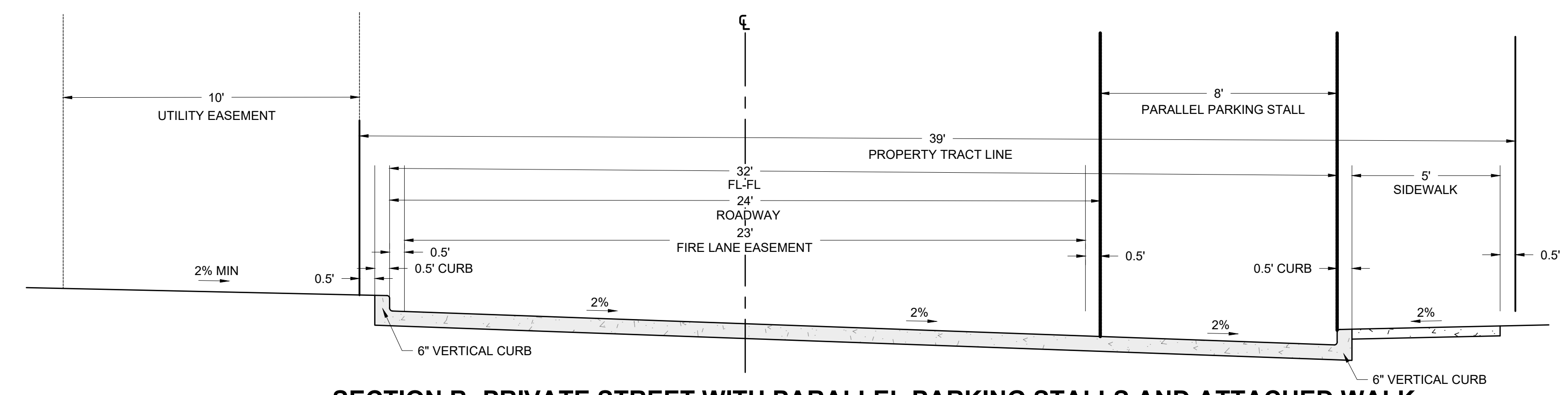
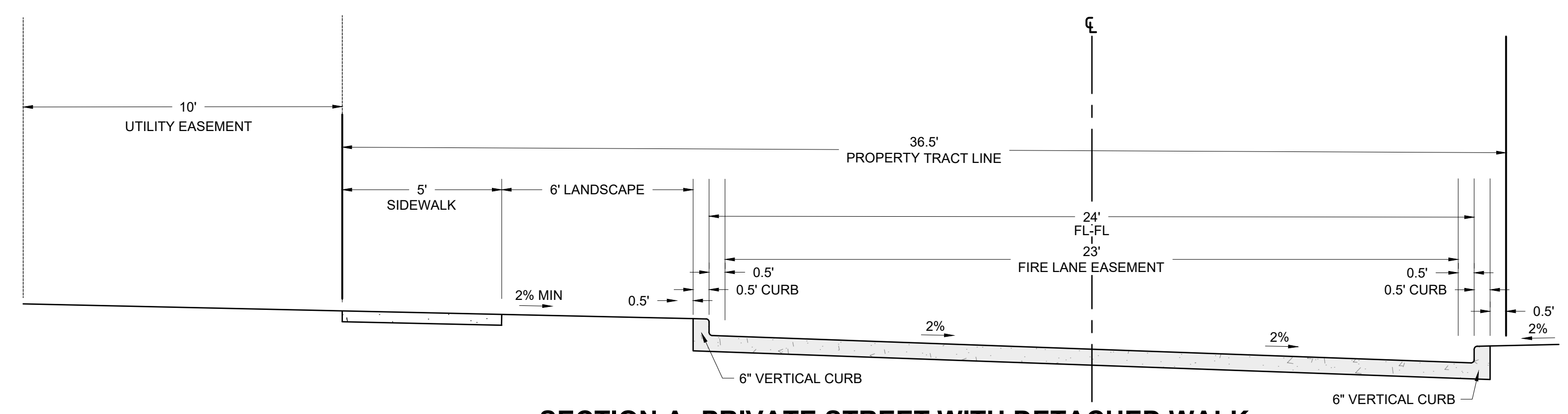
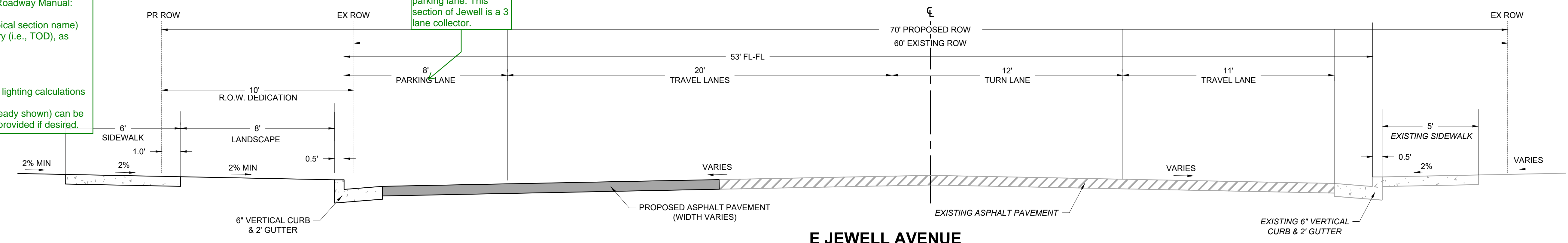
For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

This information (if its not already shown) can be added to the street sections provided if desired.

ADDRESSED

Remove label for parking lane. This section of Jewell is a 3 lane collector.



REV. NO.	DESCRIPTION	DATE
01	SUBMITTAL #2	08/02/2022
02	SUBMITTAL #3	05/14/2024

URBAN COTTAGES, LLC

URBAN COTTAGES - JEWELL

SITE PLAN DETAILS

E JEWELL AVE
AURORA, CO

PROJ NO: 210204

ENG: IJL / JLE

DATE: 6/12/2024

URBAN COTTAGES JEWELL

SITE PLAN WITH ADJUSTMENTS

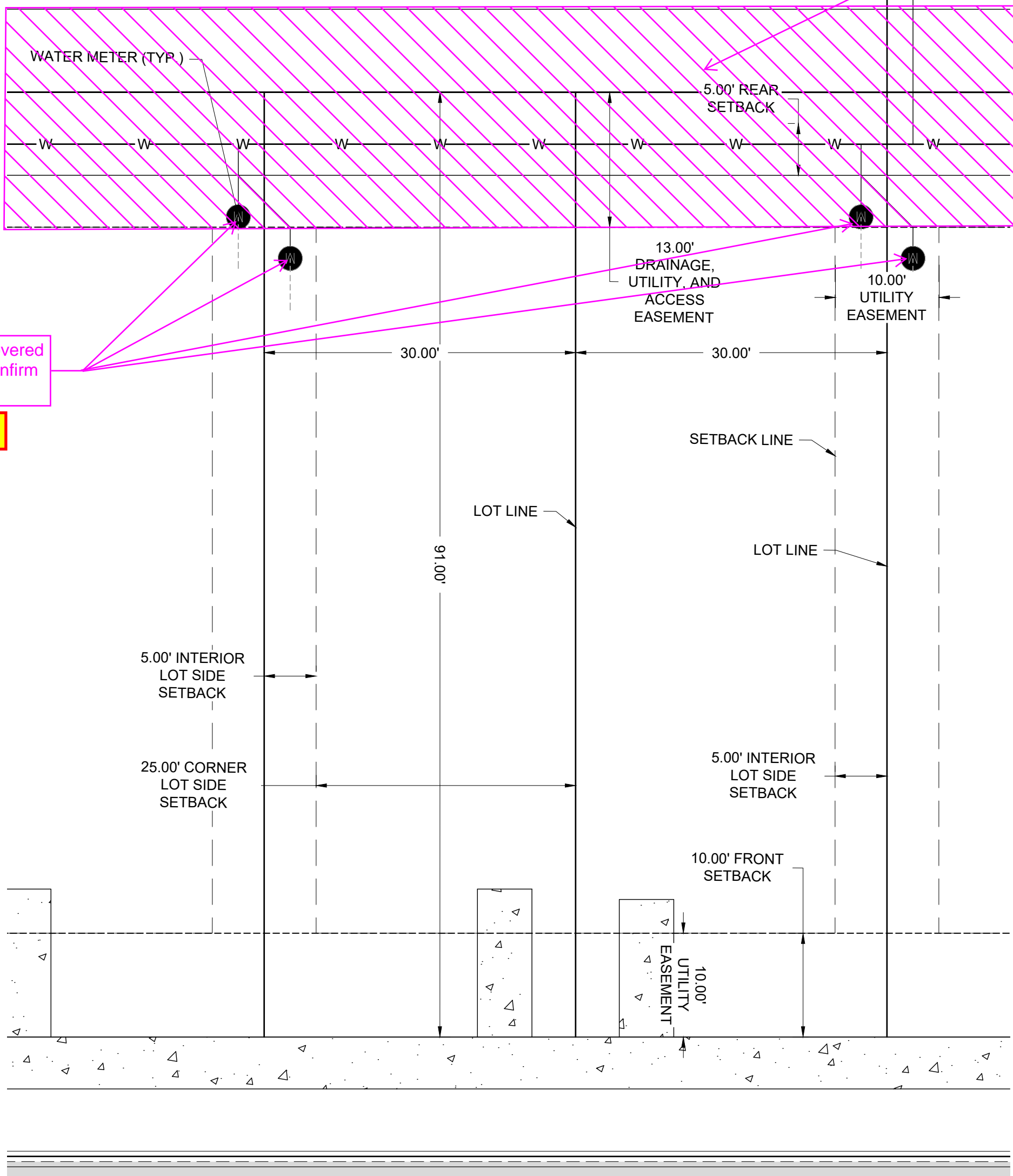
PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PER EMAIL FROM MAURICE BROOKS ON 7/17/24, "I HAVE CONFIRMED WITH OTHERS IN THE CITY AND WE HAVE COME TO THE CONCLUSION THAT LOT LINES DO NOT NEED TO BE CHANGED AND WE DO NOT NEED TO MAKE THE EASEMENT'S AREA OR THE DRIVING SURFACE INTO A TRACT. WE DO REQUEST THAT ALL THE EASEMENT AREAS ALWAYS BE ACCESSIBLE IN CASE OF ANY EMERGENCY MAINTENANCE THAT MAY COME ABOUT LATER. YOUR LOT LINES WILL REMAIN AS IS AND NO CHANGE IN SIZE OR CONFIGURATION WILL BE NEEDED OR REQUESTED BY US. PLEASE INFORM THE NEW (FUTURE OWNERS) THAT NO FENCES/GATES SHOULD ENCROACH INTO ANY PORTION OF THE EASEMENTS, THUS HINDERING THE ACCESS OF SAID EASEMENTS."

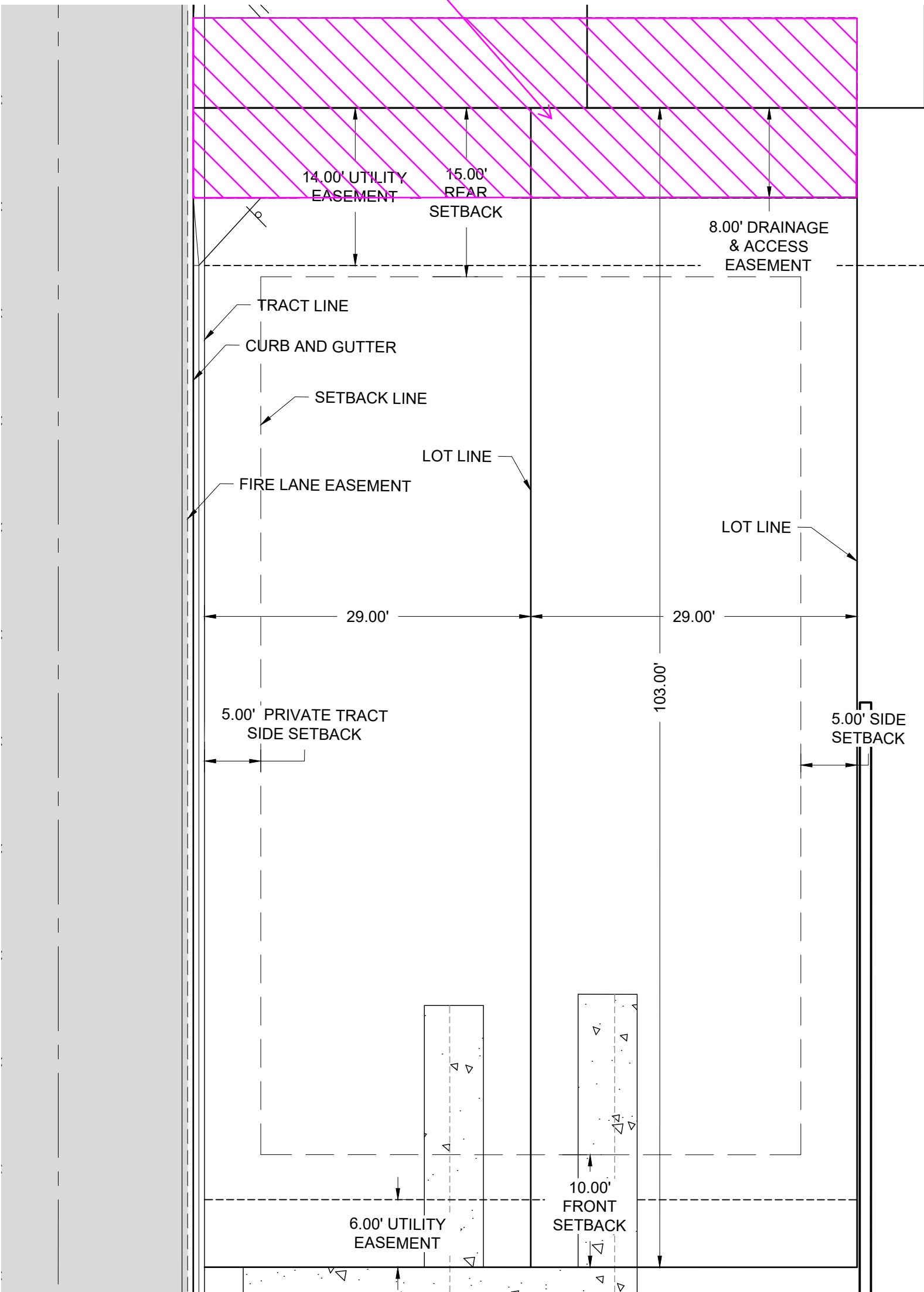
This Access easement area will need to be a new Tract - reducing the size of the Lots here

these water meters should be covered in a pocket Water easement - confirm this with Aurora Water

WATER EASEMENT ADDED.

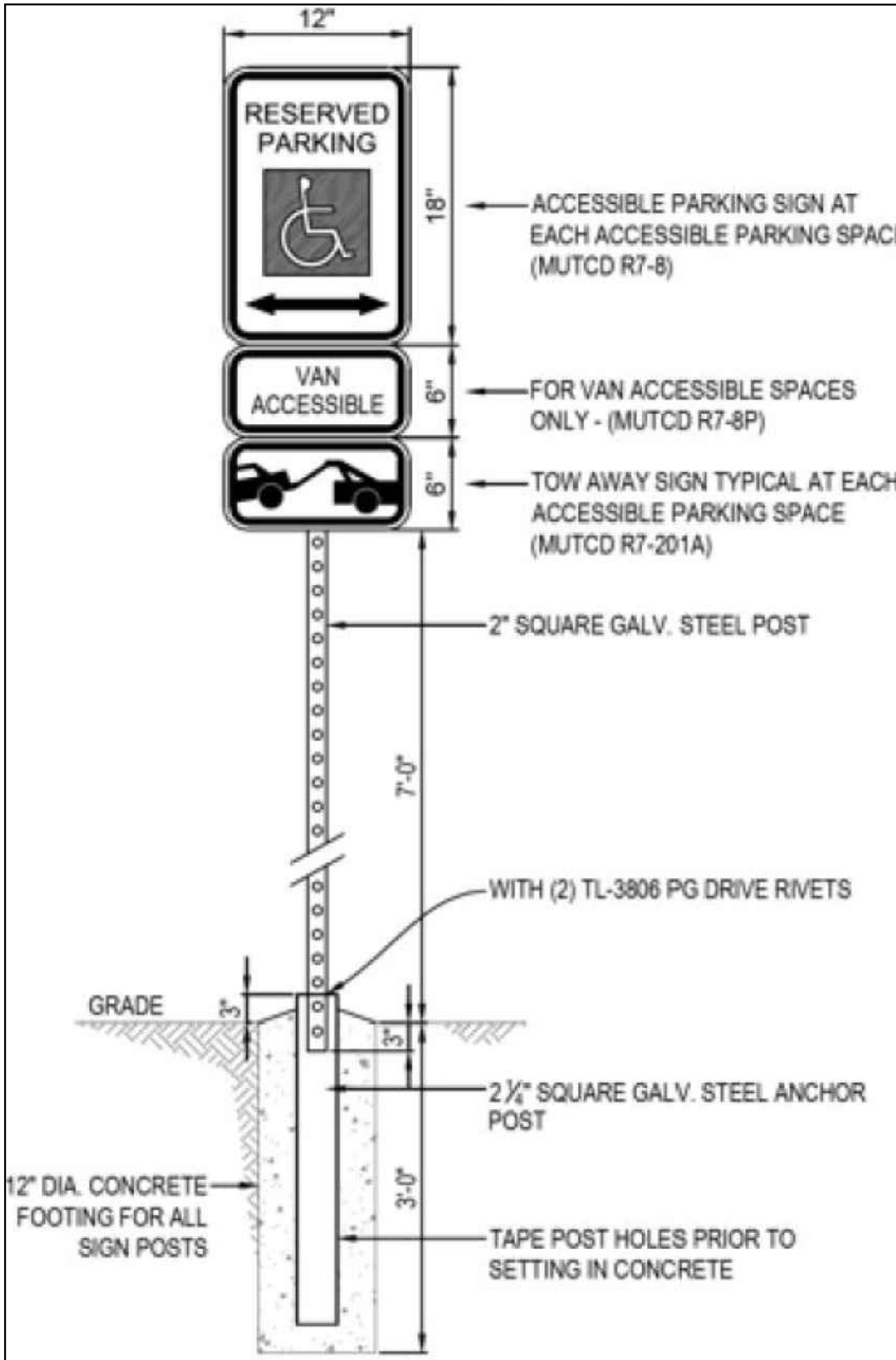


TYPICAL 90' LOT CONFIGURATION - ALLEY 1



TYPICAL 103' LOT CONFIGURATION - ALLEYS 2 & 3

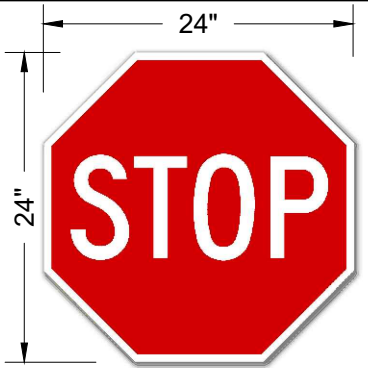
R7-8 ACCESSIBLE PARKING SIGN



R7-1 FIRE LANE - NO PARKING SIGN

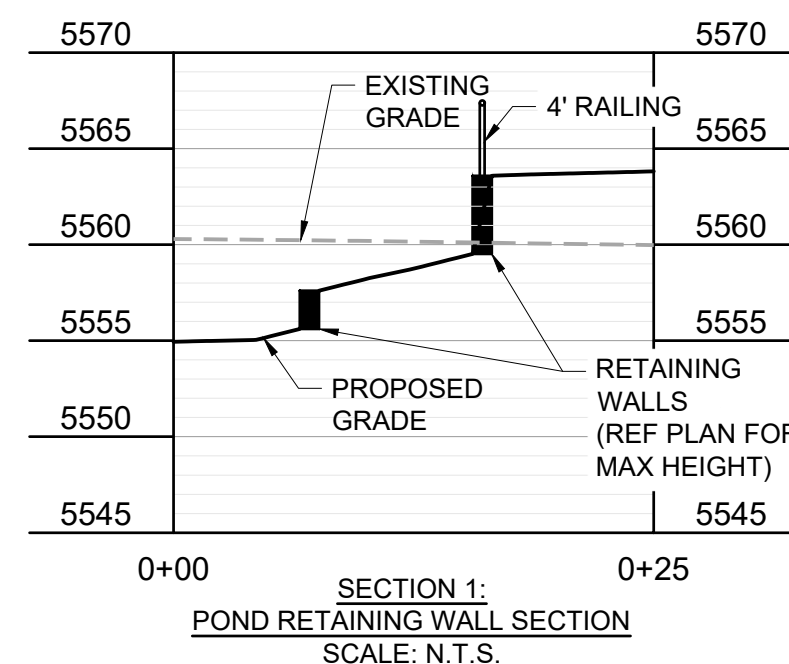


R1-1 STOP SIGN DETAIL



REV. NO.	DESCRIPTION	DATE
01	SUBMITTAL #2	08/02/2022
02	SUBMITTAL #3	05/14/2024

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



Per section 4.0.7.07.1 of the Roadway Manual, minimum 2' clear distance from a retaining wall to a property line.

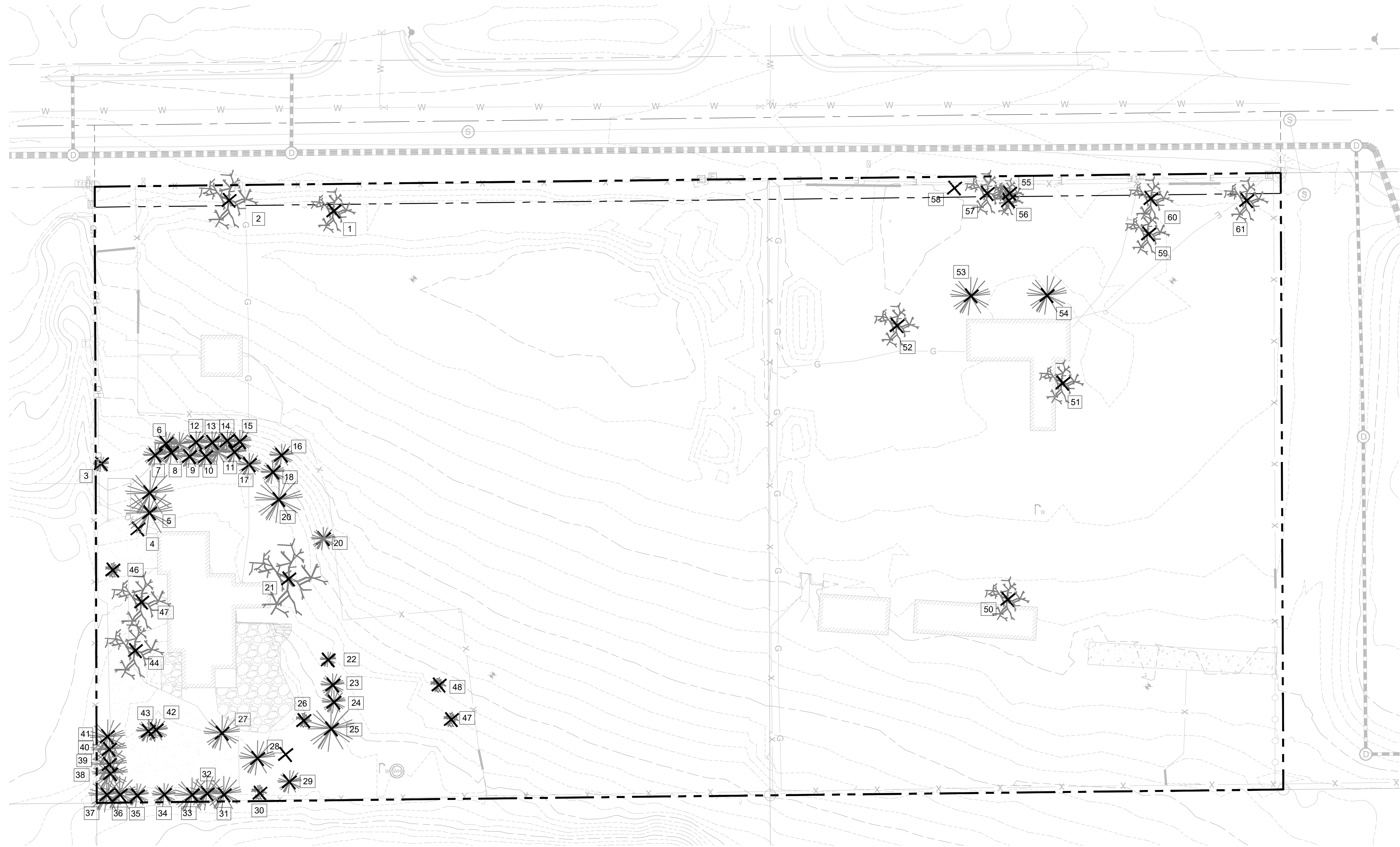
- ADDRESSED

- CALL BEFORE YOU DIG
811
OR
1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

URBAN COTTAGES JEWELL

SITE PLAN

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



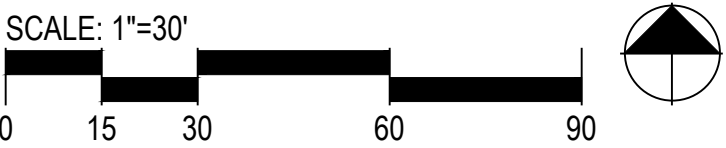
LEGEND

- PROPERTY LINE
- EXISTING GRADE
- EXISTING TREE TO BE REMOVED

NOTE:
TREE SURVEY AND APPRAISED
TREE VALUES WERE
COMPLETED BY COLORADO
TREE CONSULTANTS.

1 TREE MITIGATION PLAN

Scale: 1"= 30'-0"



REV. NO.	DESCRIPTION	DATE
1	2ND SUBMITTAL	08/02/22
2	3RD SUBMITTAL	06/12/24

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Tree Mitigation	
Total Appraised Value of Trees to be removed	\$139,430.00
Cash-In-Lieu	\$139,430.00 Cash-in-lieu

NOTE:
TREE SURVEY AND APPRAISED TREE VALUES WERE
COMPLETED BY COLORADO TREE CONSULTANTS.

[illegible]

URBAN COTTAGES, LLC

URBAN COTTAGES - JEWELL

TREE INVENTORY

E JEWELL AVE
AURORA, CO

PROJ NO: 210204

ENG : AG, MLH

DATE : 06-13-2024

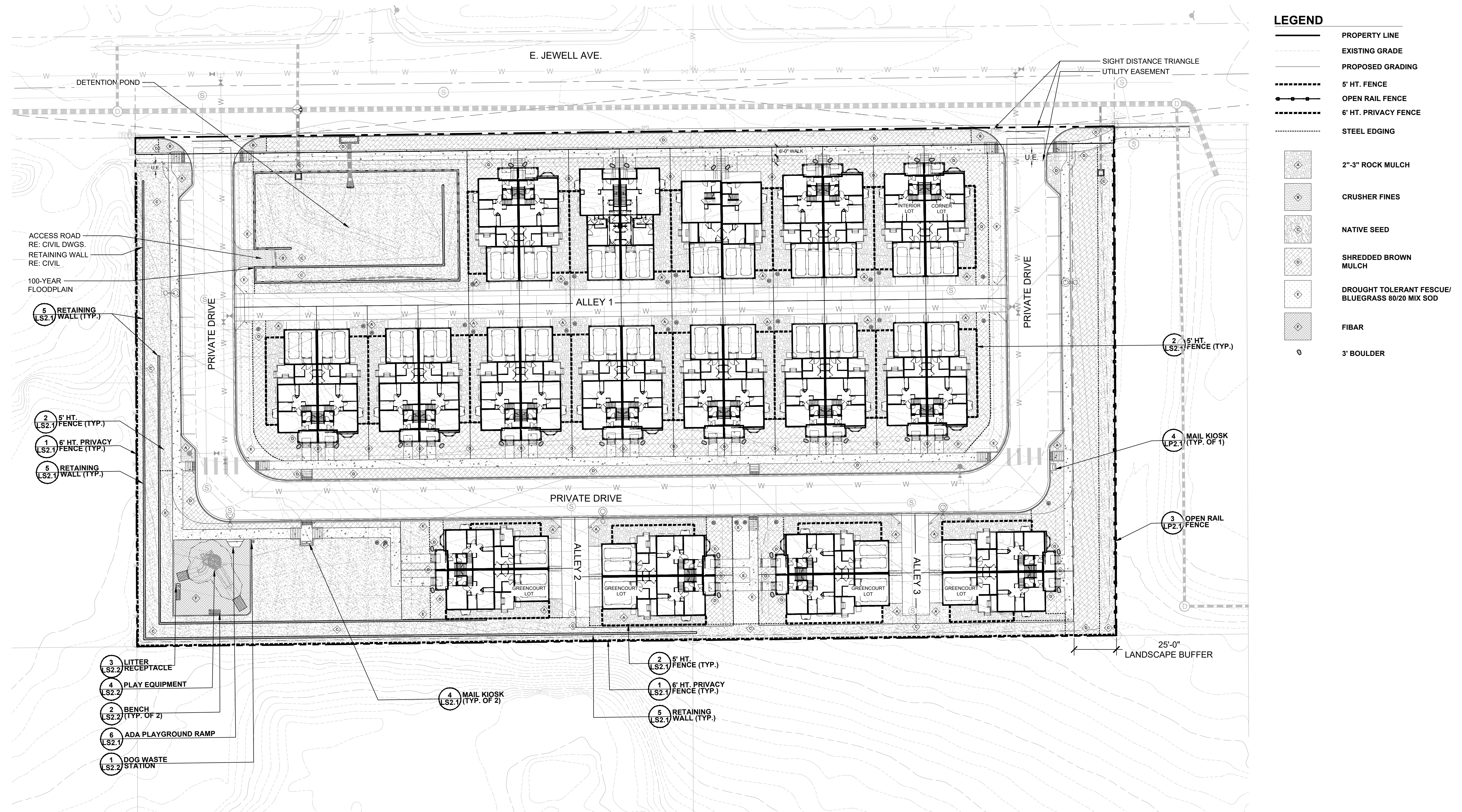
SHEET NUMBER

TM0.2

URBAN COTTAGES JEWELL

SITE PLAN

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



DATE	08/02/22
REV. NO.	2ND SUBMITTAL
DESCRIPTION	06/12/24

URBAN COTTAGES, LLC
URBAN COTTAGES - JEWELL
LANDSCAPE SITE & MATERIALS PLAN
E JEWELL AVE
AURORA, CO

PROJ NO: 210204
ENG : AG, MLH
DATE : 06-13-2024

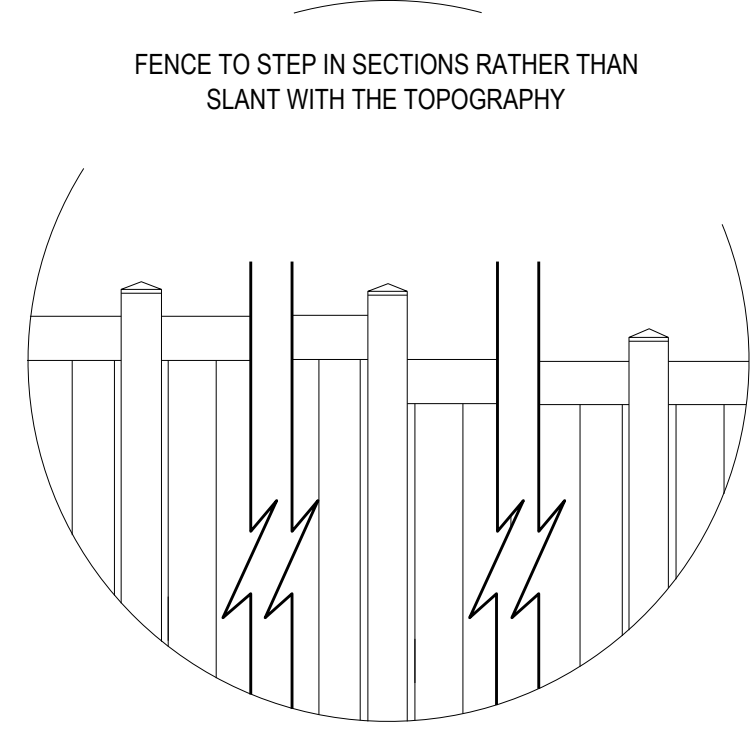
SHEET NUMBER
LS1.1

8 OF 38

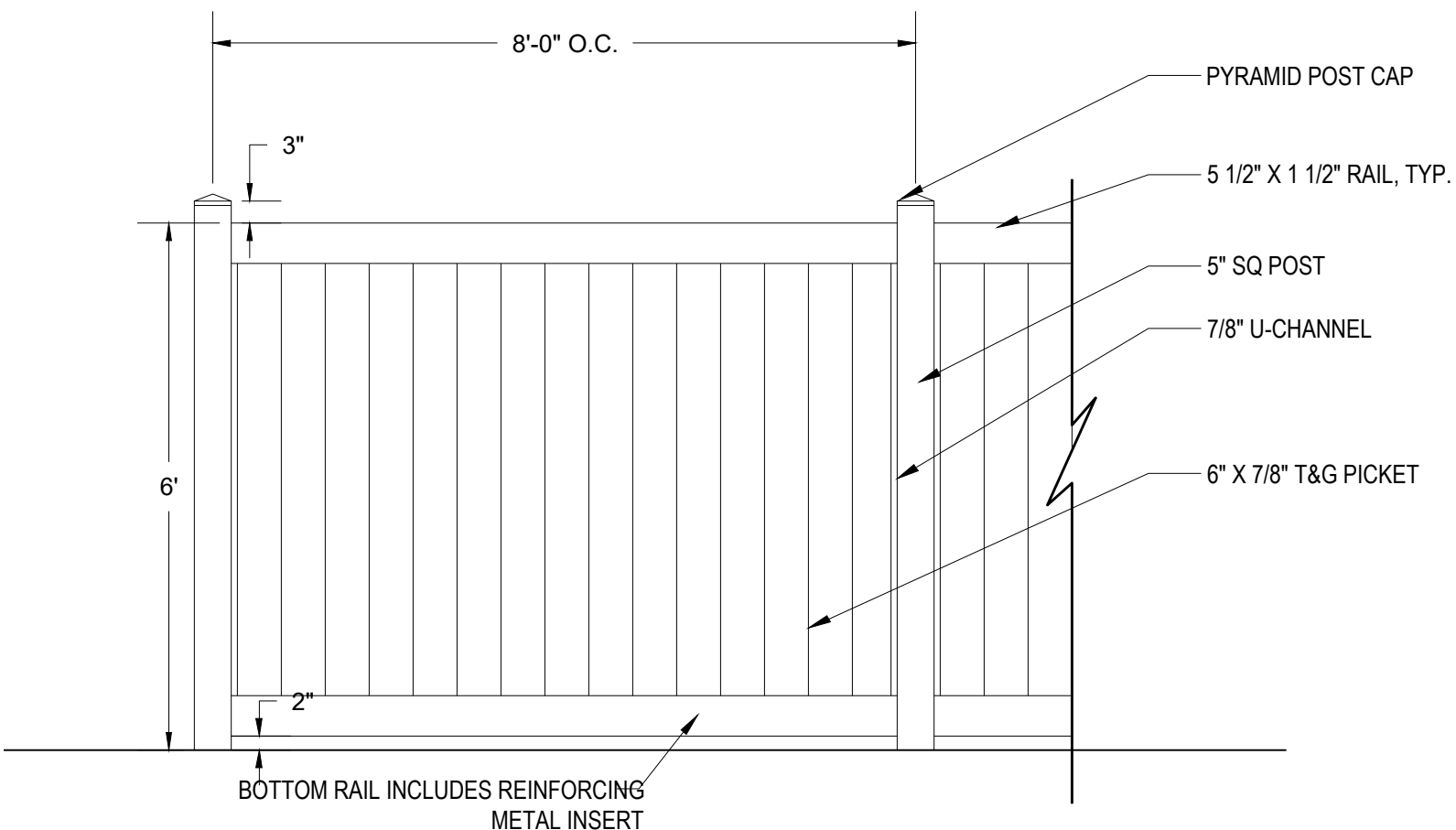
URBAN COTTAGES JEWELL

SITE PLAN

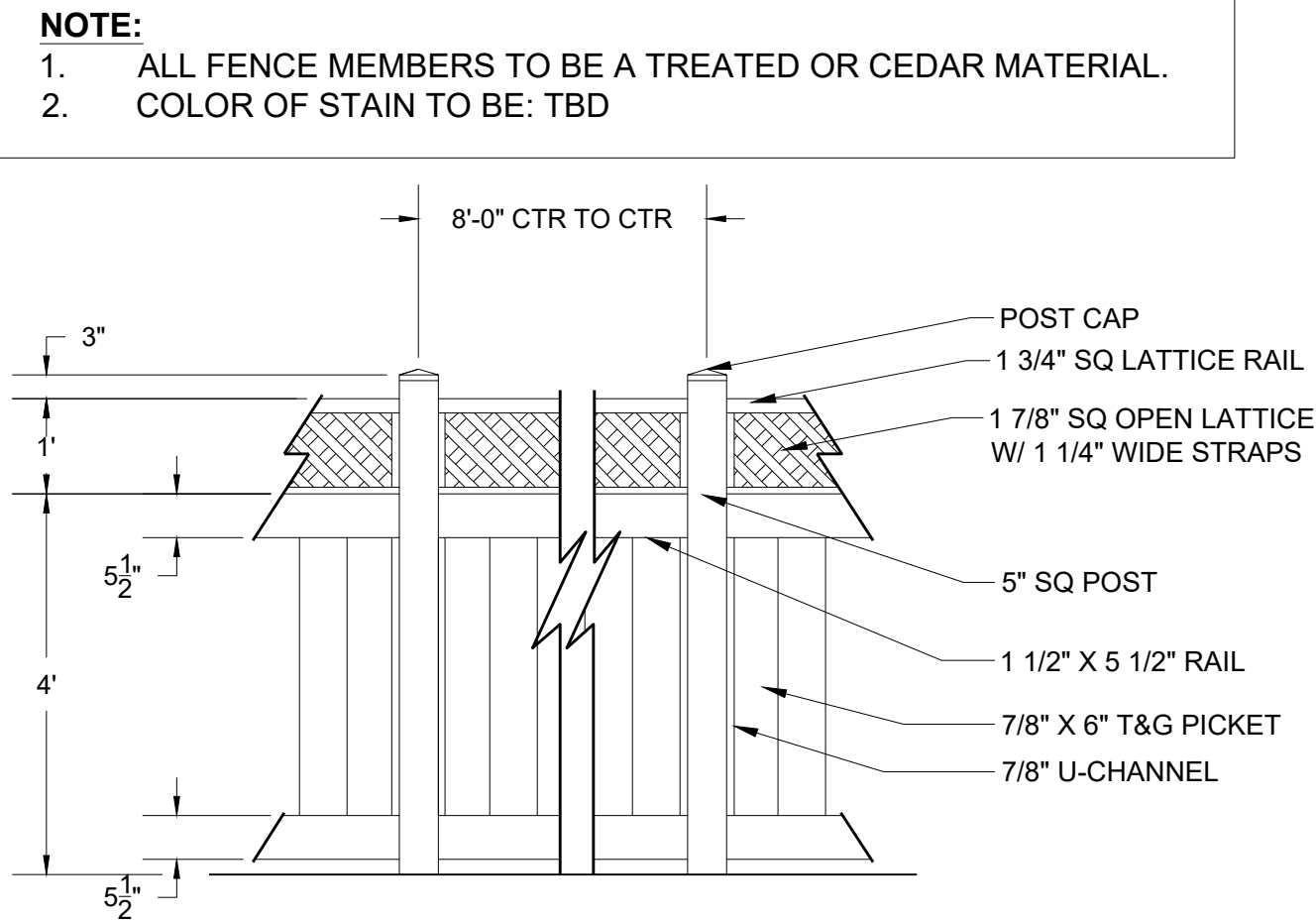
PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



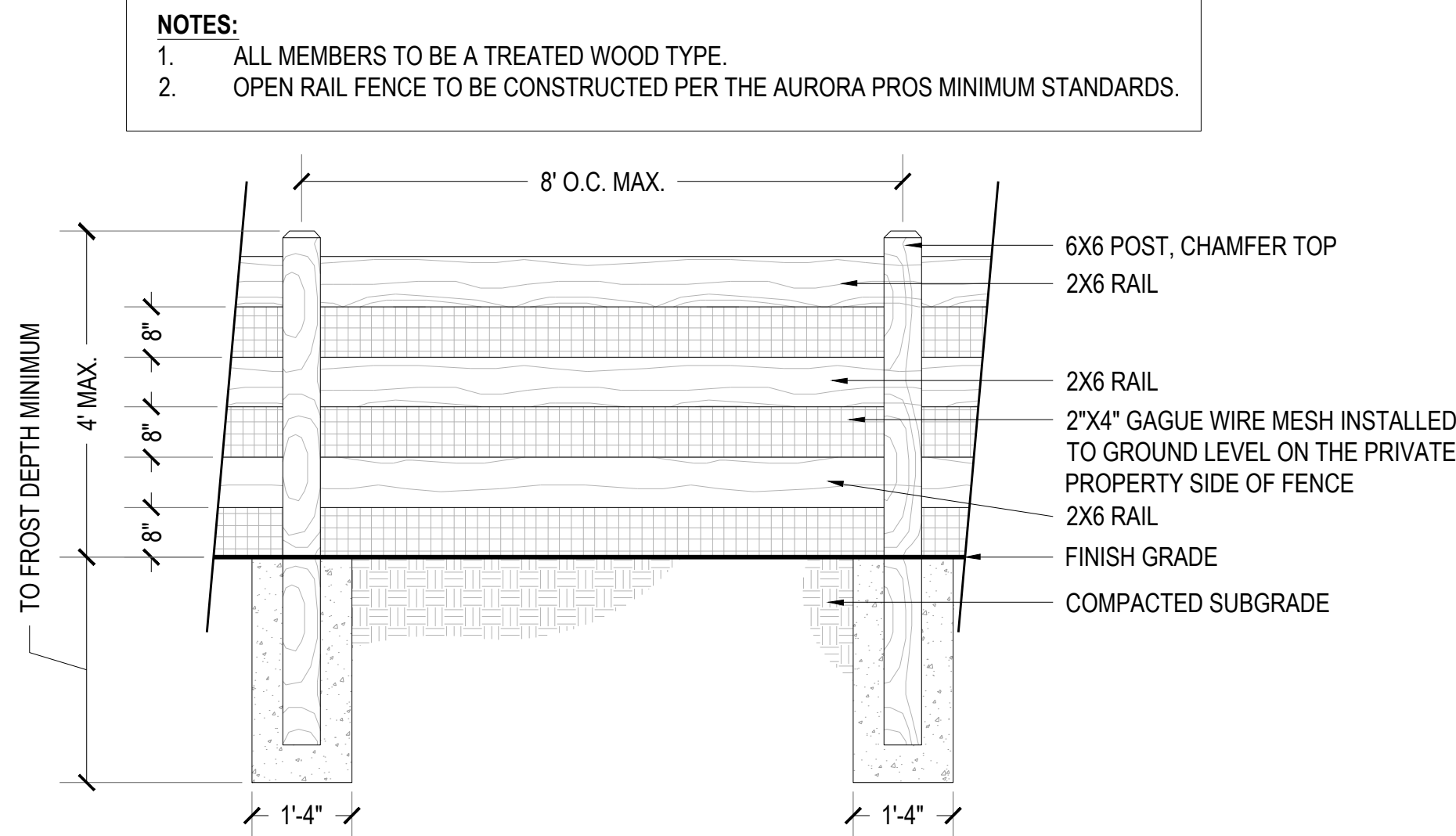
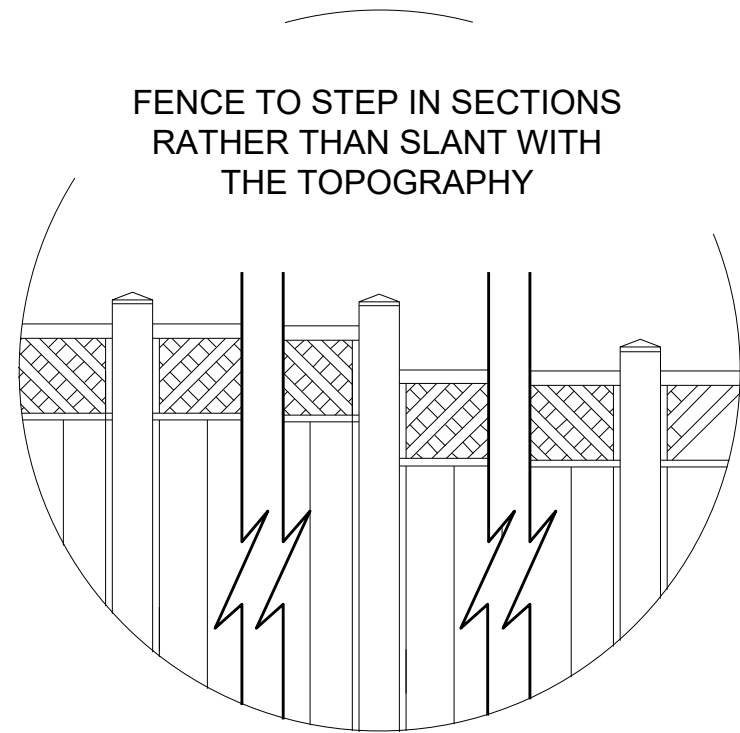
- NOTE:**
1. ALL FENCE MEMBERS TO BE A TREATED OR CEDAR MATERIAL.
 2. COLOR OF STAIN TO BE: TBD



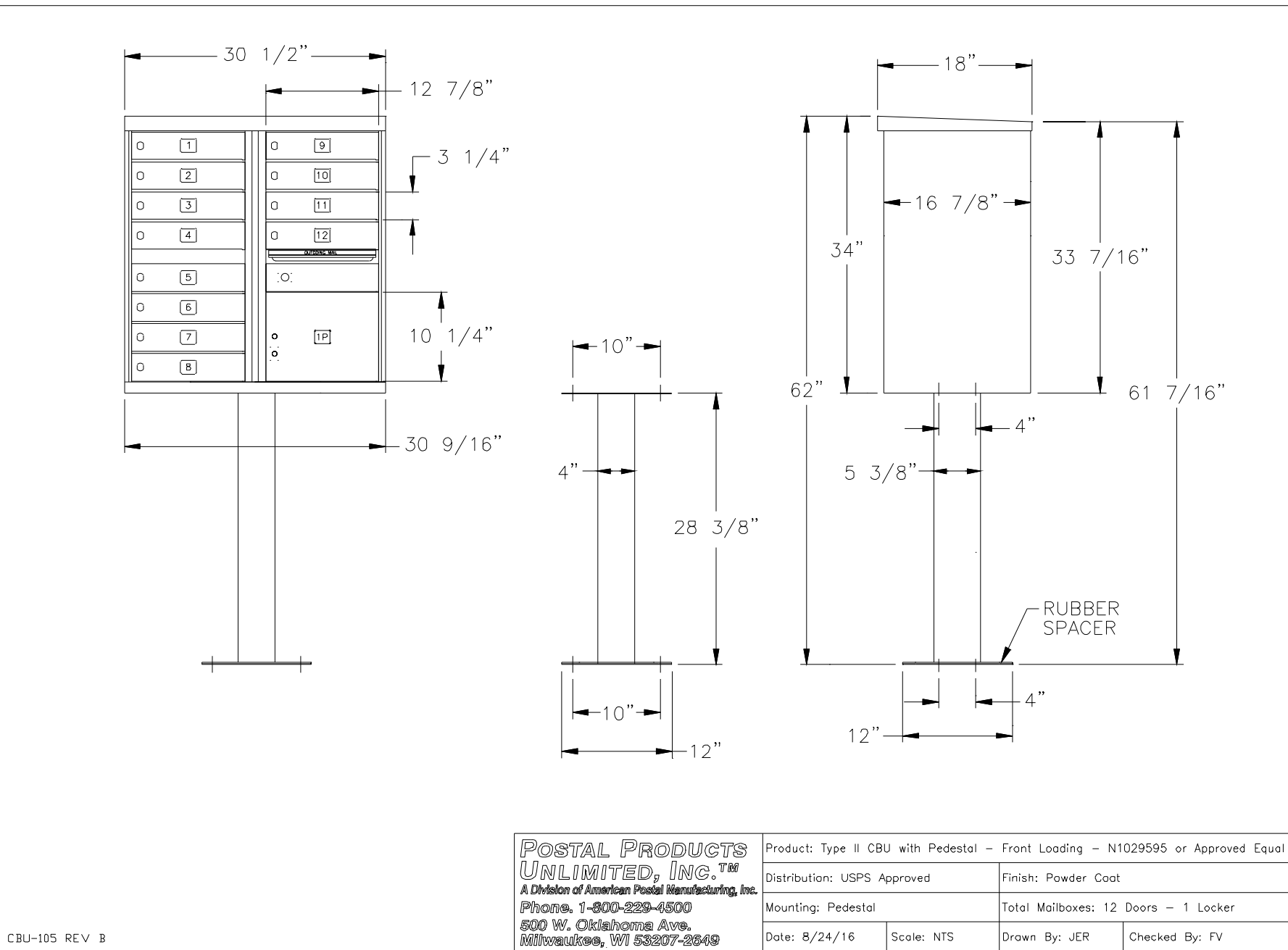
1 6' HT. PRIVACY FENCE
Scale: 1/2"= 1'-0"



2 5' HT. FENCE
Scale: 1/2"= 1'-0"



3 OPEN RAIL FENCE
Scale: 1/2"= 1'-0"



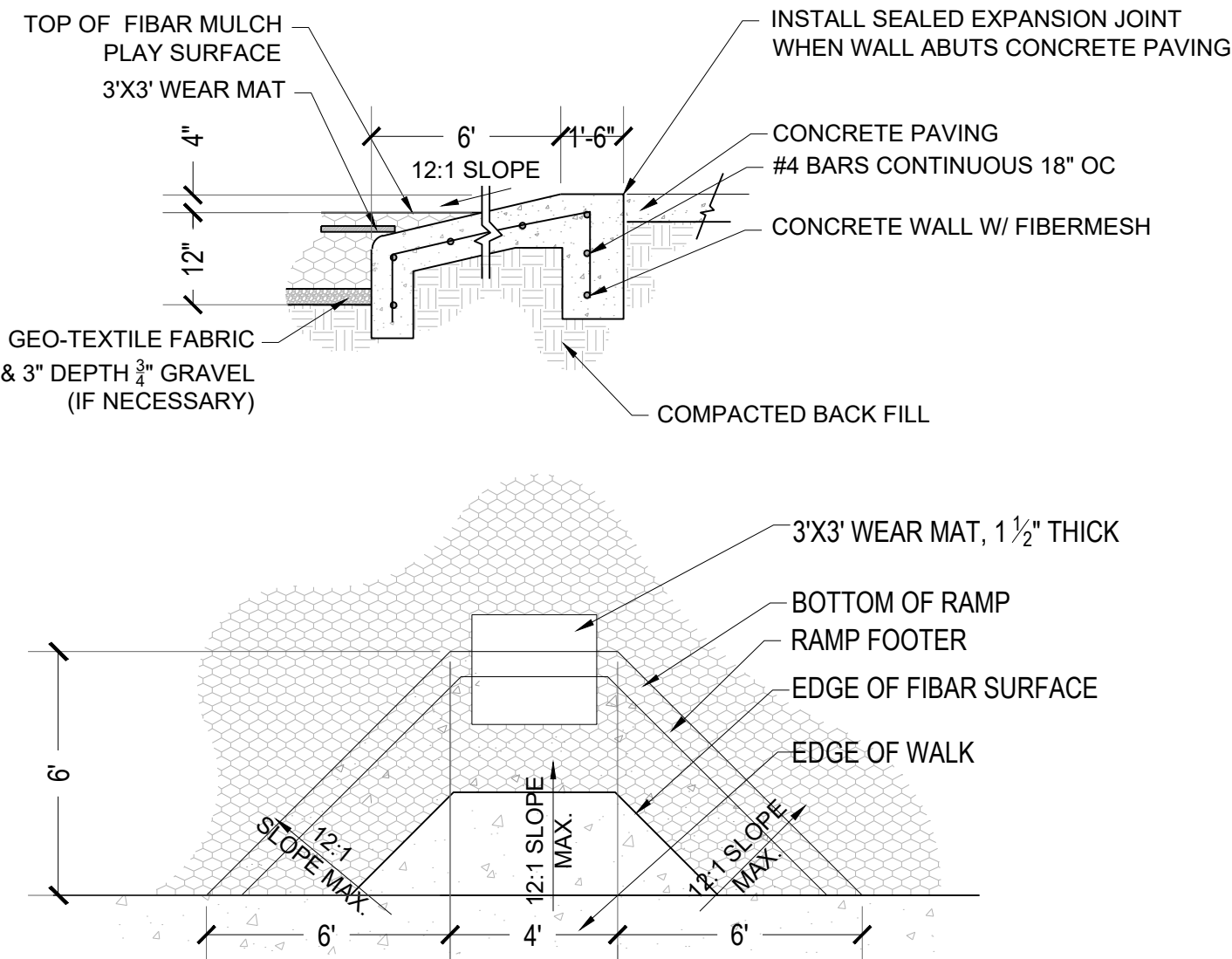
4 MAIL KIOSK (12 DOOR)
Scale: NTS



RediRock
W: WWW.REDI-ROCK.COM
P: 866-222-8400
E: INFO@REDI-ROCK.COM

TYPE: GRAVITY
TEXTURE: LEDGERSTONE
INSTALL PER MANUFACTURER'S SPECS

5 RETAINING WALL
Scale: NTS



6 ADA RAMP
Scale: 1/4"= 1'-0"

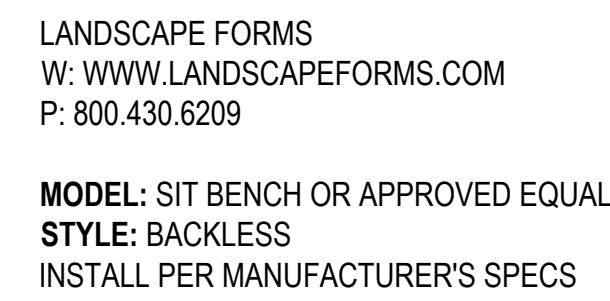
REV. NO.	DESCRIPTION	DATE
1	2ND SUBMITTAL	08/02/22
2	3RD SUBMITTAL	06/12/24

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



2 BENCH

Scale: NTS



4 PLAYGROUND STRUCTURE

Scale: NTS

REV. NO.	DESCRIPTION	DATE
	2ND SUBMITTAL	08/02/22
	3RD SUBMITTAL	06/12/24

URBAN COTTAGES, LLC

URBAN COTTAGES - JEWELL

SITE DETAILS

E JEWELL AVE
AURORA, CO

PROJ NO: 210204

ENG : AG, MLH

DATE : 06-13-2024

SHEET NUMBER

LS2.2

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

1. REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
3. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
4. VERIFY PLANT COUNTS AND SQUARE FOOTAGES: QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
5. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
6. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
7. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.
8. TREES TO BE PLANTED A MINIMUM OF 5 FEET FROM FACE OF BUILDING, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
9. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
10. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
11. ALIGN AND EQUALLY SPACE TREES IN ALL DIRECTIONS PER THESE NOTES AND DRAWINGS.
12. FINISH GRADES OF SHRUB AREAS AND LAWNS SHALL BE 1 1/2 INCHES BELOW ADJACENT PAVING OR HEADER.
13. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
14. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY ACCESSIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
15. THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS.
16. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
17. TREES WITHIN THE CURBSIDE LANDSCAPE AND IN SIGHT TRIANGLES SHALL BE LIMBED UP 8' TO MEET SIGHT VISIBILITY REQUIREMENTS.
18. SOIL PREPARATION: LIST TYPE AND QUANTITY OF AMENDMENT(S) TO BE APPLIED. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IS THE MINIMUM AMOUNT CURRENTLY REQUIRED TO OBTAIN A LAWN PERMIT.
19. THE SURFACE MATERIAL OF WALKS WILL BE POURED IN PLACE CONCRETE WITH NO SPECIAL FINISH.
20. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
21. 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.
22. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS 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.
23. FINAL LOCATING OF TREES AND STREET TREES PLACED WITHIN THE R.O.W. 5' CLEAR FROM THE EDGE OF THE FIRE HYDRANTS, 25' FROM THE CENTER OF STREET LIGHTS, 50' FROM THE CENTER OF STOP SIGNS, 25' FROM THE CENTERLINE OF STORM-WATER, SEWER AND WATER LINES, 5' FROM THE EDGE OF DRIVEWAYS, 5' FROM THE EDGE OF DRAIN INLETS AND WATER METERS, 5' FROM SIDEWALK RAMPS.
24. FINAL LOCATION OF THE STREET TREES WILL DEPEND UPON DRIVEWAY LOCATIONS AND UTILITIES. THE LOCATIONS CURRENTLY SHOWN ARE APPROXIMATE.
25. THE METRO DISTRICT HOA WILL INSTALL, OWN AND MAINTAIN THE 3-RAIL SPLIT FENCE, THE NEIGHBORHOOD FENCE AND THE PILASTERS.
26. DEVELOPER MUST ADHERE TO THE FOLLOWING CITY OF AURORA: UNIFIED DEVELOPMENT CODE, SECTION 146-4.7 LANDSCAPE, WATER CONSERVATION, AND STORMWATER MANAGEMENT.
27. ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

1. ALL LANDSCAPE SHRUB PLANTING AREAS TO RECEIVE 3" OF SHREDDED BROWN MULCH AS SPECIFIED, IN AREAS TO RECEIVE ROCK MULCH TREATMENT, AS SPECIFIED ON LANDSCAPE PLAN SHEETS, CONTRACTOR TO APPLY LANDSCAPE FABRIC AND 4" THICK LAYER OF ROCK MULCH. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE) RAIN SENSORS, AND MULTI PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS THROUGH THE USE OF A SUB-MULCH DRIP LINE SYSTEM. LOW AND MODERATE WATER USE AREAS WILL BE DRIP IRRIGATED WITH SPRAY OR ROTOR HEADS, AS NECESSARY.
2. ALL NATIVE SEED AREAS TO BE PERMANENTLY IRRIGATED.

1. SEE PLAN FOR:
 - AREAS OF SEEDING AND MULCHING
 - TYPE OF SEED
 - SEE LANDSCAPE SCHEDULE AND DETAILS SHEET FOR SPECIFICS ON SEEDING MIX.
2. ALL SEED MIXES SHALL BE FREE FROM SUCH NOXIOUS SEEDS SUCH AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAP WEED AND LEAFY SPURGE.
3. THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE.
4. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.
5. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED(PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
6. SEED MIXES AS SPECIFIED IN THESE PLANS SHALL BE USED WITHOUT AUTHORIZATION AND APPROVED BY LANDSCAPE ARCHITECT, OWNERS REPRESENTATIVE.
7. ALL AREAS TO BE SEEDED AND MULCHED SHALL HAVE NATIVE TOPSOIL, OR APPROVED SOIL AMENDMENTS SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). ALL DISTURBED AREAS SHALL BE LOOSENEED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
8. SOIL IS TO BE THOROUGHLY LOOSENEED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE GENERALLY FREE OF ROCKS GREATER THAN 4" AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER COMPACTED AREAS THAT HAVE NOT BEEN THOROUGHLY LOOSENEED SHALL BE REJECTED.
9. SEED IS TO BE APPLIED USING A MECHANICAL DRILL. SEEDER TO A DEPTH OF 1/4 INCH. ROW SPACING SHALL BE NO GREATER THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF LONG-STEMMED STRAW. AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE AS LONG AS POSSIBLE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 1 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 2000 LB. PER ACRE.
10. SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILL RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO COMPACT. THEN MULCH AS SPECIFIED ABOVE.
11. WHEN SEEDING AND MULCHING IS USED TO STABILIZE DISTURBED AREAS, ALL DISTURBED AREAS WHICH ARE EITHER FINAL GRADE, OR YET TO REMAIN IN FINAL GRADE FOR MORE THAN 30 DAYS SHALL BE REQUIRED TO BE STABILIZED WITHIN 14 DAYS OF THE COMPLETION OF GRADING ACTIVITIES. THIS MAY REQUIRE MULTIPLE MOBILIZATIONS OF SEEDING AND MULCHING.
12. MULCH SHALL BE APPLIED WITHIN 24 HOURS OF SEEDING.
13. TACKIFIER SHALL BE UTILIZED TO HELP WITH STRAW DISPLACEMENT.
14. HYDRAULIC SEEDING IS NOT AN ACCEPTABLE METHOD OF SEEDING.
15. HYDROMULCH MAY BE USED FOR LIMITED APPLICATION (STEP SLOPES).
16. REFER TO THE GESC MANUAL FOR THIS PROJECT FOR FURTHER DETAILS AND NOTES.

1. SEEDED AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY UNTIL FINAL ACCEPTANCE IS ISSUED. REPAIRS AND RE-SEEDING AND MULCHING SHALL BE UNDERTAKEN AFTER THE FIRST GROWING SEASON FOR ANY AREAS THAT ARE FAILING TO MEET REQUIRED COVERAGE.
2. REQUIRED COVERAGE FOR STANDARD, OPEN SPACE, AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
 - a. 70% OF THE EXISTING / PRE-CONSTRUCTION CONDITION
 - b. FREE OF ERODED AREAS
 - c. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH THE GESC CRITERIA MANUAL (SEE CIVIL).
3. RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY SEMWA.

PLANT SCHEDULE OVERALL

PLANTING

Scale: NTS

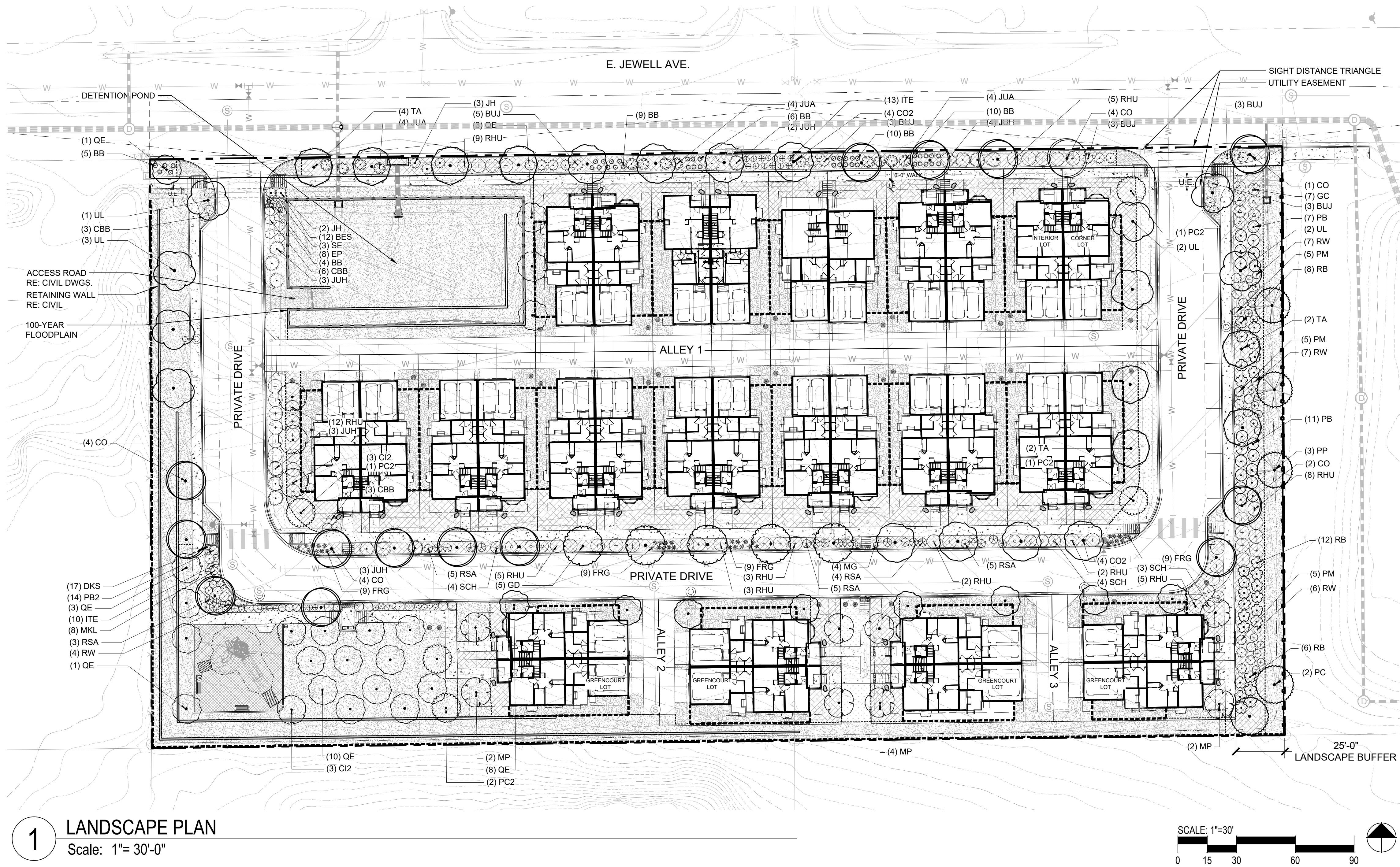


NOT FOR CONSTRUCTION

URBAN COTTAGES JEWELL

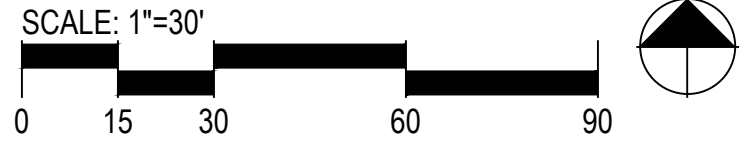
SITE PLAN

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- EXISTING GRADE
- PROPOSED GRADING
- 5' HT. FENCE
- OPEN RAIL FENCE
- 6' HT. PRIVACY FENCE
- STEEL EDGING
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS
- ORNAMENTAL GRASSES
- 2"-3" ROCK MULCH
- CRUSHER FINES
- NATIVE SEED
- SHREDDED BROWN MULCH
- KENTUCKY BLUE GRASS
- FIBAR
- 3' BOULDER



- NOTE:**
- ALL TREE COUNTS ARE INCLUDED IN THE OVERALL PLANT SCHEDULE, NO DECIDUOUS TREES OR ORNAMENTAL TREES WERE COUNTED IN THE LOT TYPICAL PLANT SCHEDULES.
 - CONTRACTOR TO USE THE TYPICAL PLAN DRAWINGS/ TYPICAL PLANT SCHEDULES TO DETERMINE QUANTITIES FOR THE REST OF THE LOTS ON-SITE ON SHEET LP1.1.
 - CONTRACTOR TO MEET ALL LANDSCAPE REQUIREMENTS PER CITY OF AURORA UDO.

1 LANDSCAPE PLAN

Scale: 1"= 30'-0"

LANDSCAPE CALCULATIONS

Residential Yard Landscape- Each Lot (Typ.)				
Area	Requirement	Required	Provided	Type
Front Yard (Each)	(1 tree)	32	32 (21 RELOCATED)	Trees

Street Frontage Requirement - Curbside						
Streets	Calc	Unit	Requirement	Required	Provided	Type
E. Jewell Ave.	515	LF	{1 Tree per 40 LF}	13	14	Trees
	3,887	SF	{1 Shrub per 40 SF}	97	97	Shrubs
Street Tree Requirement - Internal Private Street						
Internal Private Drive	852	LF	{1 Tree per 40 LF both sides}	42	42	Trees
Note:						
* Per section 146-4.7.5 - Street trees required 1 tree/ 40 linear feet and 1 shrub per 40 s.f. of curbside landscape.						
* Ornamental grasses were provided at 3 grasses for 1 shrub plant						
* 1 of the 21 required front yard trees have been relocated to and provided for on Jewell Ave.						

25' Special Landscape Buffer (East edge)					
Area	Length L.F.	Requirement	Required	Provided	Type
East Edge	300	(1 Tree per 30 LF)	10	10	Trees
		(10 Shrubs per 30 LF)	100	100	Shrubs

Private Open Common Space/ Tract Landscaping					
Area	Square Footage	Requirement	Required	Provided	Type
Southwest	22,285	(1 tree per 4,000 SF)	6	19	Trees
		(10 Shrubs per 4,000 SF)	56	56	Shrubs
Note: *19 of the 21 required front yard trees have been relocated to and provided for in this area.					
* Private open space required by section 146-4.7.5.i.					

Detention, Retention, Water Quality Ponds Landscaping					
Area	Square Footage	Requirement	Required	Provided	Type
Detention Pond	7,582	(1 tree per 4,000 SF)	2	3	Trees
		(10 Shrubs per 4,000 SF)	19	21	Shrubs
Note: *Area is calculated from 100-Year floodplain to top of detention basin per the city of Aurora UDO					
*1 of the 21 required front yard trees have been relocated to and provided for in this area.					

DATE	DESCRIPTION	REV. NO.
08/02/22	2ND SUBMITTAL	
06/12/24	3RD SUBMITTAL	

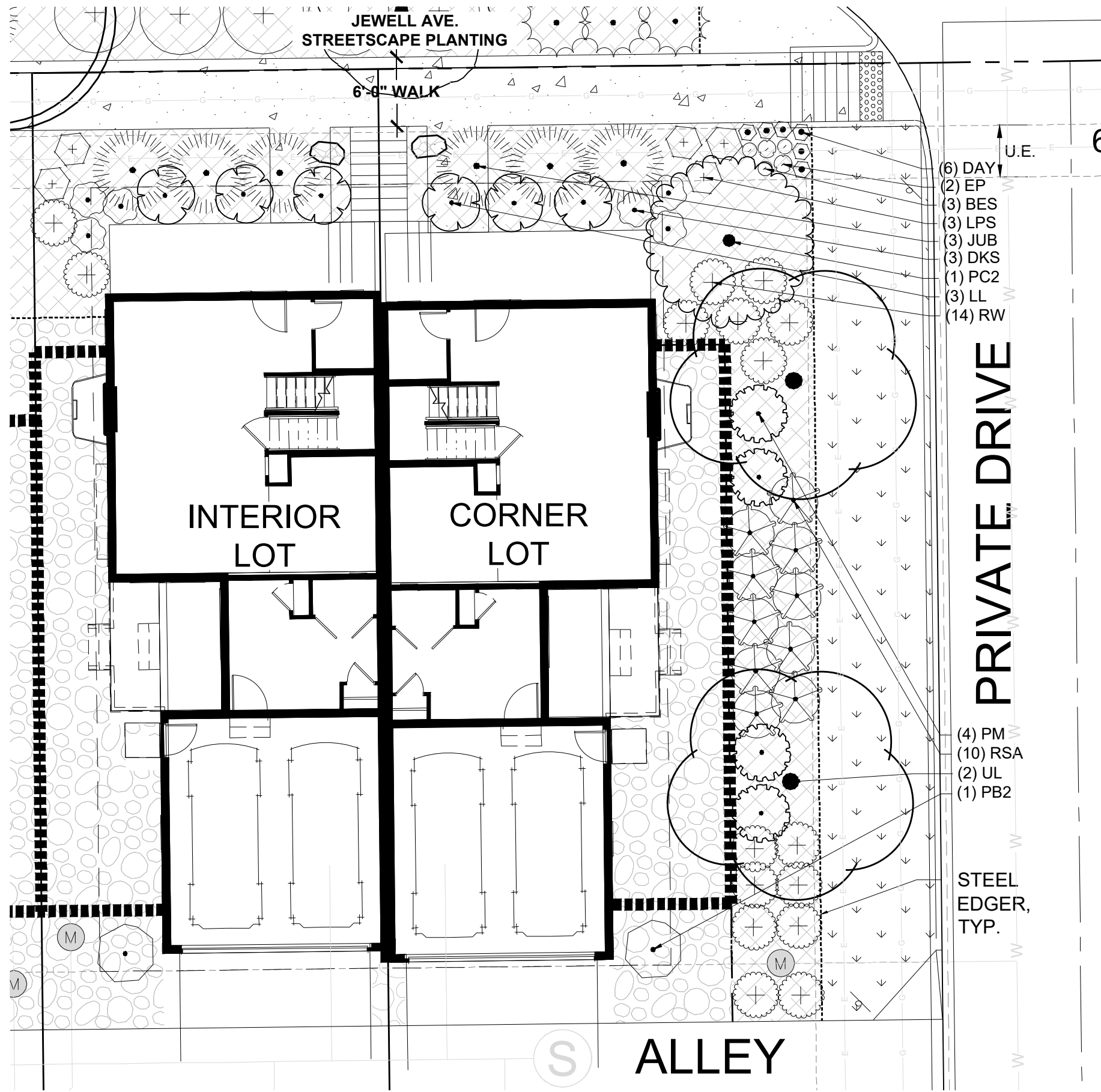
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ENG : AG, MLH
DATE : 06-13-2024

SHEET NUMBER
LP1.1

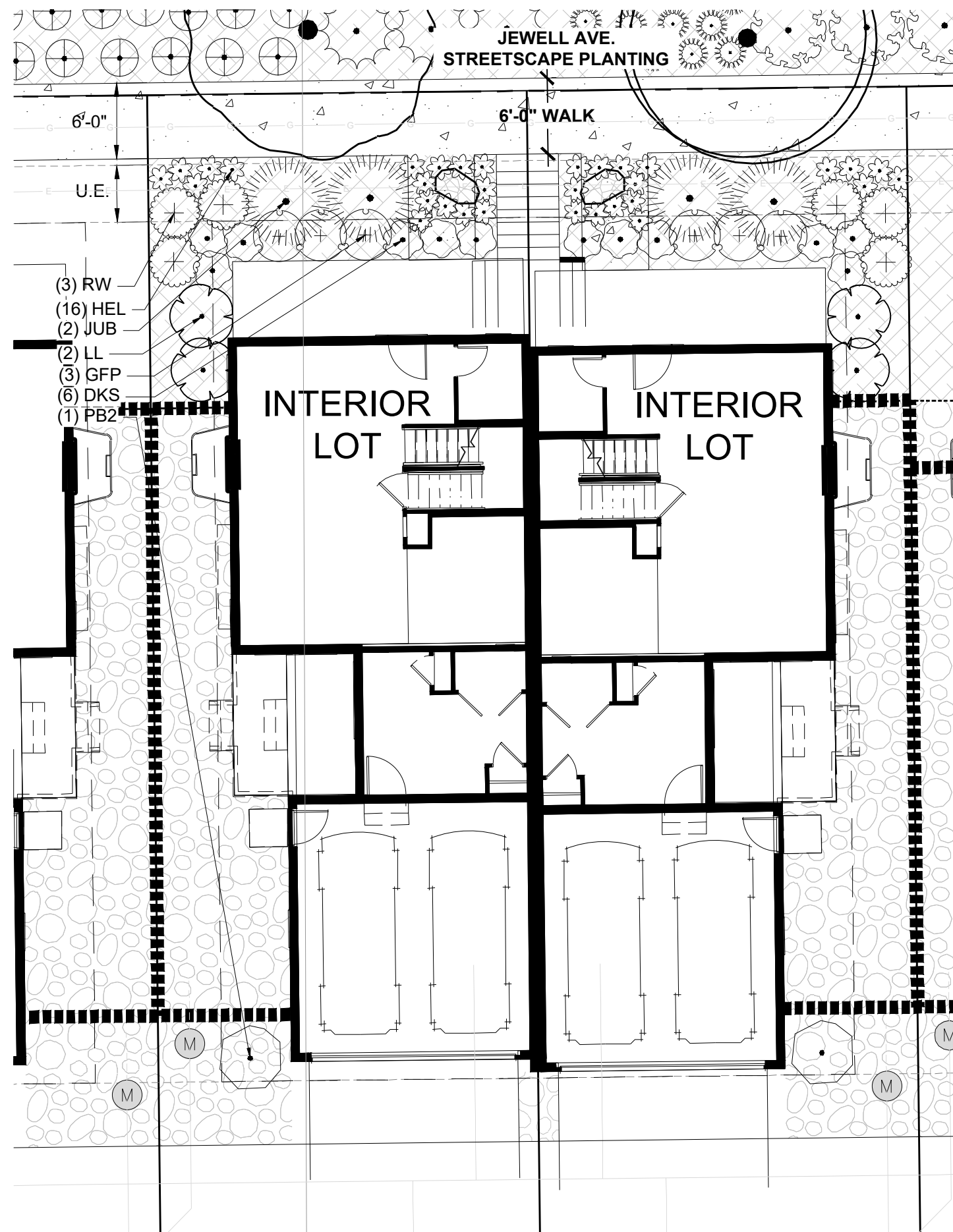
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SITE PLAN

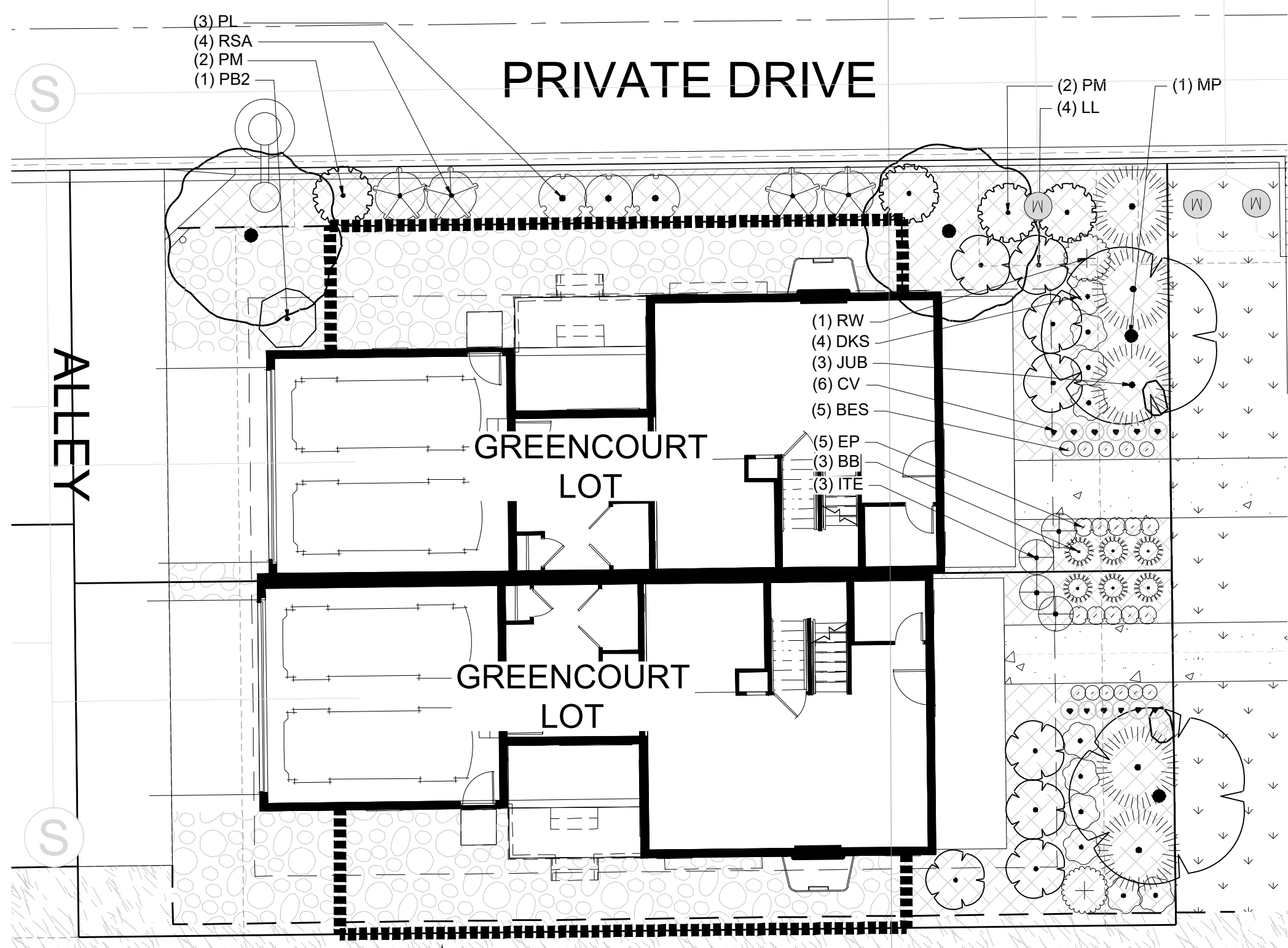
PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



1 TYP. RESIDENTIAL LOT LANDSCAPE PLAN: 1466-CORNER
Scale: 1"= 10'-0"



2 TYP. RESIDENTIAL LOT LANDSCAPE PLAN: 1466-INTERIOR
Scale: 1"= 10'-0"



3 TYP. RESIDENTIAL LOT LANDSCAPE PLAN: 1466-GREENCOURT
Scale: 1"= 10'-0"

Model 2421 Landscape- Corner Lot (Typ.)					
Area	Square Footage	Proposed Requirement	Required	Provided	Type
Front Yard	562	(1 tree) (5F x 0.025)	1 14	1 14	Trees Shrubs
Side Yard	1,115	(1 tree) (5F x 0.025)	1 28	2 28	Trees Shrubs
Rear Yard	N/A	1 Shrub	1	1	Shrub

Note:
* The calculations for the residential yard landscape were calculated on a proportional percentage of the 4,500 s.f. lot requirement in the UDO per section 4.7.5.P(6).
* Calculations are for public facing areas only.
* Ornamental grasses were provided at 3 grasses for 1 shrub plant
* Contractor to meet or exceed the required residential yard landscape provided above.

Model 2421 Landscape- Interior Lot (Typ.)					
Area	Square Footage	Proposed Requirement	Required	Provided	Type
Front Yard	301	(1 tree) (5F x 0.025)	1 8	1 21	Trees Shrubs
Rear Yard	N/A	1 Shrub	1	1	Shrub

Note:
* The calculations for the residential yard landscape were calculated on a proportional percentage of the 4,500 s.f. lot requirement in the UDO per section 4.7.5.P(6).
* Calculations are for public facing areas only.
* Ornamental grasses were provided at 3 grasses for 1 shrub plant
* Contractor to meet or exceed the required residential yard landscape provided above.
* The required front yard trees were relocated within the project boundary per adjustment request #3.

Model 2421 Landscape- Greencourt Lot (Typ.)					
Area	Square Footage	Proposed Requirement	Required	Provided	Type
Front Yard	609	(1 tree) (5F x 0.025)	1 15	1 18	Trees Shrubs
Side Yard	301	(1 tree) (5F x 0.025)	1 8	2 9	Trees Shrubs
Rear Yard	N/A	1 Shrub	1	1	Shrub

Note:
* The calculations for the residential yard landscape were calculated on a proportional percentage of the 4,500 s.f. lot requirement in the UDO per section 4.7.5.P(6).
* Calculations are for public facing areas only.
* Ornamental grasses were provided at 3 grasses for 1 shrub plant
* Contractor to meet or exceed the required residential yard landscape provided above.

LEGEND

■■■■■■■■	FENCE
●●●●●●	ROCK MULCH
■ ■ ■ ■ ■ ■	SHREDDED BROWN MULCH
▽▽▽▽	DROUGHT TOLERANT FESCUE

NOTE:

- LOT TYPICALS WERE SHOWN FOR CONCEPTUAL LAYOUT PURPOSES ONLY FOR OTHER LOTS. CONTRACTOR TO PROVIDE DESIGNS OF LOTS AT TIME OF INSTALLATION.
- ALL TREE COUNTS ARE INCLUDED IN THE OVERALL PLANT SCHEDULE, NO DECIDUOUS TREES OR ORNAMENTAL TREES WERE COUNTED IN THE LOT TYPICAL PLANT SCHEDULES.
- THE PLANT SCHEDULES FOR THE CORNER LOT, MIDDLE LOTS, AND GREEN COURT LOTS ARE A TYPICAL PLANT COUNT FOR ONLY (1) SINGLE LOT.
- CONTRACTOR TO USE THE TYPICAL PLAN DRAWINGS TYPICAL PLANT SCHEDULES TO DETERMINE QUANTITIES FOR THE REST OF THE LOTS ON-SITE.
- CONTRACTOR TO MEET ALL LANDSCAPE REQUIREMENTS PER CITY OF AURORA UDO.
- 21 OF THE TOTAL 32 REQUIRED FRONT YARD TREES HAVE BEEN RELOCATED FROM THE FRONT YARDS TO OTHER AREAS ON SITE.

TYP. PLANT SCHEDULE: 1466 CORNER LOT

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES				
●	UL	2	ACCOLADE ELM	ULMUS JAPONICA X WILSONIANA 'MORTON' TM
ORNAMENTAL TREE				
●	PC2	1	CLEVELAND SELECT GALLERY PEAR	PYRUS GALLERYANA 'CLEVELAND SELECT'
DECIDUOUS SHRUBS				
●	DKS	6	DARK KNIGHT BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'
●	LPS	4	LITTLE PRINCESS JAPANESE SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'
●	LL	6	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'
●	RSA	10	RUSSIAN SAGE	PEROVSKIA ATRIPICIFOLIA
●	RW	16	WHITE MEIDLAND ROSE	ROSA MEIDLAND SERIES 'WHITE'
EVERGREEN SHRUBS				
●	PB2	1	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'
●	JUB	6	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'
●	PM	4	MOPS MUGO PINE	PINUS MUGO 'MOPS'
PERENNIALS				
●	BES	3	BLACK-EYED SUSAN	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'
●	EP	2	PURPLE CONEFLOWER	ECHINACEA PURPUREA
●	DAY	6	STELLA DE ORO DAYLILY	HEMEROCALLIS X 'STELLA DE ORO'

TYP. PLANT SCHEDULE: 1466 INTERIOR LOT

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
ORNAMENTAL GRASSES				
●	HEL	16	BLUE OAT GRASS	HELIOTRICHON SEMPERVIRENS
DECIDUOUS SHRUBS				
●	DKS	6	DARK KNIGHT BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'
●	GFP	3	GOLDFINGER POTENTILLA	POTENTILLA FRUTICOSA 'GOLDFINGER'
●	LL	2	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'
●	RW	3	WHITE MEIDLAND ROSE	ROSA MEIDLAND SERIES 'WHITE'
EVERGREEN SHRUBS				
●	PB2	1	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'
●	JUB	2	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'

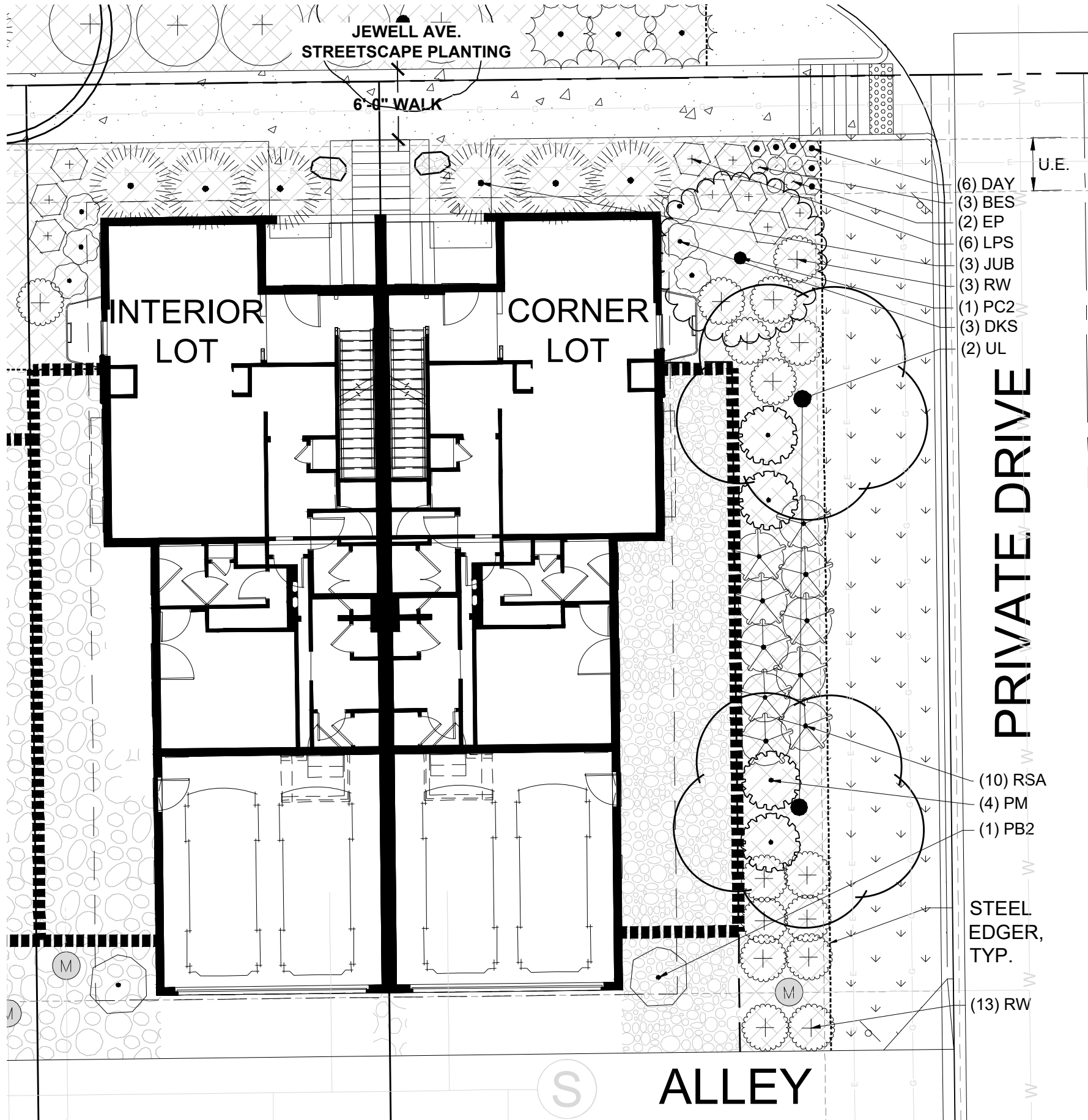
TYP. PLANT SCHEDULE: 1466 GREENCOURT LOT

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES				
●	QE	5	CRIMSON SPIRE OAK	QUERCUS X 'CRIMSCHMIDT' TM
ORNAMENTAL TREE				
●	MP	1	PRAIRIFIRE CRABAPPLE	MALUS X 'PRAIRIFIRE'
ORNAMENTAL GRASSES				
●	BB	3	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
DECIDUOUS SHRUBS				
●	DKS	4	DARK KNIGHT BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'
●	PL	3	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM
●	LL	4	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'
●	RSA	4	RUSSIAN SAGE	PEROVSKIA ATRIPICIFOLIA
●	ITE	2	VIRGINIA SWEETSPIRE	ITEA VIRGINICA 'LITTLE HENRY' TM
●	RW	1	WHITE MEIDLAND ROSE	ROSA MEIDLAND SERIES 'WHITE'
EVERGREEN SHRUBS				
●	PB2	1	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'
●	JUB	3	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'
●	PM	4	MOPS MUGO PINE	PINUS MUGO 'MOPS'
PERENNIALS				
●	BES	5	BLACK-EYED SUSAN	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'
●	EP	5	PURPLE CONEFLOWER	ECHINACEA PURPUREA
●	CV	6	THREADLEAF COREOPSIS	COREOPSIS VERTICILLATA 'MOONBEAM'

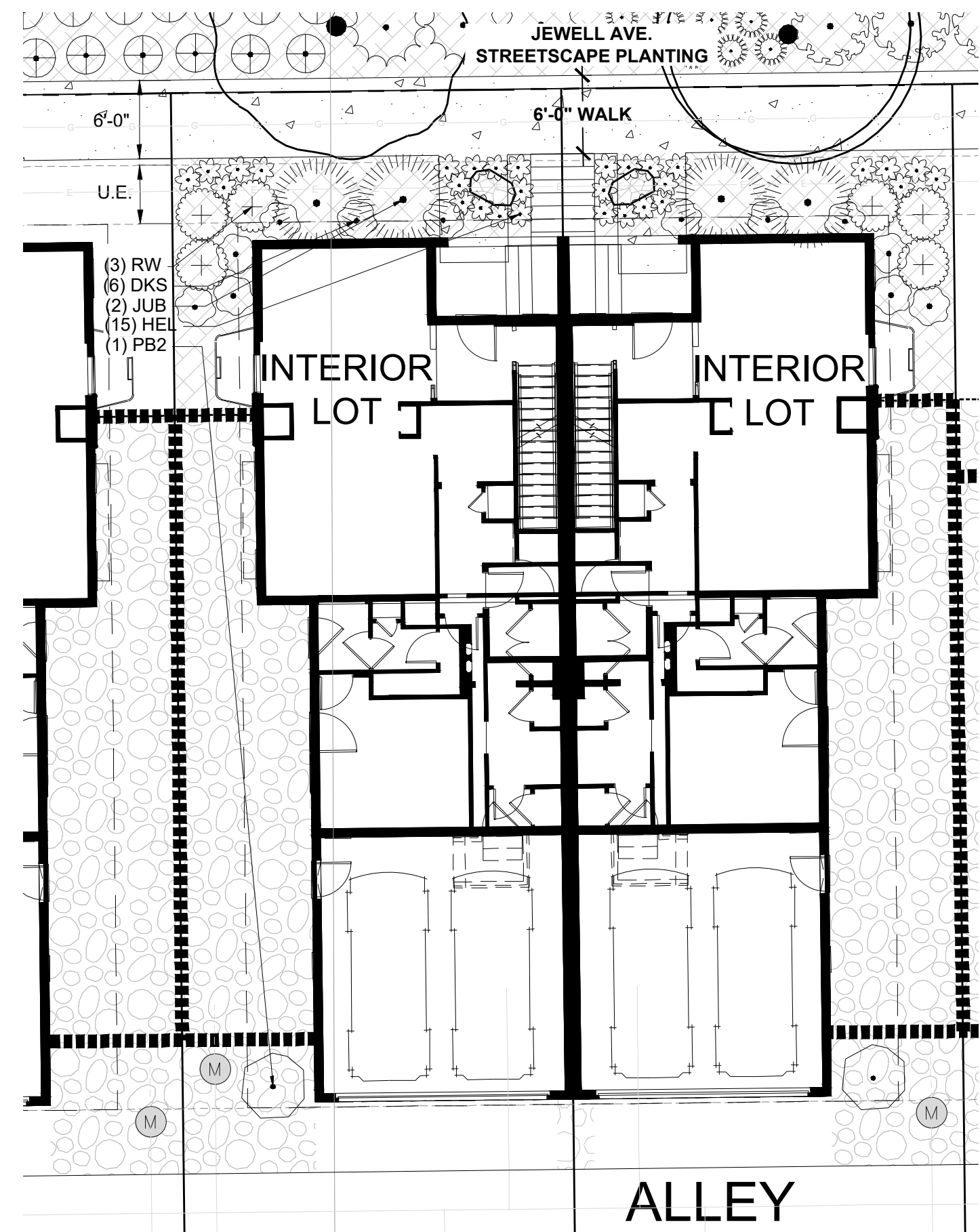
URBAN COTTAGES JEWELL

SITE PLAN

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



1 TYP. RESIDENTIAL LOT LANDSCAPE PLAN: 1806-CORNER
Scale: 1"= 10'-0"



2 TYP. RESIDENTIAL LOT LANDSCAPE PLAN: 1806-INTERIOR
Scale: 1"= 10'-0"

Model 2422 Landscape- Corner Lot (Typ.)					
Area	Square Footage	Proposed Requirement	Required	Provided	Type
Front Yard	494	(1 tree)	1	1	Trees
		(SFx0.025)	12	15	Shrubs
Side Yard	1,104	(1 tree)	1	2	Trees
		(SFx0.025)	28	28	Shrubs
Rear Yard	N/A	1 Shrub	1	1	Shrub

Note:
* The calculations for the residential yard landscape were calculated on a proportional percentage of the 4,500 s.f. lot requirement in the UDO per section 4.7.5.P(6).
* Calculations are for public facing areas only.
* Ornamental grasses were provided at 3 grasses for 1 shrub plant
* Contractor to meet or exceed the required residential yard landscape provided above.

Model 2422 Landscape- Interior Lot (Typ.)					
Area	Square Footage	Proposed Requirement	Required	Provided	Type
Front Yard	242	(1 tree)	1	1	Trees
		(SFx0.025)	6	21	Shrubs
Rear Yard	N/A	1 Shrub	1	1	Shrub

Note:
* The calculations for the residential yard landscape were calculated on a proportional percentage of the 4,500 s.f. lot requirement in the UDO per section 4.7.5.P(6).
* Calculations are for public facing areas only.
* Ornamental grasses were provided at 3 grasses for 1 shrub plant
* Contractor to meet or exceed the required residential yard landscape provided above.
* The required front yard trees were relocated within the project boundary per adjustment request #3.

Model 2422 Landscape- Greencourt Lot (Typ.)					
Area	Square Footage	Proposed Requirement	Required	Provided	Type
Front Yard	535	(1 tree)	1	1	Trees
		(SFx0.025)	13	24	Shrubs
Side Yard	301	(1 tree)	1	2	Trees
		(SFx0.025)	8	9	Shrubs
Rear Yard	N/A	1 Shrub	1	1	Shrub

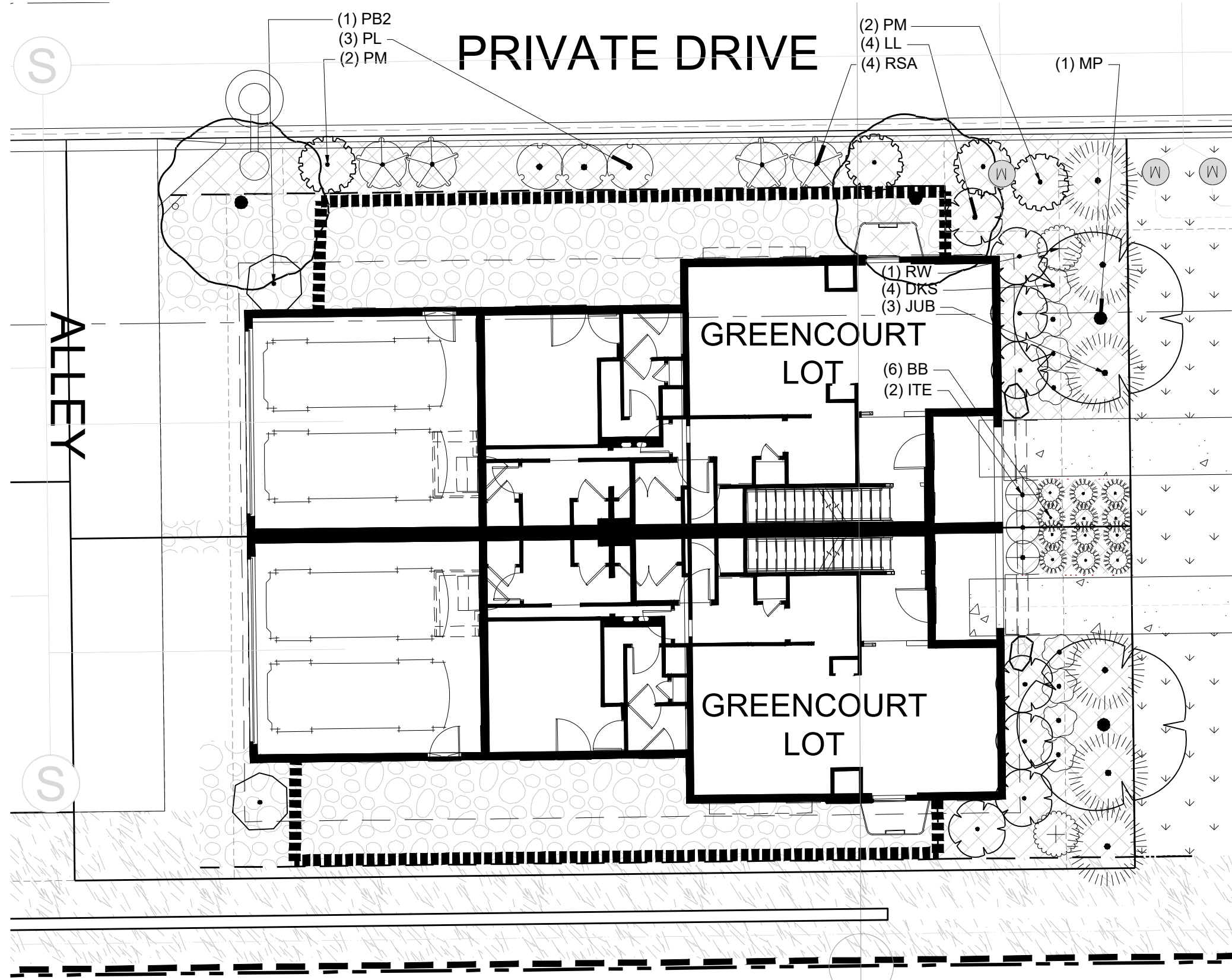
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LEGEND

■■■■■■■■	FENCE
●●●●●●	ROCK MULCH
■ ■ ■ ■ ■ ■	SHREDDED BROWN MULCH
~ ~ ~ ~ ~	DROUGHT TOLERANT FESCUE

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- ALL TREE COUNTS ARE INCLUDED IN THE OVERALL PLANT SCHEDULE. NO DECIDUOUS TREES OR ORNAMENTAL TREES WERE COUNTED IN THE LOT TYPICAL PLANT SCHEDULES.
- THE PLANT SCHEDULES FOR THE CORNER LOT, MIDDLE LOTS, AND GREEN COURT LOTS ARE A TYPICAL PLANT COUNT FOR ONLY (1) SINGLE LOT.
- CONTRACTOR TO USE THE TYPICAL PLAN DRAWINGS TYPICAL PLANT SCHEDULES TO DETERMINE QUANTITIES FOR THE REST OF THE LOTS ON-SITE.
- CONTRACTOR TO MEET ALL LANDSCAPE REQUIREMENTS PER CITY OF AURORA UDO.
- 21 OF THE TOTAL 32 REQUIRED FRONT YARD TREES HAVE BEEN RELOCATED FROM THE FRONT YARDS TO OTHER AREAS ON SITE.



3 TYP. RESIDENTIAL LOT LANDSCAPE PLAN: 1806-GREENCOURT
Scale: 1"= 10'-0"

TYP. PLANT SCHEDULE: 1806 CORNER LOT

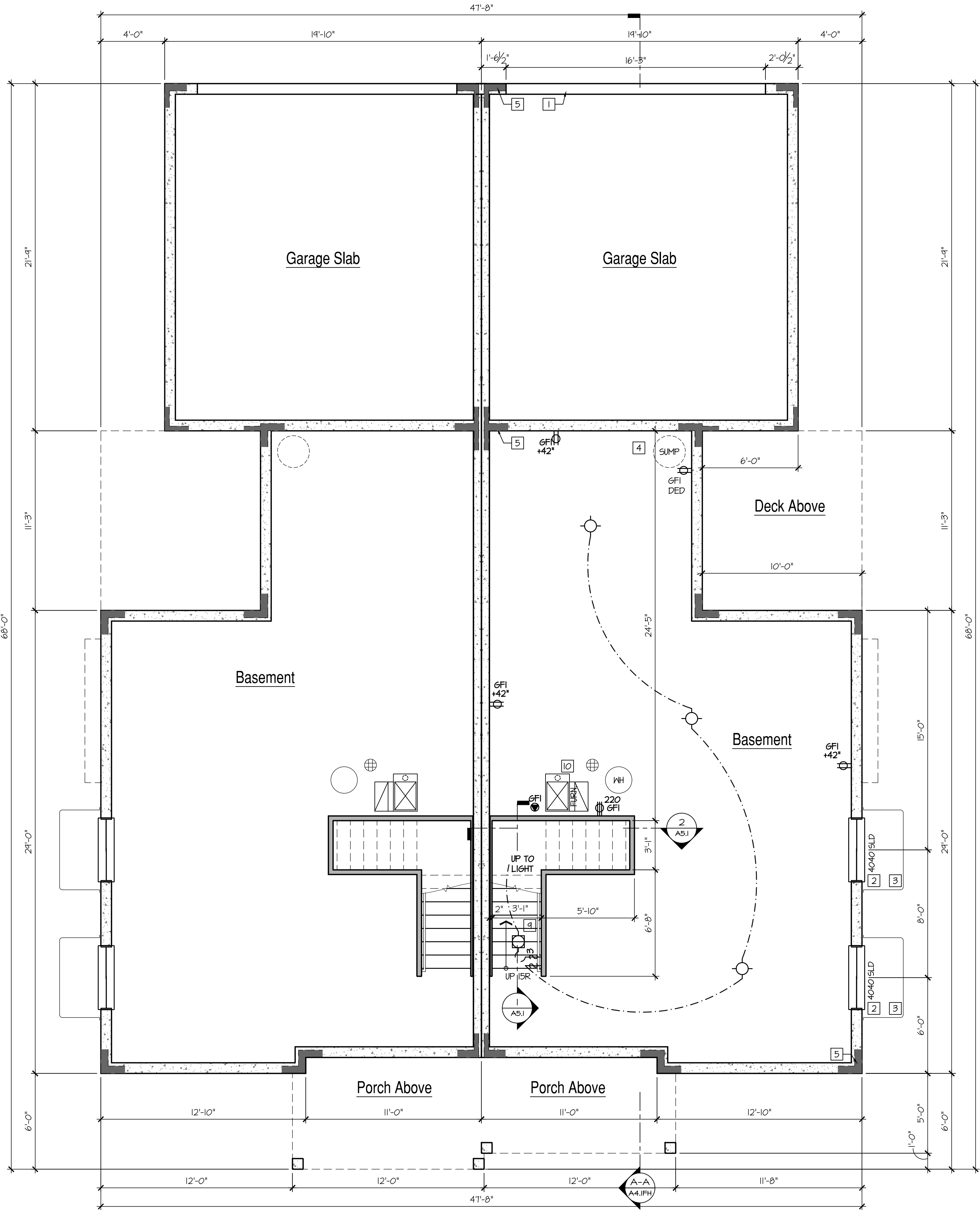
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES				
●	UL	2	ACCOLADE ELM	ULMUS JAPONICA X WILSONIANA 'MORTON' TM
ORNAMENTAL TREE				
●	PC2	1	CLEVELAND SELECT GALLERY PEAR	PYRUS CALLERYANA 'CLEVELAND SELECT'
DECIDUOUS SHRUBS				
●	DKS	6	DARK KNIGHT BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'
●	LPS	8	LITTLE PRINCESS JAPANESE SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'
●	RSA	10	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
●	RW	15	WHITE MEIDLAND ROSE	ROSA MEIDLAND SERIES 'WHITE'
EVERGREEN SHRUBS				
●	PB2	1	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'
●	JUB	6	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'
●	PM	4	MOPS MUGO PINE	PINUS MUGO 'MOPS'
PERENNIALS				
●	BES	3	BLACK-EYED SUSAN	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'
●	EP	2	PURPLE CONEFLOWER	ECHINACEA PURPUREA
●	DAY	6	STELLA DE ORO DAYLILY	HEMEROCALLIS X 'STELLA DE ORO'

TYP. PLANT SCHEDULE: 1806 INTERIOR LOT

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
ORNAMENTAL GRASSES				
●	HEL	15	BLUE OAT GRASS	HELIOTRICHON SEMPERVIRENS
DECIDUOUS SHRUBS				
●	DKS	6	DARK KNIGHT BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'
●	RW	3	WHITE MEIDLAND ROSE	ROSA MEIDLAND SERIES 'WHITE'
EVERGREEN SHRUBS				
●	PB2	1	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'
●	JUB	2	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'

TYP. PLANT SCHEDULE: 1806 GREENCOURT LOT

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES				
●	QE	5	CRIMSON SPIRE OAK	QUERCUS X 'CRIMSCHMIDT' TM
ORNAMENTAL TREE				
●	MP	1	PRAIRIFIRE CRABAPPLE	MALUS X 'PRAIRIFIRE'
ORNAMENTAL GRASSES				
●	BB	6	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
DECIDUOUS SHRUBS				
●	DKS	4	DARK KNIGHT BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'
●	PL	3	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM
●	LL	4	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'
●	RSA	4	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
●	ITE	1	VIRGINIA SWEETSPIRE	ITEA VIRGINICA 'LITTLE HENRY' TM
●	RW	1	WHITE MEIDLAND ROSE	ROSA MEIDLAND SERIES 'WHITE'
EVERGREEN SHRUBS				
●	PB2	1	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'
●	JUB	3	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'
●	PM	4	MOPS MUGO PINE	PINUS MUGO 'MOPS'



Plan 02 - 1467 Foundation Plan

SCALE: 1/4"=1'-0"

Plan 01 - 1466

Craftsman Plan Similar Farmhouse

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

SCALE: 1/4" = 1'-0"

CONSTRUCTION

ASSEMBLIES:

- T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS
A. ROOF CONSTRUCTION: COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS). CEILING: 5/8" GYPSUM BOARD WITH INSULATION ABOVE.
B1. TYPICAL SIDING WALL CONSTRUCTION: SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, W/ INSULATION IN CAVITIES. INTERIOR: 1/2" GYPSUM BOARD.
B2. TYPICAL STONE VENEER WALL CONSTR: ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, W/ INSULATION IN CAVITIES. INTERIOR: 1/2" GYPSUM BOARD.
C. TYPICAL FLOOR CONSTRUCTION: FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
D. CONCRETE SLAB CONSTRUCTION: CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

GENERAL FOUNDATION

PLAN NOTES:

- ALL UNDIMENSIONED PARTITIONS (P-F) ARE 3 1/2" ROUGH UNLESS NOTED OTHERWISE.
STRUCTURAL FOUNDATION PLANS SHALL BE BY OTHERS. SEE STRUCTURAL FOUNDATION AND FRAMING PLANS FOR STEEL COLUMN, STEEL BEAM, WOOD POST SIZES, AND DIMENSIONS.
IF MAIN FLOOR FRAMING IS TO BE INSTALLED BEFORE CONCRETE FLOOR, VERIFY PAD FOOTING AND CONTINUOUS FOOTING REQUIREMENTS W/ STRUCTURAL FOUNDATION PLANS.
ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
FOR ADDITIONAL INFORMATION SEE GENERAL NOTES AND DETAILS.

FOUNDATION PLAN

KEYNOTES:

- # THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:
1. DROP TOP OF FOUNDATION AT OVERHEAD GARAGE DOOR.
2. EMERGENCY EGRESS: WINDOW SHALL COMPLY WITH GOVERNING FIRE & BUILDING CODES. MAXIMUM HEIGHT OF EGRESS WINDOWS SHALL NOT BE MORE THAN 44" A.F.F. AT THE BOTTOM OF CLEAR OPENING.
3. PROVIDE WINDOW WELL AS SPECIFIED BY BUILDER. CLEAR DIMENSIONS OF WELL SHALL BE 36"x36" MINIMUM W/ LADDER AT EGRESS WINDOWS. (SEE STRUCTURAL DRAWINGS)
4. SUMP PUMP: FINAL LOCATION TO BE DETERMINED AS REQUIRED BY BUILDER.
5. SILL PLATE LOCATIONS.
6. LINE OF FRAMING ABOVE.
7. BEAM POCKET.
8. PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILINGS UNDER ACCESSIBLE ENCLOSED STAIRS.
9. HANDRAIL.
10. FLOOR DRAIN.

ISSUE DATE: 06.04.2024

Table with 2 columns: REVISIONS, and a series of empty rows for revision tracking.

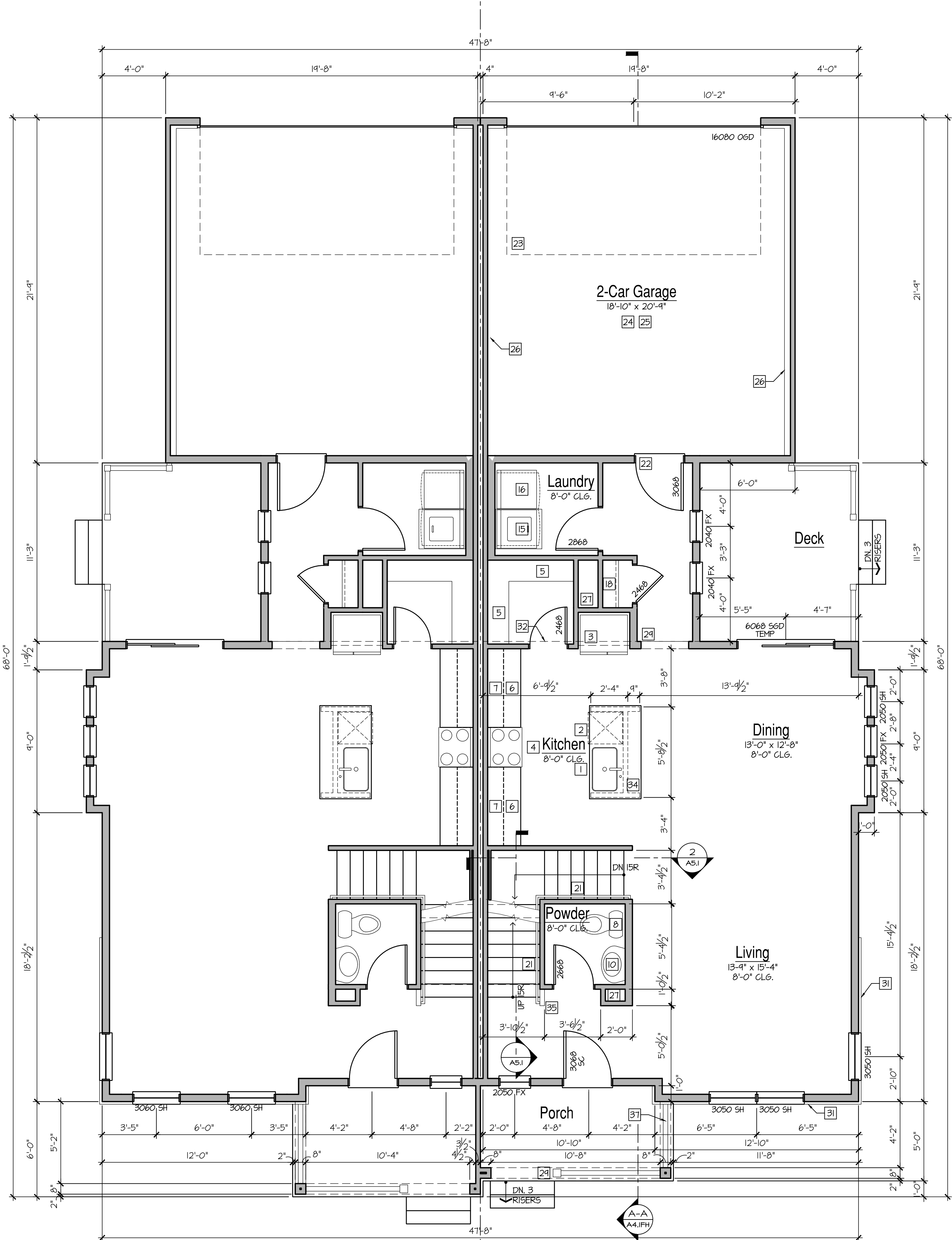
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JOB NO: PROJ MGR: PB
DRAWN: JM CHECKED:
FOUNDATION PLAN



Plan 02 - 1467

Main Floor Plan

SCALE: 1/4"=1'-0"

Plan 01 - 1466

Craftsman Plan Similar

Farmhouse

CONSTRUCTION

ASSEMBLIES:

- T** THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS
- A. **ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).
CEILING: 5/8" GYPSUM BOARD WITH INSULATION ABOVE.
- B1. **TYPICAL SIDING WALL CONSTRUCTION:**
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD.
- B2. **TYPICAL STONE VENEER WALL CONSTR:**
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD.
- C. **TYPICAL FLOOR CONSTRUCTION:**
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
- D. **CONCRETE SLAB CONSTRUCTION:**
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

GENERAL FLOOR

PLAN NOTES:

- ALL UNDIMENSIONED PARTITIONS (P-F) ARE 3 1/2" ROUGH UNLESS NOTED OTHERWISE.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS ALL EMERGENCY EGRESS REQUIREMENTS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT, METER LOCATIONS, ETC. SHALL BE CONFIRMED BY MECHANICAL AND ELECTRICAL CONTRACTORS. CONTRACTORS SHALL COORDINATE WITH BUILDER PRIOR TO RELOCATION OF EQUIPMENT AND METERS.
- ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSS UNLESS NOTED OTHERWISE.
- TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES.
- TYPICAL WINDOW HEAD HEIGHTS SHALL BE 8'-0" 7/8" A.F.F. (UNO.) W/ 9'-1 1/8" CLG. AND 7'-0" 7/8" A.F.F. (UNO.) W/ 8'-1 1/8" CLG.
- TYPICAL WINDOW SILLS SHALL BE WOOD SILLS (UNO.) (SS = STP. SILL)
- FOR ADDITIONAL INFORMATION SEE GENERAL NOTES AND DETAILS.

FLOOR PLAN

KEYNOTES:

- #** THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS:
- SINK W/ GARBAGE DISPOSAL.
 - DISHWASHER.
 - REFRIGERATOR.
 - RANGE W/ HOOD.
 - PANTRY SHELVES PER BUILDER SPEC.
 - BASE CABINETS.
 - UPPER CABINETS.
 - WATER CLOSET.
 - LAV. SINK.
 - PED. SINK.
 - SHOWER (SIZE PER PLAN).
 - SHOWER SEAT (SEE DETAIL 1/AD.4).
 - TUB/SHOWER (SIZE PER PLAN).
 - LINEN SHELVES PER BUILDER SPEC.
 - WASHER.
 - DRYER.
 - 18" H. BENCH/ CUBBIES.
 - ROD & SHELF.
 - ATTIC ACCESS (22"x30" UNO.).
 - NOT USED.
 - HANDRAIL.
 - SOLID CORE DOOR W/ SELF CLOSER.
 - LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
 - PROVIDE 5/8" TYPE 'X' GYPSUM BOARD IN GARAGE AS REQUIRED BY CODE.
 - SLOPE GARAGE FLOOR 2" TOWARD GARAGE DOOR OPENING.
 - LINE OF FOUNDATION BELOW.
 - MECHANICAL CHASE. (SEE MECH. DWGS.).
 - PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON WALLS AND CEILING UNDER ACCESSIBLE ENCLOSED STAIRS.
 - GYPSUM BOARD SOFFIT @ 8'-0" A.F.F.
 - GYPSUM BOARD SOFFIT - HEIGHT PER PLAN A.F.F.
 - STONE WAINSCOT.
 - LINE OF FRAMING ABOVE.
 - LINE OF FRAMING BELOW.
 - HALF WALL +34 1/2" A.F.F. W/ COUNTERTOP PER PLAN (SEE DETAIL 3/AD.4).
 - HALF WALL +42" A.F.F. W/ WOOD TOP PER PLAN (SEE DETAIL 2/AD.4).
 - WOOD CAP ON LOW KNEE WALL (SEE DETAIL 5/ AD.4).
 - GUARDRAIL W/ BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. SEE DETAIL 10/AD.3.
 - LINE OF TRAY CEILING.

ISSUE DATE: 06.04.2024

REVISIONS

SCALE: 1/4" = 1'-0" is 1/8" = 1'-0" is 3/16" = 1'-0" is 3/32" = 1'-0" @ 11x17 Sheet, 3/16" = 1'-0" is 1/16" = 1'-0" @ 11x17 Sheet

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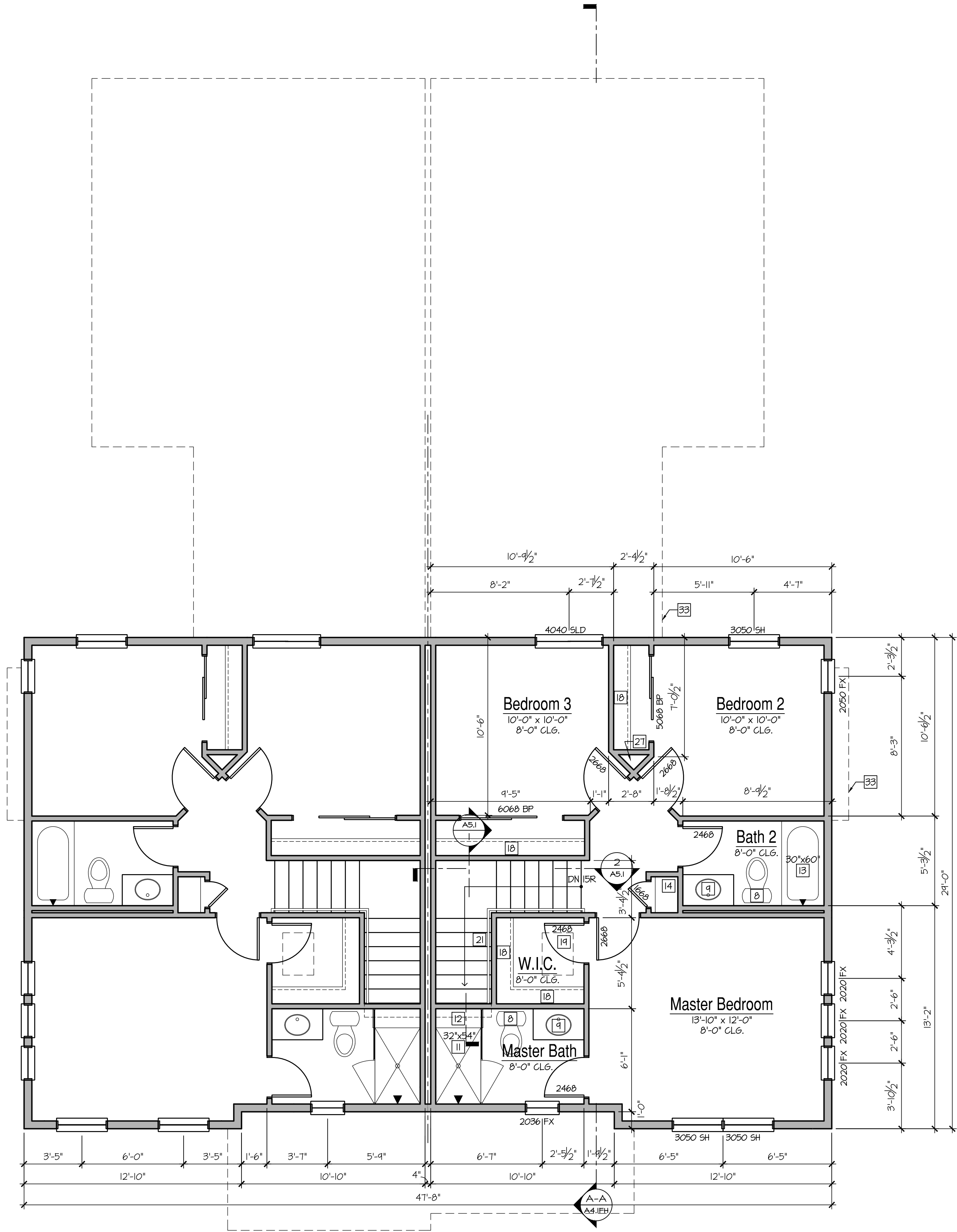
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DRAWN: JM CHECKED:

MAIN FLOOR PLAN

16 of 38

ASSEMBLY I

A1.1FH



Plan 02 - 1467

Upper Floor Plan

Plan 01 - 1466

Craftsman Plan Similar
Farmhouse

CONSTRUCTION

ASSEMBLIES:

- T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.
- A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).
CEILING: 5/8" GYPSUM BOARD WITH INSULATION ABOVE.
- B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD.
- B2. TYPICAL STONE VENEER WALL CONSTR:
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, W/ INSULATION IN CAVITIES.
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- C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
- D. CONCRETE SLAB CONSTRUCTION:
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

GENERAL FLOOR

PLAN NOTES:

- ALL UNDIMENSIONED PARTITIONS (P-F) ARE 3 1/2" ROUGH UNLESS NOTED OTHERWISE.
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FLOOR PLAN

KEYNOTES:

- # THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:
- 1. SINK W/ GARBAGE DISPOSAL.
- 2. DISHWASHER.
- 3. REFRIGERATOR.
- 4. RANGE W/ HOOD.
- 5. PANTRY SHELVES PER BUILDER SPEC.
- 6. BASE CABINETS.
- 7. UPPER CABINETS.
- 8. WATER CLOSET.
- 9. LAV. SINK.
- 10. PED. SINK.
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- 14. LINEN SHELVES PER BUILDER SPEC.
- 15. WASHER.
- 16. DRYER.
- 17. 18" H. BENCH/ CUBBIES.
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- 19. ATTIC ACCESS (22"x30" UNO.).
- 20. NOT USED.
- 21. HANDRAIL.
- 22. SOLID CORE DOOR W/ SELF CLOSER.
- 23. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
- 24. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD IN GARAGE AS REQUIRED BY CODE.
- 25. SLOPE GARAGE FLOOR 2" TOWARD GARAGE DOOR OPENING.
- 26. LINE OF FOUNDATION BELOW.
- 27. MECHANICAL CHASE. (SEE MECH. DWGS.).
- 28. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON WALLS AND CEILING UNDER ACCESSIBLE ENCLOSED STAIRS.
- 29. GYPSUM BOARD SOFFIT @ 8'-0" A.F.F.
- 30. GYPSUM BOARD SOFFIT - HEIGHT PER PLAN A.F.F.
- 31. STONE VAINECOT.
- 32. LINE OF FRAMING ABOVE.
- 33. LINE OF FRAMING BELOW.
- 34. HALF WALL +34 1/2" A.F.F. W/ COUNTERTOP PER PLAN (SEE DETAIL 3/AD.4).
- 35. HALF WALL +42" A.F.F. W/ WOOD TOP PER PLAN (SEE DETAIL 2/AD.4).
- 36. WOOD CAP ON LOW KNEE WALL (SEE DETAIL 5/ AD.4).
- 37. GUARDRAIL W/ BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. SEE DETAIL 10/AD.3.
- 38. LINE OF TRAY CEILING.

ISSUE DATE: 06.04.2024

REVISIONS

SCALE: 1/4" = 1'-0" is 1/8" = 1'-0" is 3/16" = 1'-0" is 3/32" = 1'-0" @ 11x17 Sheet, 3/16" = 1'-0" is 3/32" = 1'-0" @ 11x17 Sheet, and 1/8" = 1'-0" is 1/16" = 1'-0" @ 11x17 Sheet

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JOB NO: PROJ MGR: PB
DRAWN: JM CHECKED:
UPPER FLOOR PLAN

- A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON
UNDERLAYMENT ON ROOF SHEATHING ON
ROOF FRAMING MEMBERS (AS NOTED ON
FRAMING PLANS).
CEILING: 5/8" GYPSUM BOARD WITH
INSULATION ABOVE.
- B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON
EXTERIOR WALL SHEATHING ON 2x4 OR 2x6
STUDS, IV INSULATION IN CAVITIES,
INTERIOR: 1/2" GYPSUM BOARD.
- B2. TYPICAL STONE VENEER WALL CONSTR:
ADHERED SYNTHETIC STONE VENEER
(INSTALLED PER MFR'S SPECS.) OVER
WATER RESISTANT BARRIER ON EXTERIOR
WALL SHEATHING ON 2x4 OR 2x6 STUDS,
IV INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD.
- C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON 3/4" FLOOR
SHEATHING ON FLOOR FRAMING AS NOTED
ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
- D. CONCRETE SLAB CONSTRUCTION:
CONCRETE SLAB OVER 6 MIL.
POLYETHYLENE VAPOR BARRIER OVER
4" MINIMUM GRANULAR FILL.

- ALL UNDIMENSIONED PARTITIONS (P-P) ARE 3 1/2" THICK UNLESS NOTED OTHERWISE.
- STRUCTURAL FOUNDATION PLANS SHALL BE BY OTHERS. SEE STRUCTURAL FOUNDATION AND FRAMING PLANS FOR STEEL COLUMN, STEEL BEAM, WOOD POST SIZES, AND DIMENSIONS.
- IF MAIN FLOOR FRAMING IS TO BE INSTALLED BEFORE CONCRETE FLOOR, VERIFY PAD FOOTING AND CONTINUOUS FOOTING REQUIREMENTS IN/ STRUCTURAL FOUNDATION PLANS.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- FOR ADDITIONAL INFORMATION SEE GENERAL NOTES AND DETAILS.

1. DROP TOP OF FOUNDATION AT OVERHEAD GARAGE DOOR.
2. EGRESS - EGRESS, WINDOW SHALL COMPLY WITH GOVERNING FIRE & BUILDING CODES, MAXIMUM HEIGHT OF EGRESS WINDOW SHALL NOT BE MORE THAN 44" A.F.F. AT THE BOTTOM OF CLEAR OPENING.
3. PROVIDE WINDOW WELL AS SPECIFIED BY BUILDER. CLEAR DIMENSIONS OF WELL SHALL BE 36"x36" MINIMUM W/ LADDER AT EGRESS WINDOW.
4. (SEE STRUCTURAL DRAWINGS)
5. SUMP PUMP. FINAL LOCATION TO BE DETERMINED AS REQUIRED BY BUILDER.
6. SILL PLATE LOCATIONS.
7. LINE OF FRAMING ABOVE.
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11. FLOOR DRAIN.



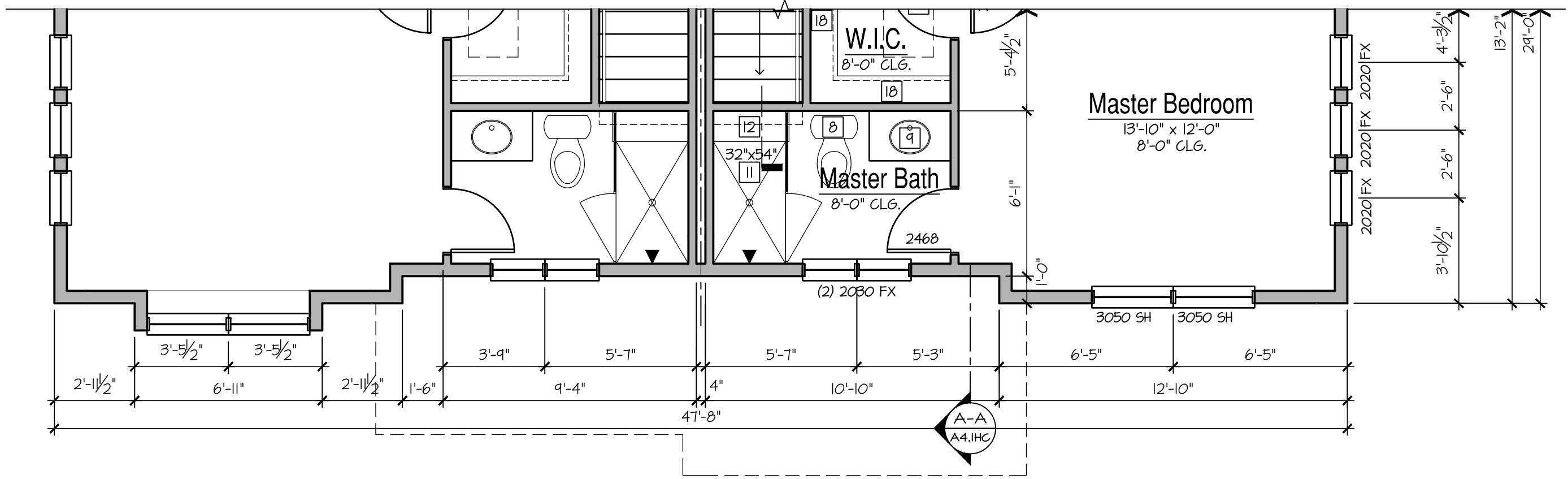
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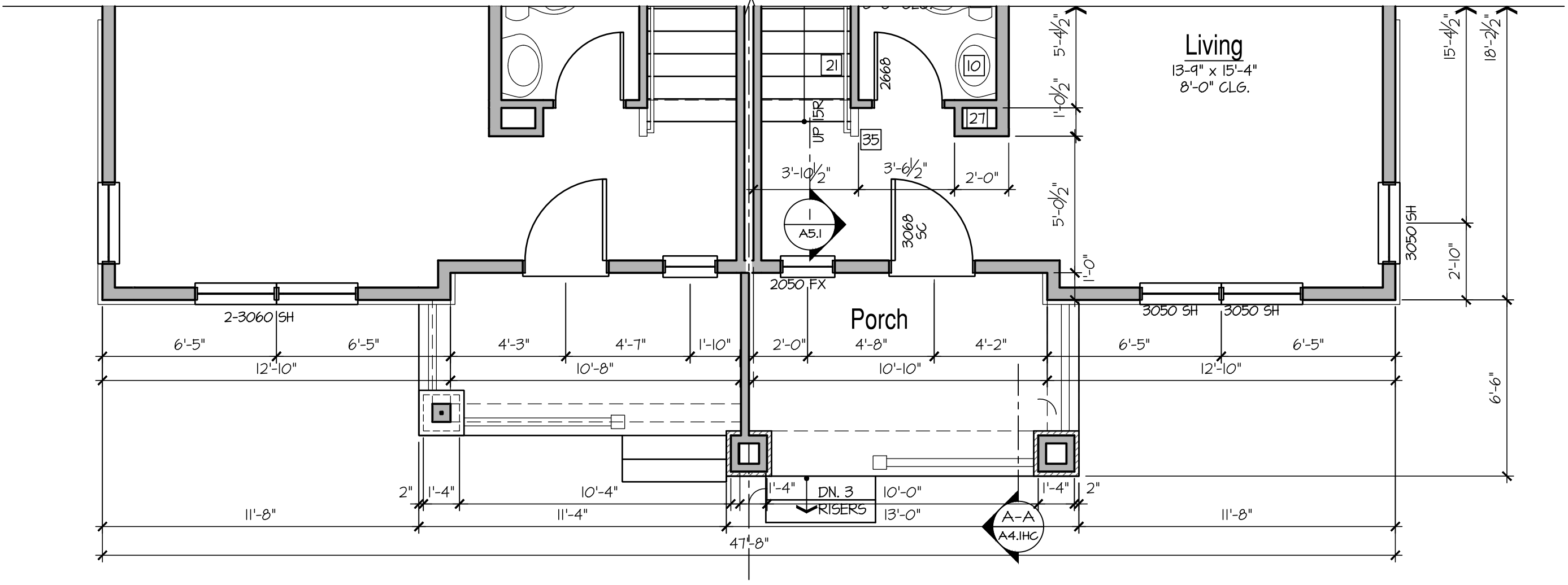
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720 548 1350

JOB NO: PROJ MGR: PB
DRAWN: JM CHECKED:
PARTIAL FOUNDATION PLAN



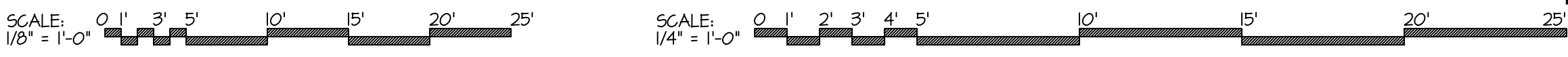
Plan 02 - 1467 **Upper Floor Plan** Plan 01 - 1466

SCALE: 1/4"=1'-0"



Plan 02 - 1467 **Main Floor Plan** Plan 01 - 1466

SCALE: 1/4"=1'-0"



CONSTRUCTION

ASSEMBLIES:

- THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS
- ROOF CONSTRUCTION: COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS). CEILING: 5/8" GYPSUM BOARD WITH INSULATION ABOVE.
- TYPICAL SIDING WALL CONSTRUCTION: SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, W/ INSULATION IN CAVITIES. INTERIOR: 1/2" GYPSUM BOARD.
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- CONCRETE SLAB CONSTRUCTION: CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

GENERAL FLOOR

PLAN NOTES:

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- ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSS UNLESS NOTED OTHERWISE.
- TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES.
- TYPICAL WINDOW HEAD HEIGHTS SHALL BE 8'-0" 7/8" A.F.F. (U.N.O.) W/ 9'-1 1/8" CLG. AND 7'-0" 7/8" A.F.F. (U.N.O.) W/ 8'-1 1/8" CLG.
- TYPICAL WINDOW SILLS SHALL BE WOOD SILLS (U.N.O.) (SS = STP. SILL)
- FOR ADDITIONAL INFORMATION SEE GENERAL NOTES AND DETAILS.

FLOOR PLAN

KEYNOTES:

- THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:
- SINK W/ GARBAGE DISPOSAL.
- DISHWASHER.
- REFRIGERATOR.
- RANGE W/ HOOD.
- PANTRY SHELVES PER BUILDER SPEC.
- BASE CABINETS.
- UPPER CABINETS.
- WATER CLOSET.
- LAV. SINK.
- PED. SINK.
- SHOWER (SIZE PER PLAN).
- SHOWER SEAT (SEE DETAIL 1/AD.4).
- TUB/SHOWER (SIZE PER PLAN).
- LINEN SHELVES PER BUILDER SPEC.
- WASHER.
- DRYER.
- 18" H. BENCH/ CUBBIES.
- ROD & SHELF.
- ATTIC ACCESS (22"x30" U.N.O.).
- NOT USED.
- HANDRAIL.
- SOLID CORE DOOR W/ SELF CLOSER.
- LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
- PROVIDE 5/8" TYPE 'X' GYPSUM BOARD IN GARAGE AS REQUIRED BY CODE.
- SLOPE GARAGE FLOOR 2" TOWARD GARAGE DOOR OPENING.
- LINE OF FOUNDATION BELOW.
- MECHANICAL CHASE. (SEE MECH. DWGS.).
- PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON WALLS AND CEILING UNDER ACCESSIBLE ENCLOSED STAIRS.
- GYPSUM BOARD SOFFIT @ 8'-0" A.F.F.
- GYPSUM BOARD SOFFIT - HEIGHT PER PLAN A.F.F.
- STONE WAINSCOT.
- LINE OF FRAMING ABOVE.
- LINE OF FRAMING BELOW.
- HALF WALL +34 1/2" A.F.F. W/ COUNTERTOP PER PLAN (SEE DETAIL 3/AD.4).
- HALF WALL +42" A.F.F. W/ WOOD TOP PER PLAN (SEE DETAIL 2/AD.4).
- WOOD CAP ON LOW KNEE WALL (SEE DETAIL 5/ AD.4).
- GUARDRAIL W/ BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. SEE DETAIL 10/AD.3.
- LINE OF TRAY CEILING.

SCALE: 1/4"=1'-0" is 1/8"=1'-0" @ 11x17 Sheet, 3/16"=1'-0" is 3/32"=1'-0" @ 11x17 Sheet, and 1/8"=1'-0" is 1/16"=1'-0" @ 11x17 Sheet

ISSUE DATE:	06.04.2024
REVISIONS	

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Left Elevation

Farmhouse

Front Elevation

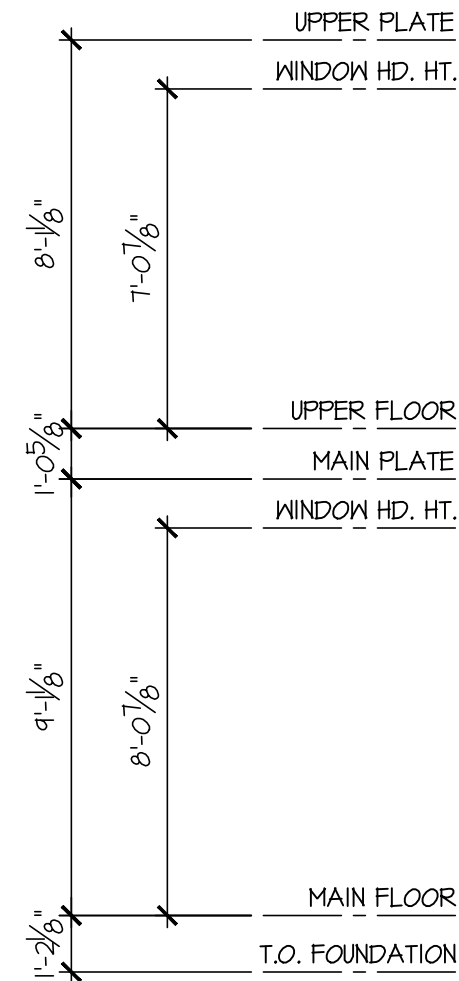
Plan 01 - 1466

Plan 1466 - CR				
TABLE 4.8.2 - CITY OF AURORA SCORING SYSTEM FOR ARCHITECTURAL FEATURES				
FEATURE	POINTS			TOTAL
	3	2	1	
WINDOWS				
ONE FULL HEIGHT, TWO STORY BAY WINDOW (FOR A ONE-STORY RESIDENTIAL DESIGN PLAN, ONE FULL HEIGHT BAY WINDOW)				
ONE BAY WINDOW				
ONE OR MORE ROOF WINDOW DORMERS				
TWO OR MORE CLERESTORY WINDOWS OR WINDOWS WITH TRANSOMS ABOVE THE MAIN WINDOW				
WINDOW MULLION PATTERNS ON 75% OF WINDOWS		X		1
FRONT DOOR WITH ONE OR MORE SIDELIGHTS, TRANSLUMS OR DOUBLE DOOR				
RIBBON WINDOWS WITH TWO OR MORE HORIZONTAL ROWS OF WINDOWS CONTAINING AT LEAST THREE WINDOWS EACH				
DECORATIVE SHUTTERS ON AT LEAST TWO STREET FACING WINDOWS				
AT LEAST TWO SPECIAL, DECORATIVE WINDOW HEADS OR WINDOW SILLS ON STREET FACING ELEVATIONS				
FOUR OR MORE SQUARE FEET OF WINDOWS ON THE GARAGE THAT ARE NOT ON THE DOOR				
GARAGE DOOR(S) WITH WINDOWS		X		1
ROOFS				
CLAY, OR CONCRETE TILE, CEMENT, OR STANDING SEAM METAL ROOF				
16-INCH ROOF OVERHANG ON ALL SIDES				
CHANGE IN HIGHEST ROOF PLANE OR RIDGELINE OF AT LEAST ONE VERTICAL FOOT				
DECORATIVE ROOFING ELEMENTS (E.G., COPPER ABOVE A BAY WINDOW)				
DIMENSIONAL ROOF SHINGLES WITH A 30-YEAR WARRANTY (PREVIOUSLY UN-SPECIFIED WARRANTY LENGTH)		X		1
ARCHITECTURAL DETAILS AND STYLES				
PLAN / ELEVATION WITH 30% OR GREATER MASONRY PORTE-COCHERE OVER DRIVEWAY				
GARAGE NOT VISIBLE ON FRONT ELEVATION		X		3
PLAN / ELEVATION WITH 20-25% MASONRY FUNCTIONING OR SIMULATED CHIMNEY			X	2
CHANGE IN SIDING STYLE BETWEEN HOME AND ROOF GABLE ENDS			X	2
RANCH PLAN OFFERED				
DECORATIVE MATERIAL ON AT LEAST ONE END FACING A STREET (E.G., DECORATIVE VENTS, LENTILS, ETC.)				
PROVIDE WIDE FASCIA AT LEAST FOUR INCHES (NOMINAL) - MATERIALS AROUND DOORS, WINDOWS AND PORCHES			X	1
PORCHES, STOOPS, AND ENHANCEMENTS				
COVERED PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION		X		3
WRAPAROUND PORCH, AT LEAST SIX FEET DEEP				
SECOND STORY PORCH (AT LEAST 25 SQUARE FEET)				
PUBLIC VIEW - LANDSCAPE ENHANCEMENTS IN YARDS THAT FACE STREET PARKS, GOLF COURSES, OR OPEN SPACE				
PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION				
WALK OUT BACK COVERED PATIO OF AT LEAST 50 SQUARE FEET				
PORCH OR BALCONY RAILINGS			X	2
EIGHT-INCH WIDE COLUMNS, AS MEASURED AT THE BASE OF THE COLUMN, ON FRONT OR SIDE PORCH			X	1
			TOTAL	17

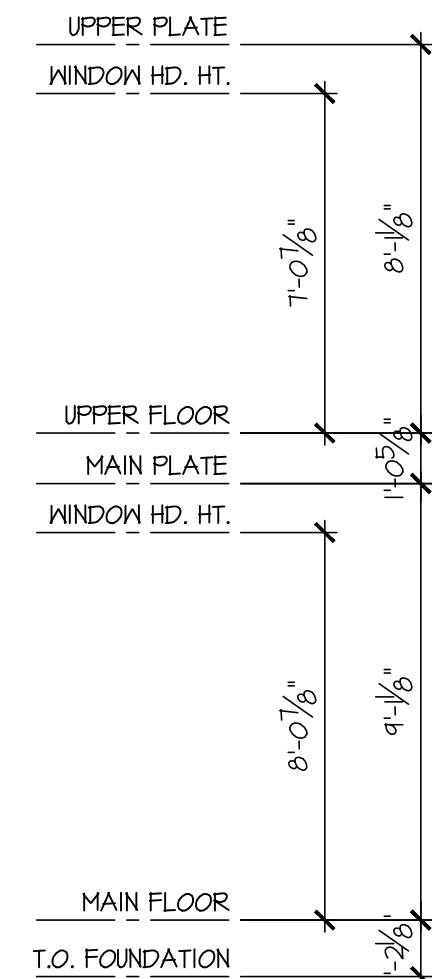
CRAFTSMAN ELEVATION	
GROSS ALL ELEVATIONS = 2,852 S.F. (OPENINGS HAVE BEEN SUBTRACTED - GLAZING/ DOORS)	
MASONRY = 540 S.F.	TOTAL MASONRY AREA = 20.68
ROOF PITCH = 5:12 / 4:12	
FRONT PORCH AREA = 66 S.F.	PORCH WIDTH = 12'-0"

Right Elevation

Craftsman



SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"

SCALE: $\frac{1}{8}'' = 1'-0''$

SCALE: 0' 1' 2' 3' 4' 5' 10' 15' 20' 25'

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A3.2B

Front Elevation

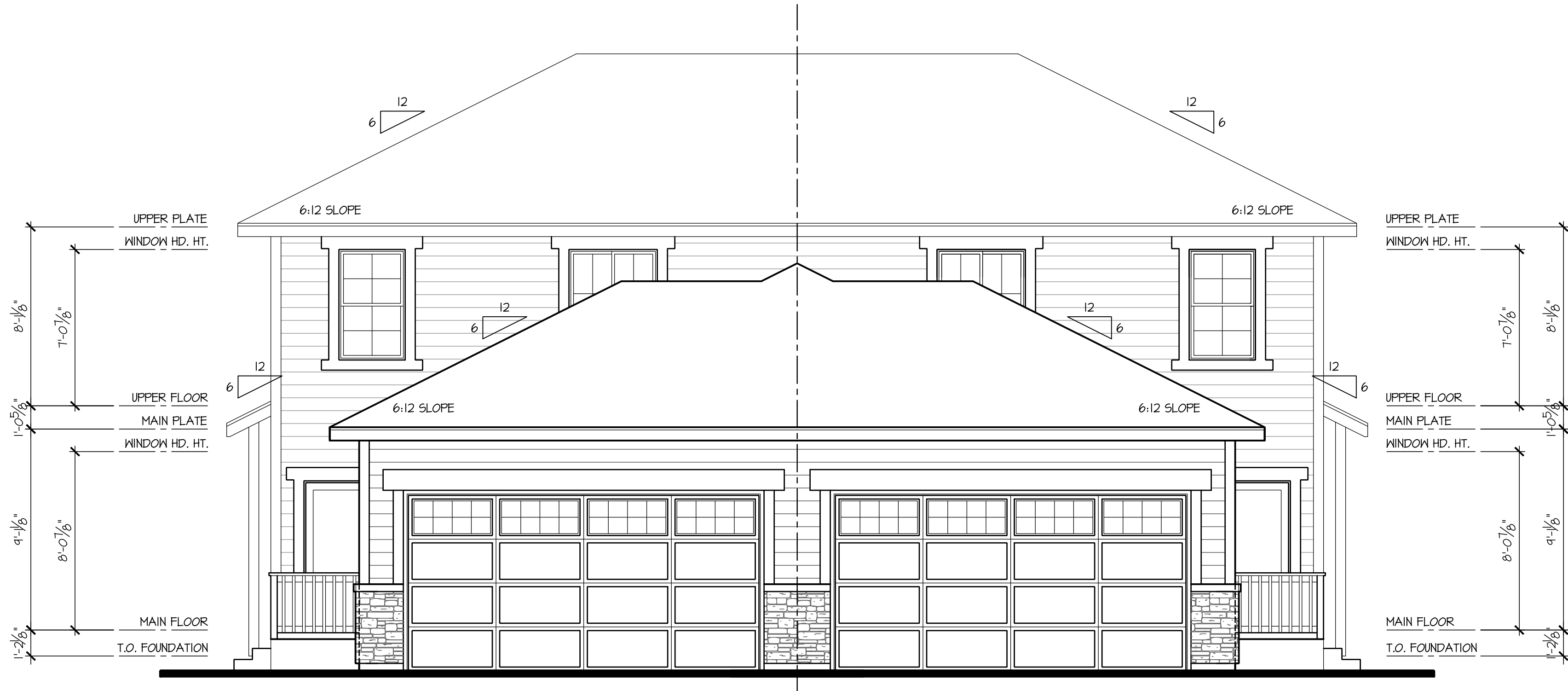
Plan 01 - 1466

Plan 1466 - HC				
TABLE 4.8.2 - CITY OF AURORA SCORING SYSTEM FOR ARCHITECTURAL FEATURES				
FEATURE	POINTS			TOTAL
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WINDOWS				
ONE FULL HEIGHT, TWO STORY BAY WINDOW (FOR A ONE-STORY RESIDENTIAL DESIGN PLAN, ONE FULL HEIGHT BAY WINDOW)				
ONE BAY WINDOW				
ONE OR MORE ROOF WINDOW DORMERS		X		2
TWO OR MORE CLERESTORY WINDOWS OR WINDOWS WITH TRANSOMS ABOVE THE MAIN WINDOW				
WINDOW MULLION PATTERNS ON 75% OF WINDOWS		X		1
FRONT DOOR WITH ONE OR MORE SIDELIGHTS, TRANSMOM WINDOWS OR DOUBLE DOOR				
RIBBON WINDOWS WITH TWO OR MORE HORIZONTAL ROWS OF WINDOWS CONTAINING AT LEAST THREE WINDOWS EACH				
DECORATIVE SHUTTERS ON AT LEAST TWO STREET FACING WINDOWS				
AT LEAST TWO SPECIAL, DECORATIVE WINDOW HEADS OR WINDOW SILLS ON STREET FACING ELEVATIONS				
FOUR OR MORE SQUARE FEET OF WINDOWS ON THE GARAGE THAT ARE NOT ON THE DOOR				
GARAGE DOOR(S) WITH WINDOWS		X		1
ROOFS				
CLAY, OR CONCRETE TILE, CEMENT, OR STANDING SEAM METAL ROOF				
16-INCH ROOF OVERHANG ON ALL SIDES	X			3
CHANGE IN HIGHEST ROOF PLANE OR RIDGELINE OF AT LEAST ONE VERTICAL FOOT				
DECORATIVE ROOFING ELEMENTS (E.G., COPPER ABOVE A BAY WINDOW)				
DIMENSIONAL ROOF SHINGLES WITH A 30-YEAR WARRANTY (PREVIOUSLY UNOSPECIFIED WARRANTY LENGTH)		X		1
ARCHITECTURAL DETAILS AND STYLE				
PLAN / ELEVATION WITH 30% OR GREATER MASONRY PORTE-COCHERE OVER DRIVEWAY				
GARAGE NOT VISIBLE ON FRONT ELEVATION	X			3
PLAN / ELEVATION WITH 20-29% MASONRY FUNCTIONING OR SIMULATED CHIMNEY				
CHANGE IN SIDING STYLE BETWEEN HOME AND ROOF GABLE ENDS				
RANCH PLAN OFFERED				
DECORATIVE MATERIAL ON AT LEAST ONE GABLE END FACING A STREET (E.G., DECORATIVE VENTS, LENTILS, ETC.)				
PROVIDE WIDE FASCIA AT LEAST FOUR INCHES (NOMINAL) - MATERIALS AROUND DOORS, WINDOWS AND PORCHES		X		1
PORCHES, STOOPS, AND ENHANCEMENTS				
COVERED PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION	X			3
WRAPAROUND PORCH, AT LEAST SIX FEET DEEP				
SECOND STORY PORCH (AT LEAST 25 SQUARE FEET)				
PUBLIC VIEW - LANDSCAPE ENHANCEMENTS IN YARDS THAT FACE STREET, PARKS, GOLF COURSES, OR OPEN SPACE				
PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION				
WALK OUT BACK COVERED PATIO OF AT LEAST 50 SQUARE FEET				
PORCH OR BALCONY RAILINGS		X		2
EIGHT-INCH WIDE COLUMNS, AS MEASURED AT THE BASE OF THE COLUMN, ON FRONT OR SIDE PORCH			X	1
			TOTAL	18

HIGH COUNTRY ELEVATION	
GROSS ALL ELEVATIONS = 2,852 S.F. (OPENINGS HAVE BEEN SUBTRACTED - GLAZING/ DOORS)	
MASONRY = 419 S.F.	TOTAL MASONRY AREA = 16.8%
ROOF PITCH = 6:12	
FRONT PORCH AREA = 68 S.F.	PORCH WIDTH = 12'-0"

Right Elevation

High Country



Rear Elevation

SCALE: 1/4"=1'-0"



Left Elevation

SCALE: 1/4"=1'-0"

High Country

SCALE: 1/8" = 1'-0" 0' 1' 3' 5' 10' 15' 20' 25'

SCALE: 1/4" = 1'-0" 0' 1' 2' 3' 4' 5' 10' 15' 20' 25'

SCALE: 1/4" = 1'-0" is 1/8" = 1'-0" @ 11x17 Sheet, 3/16" = 1'-0" is 3/32" = 1'-0" @ 11x17 Sheet, and 1/8" = 1'-0" is 1/16" = 1'-0" @ 11x17 Sheet

ISSUE DATE:	04.24.2024
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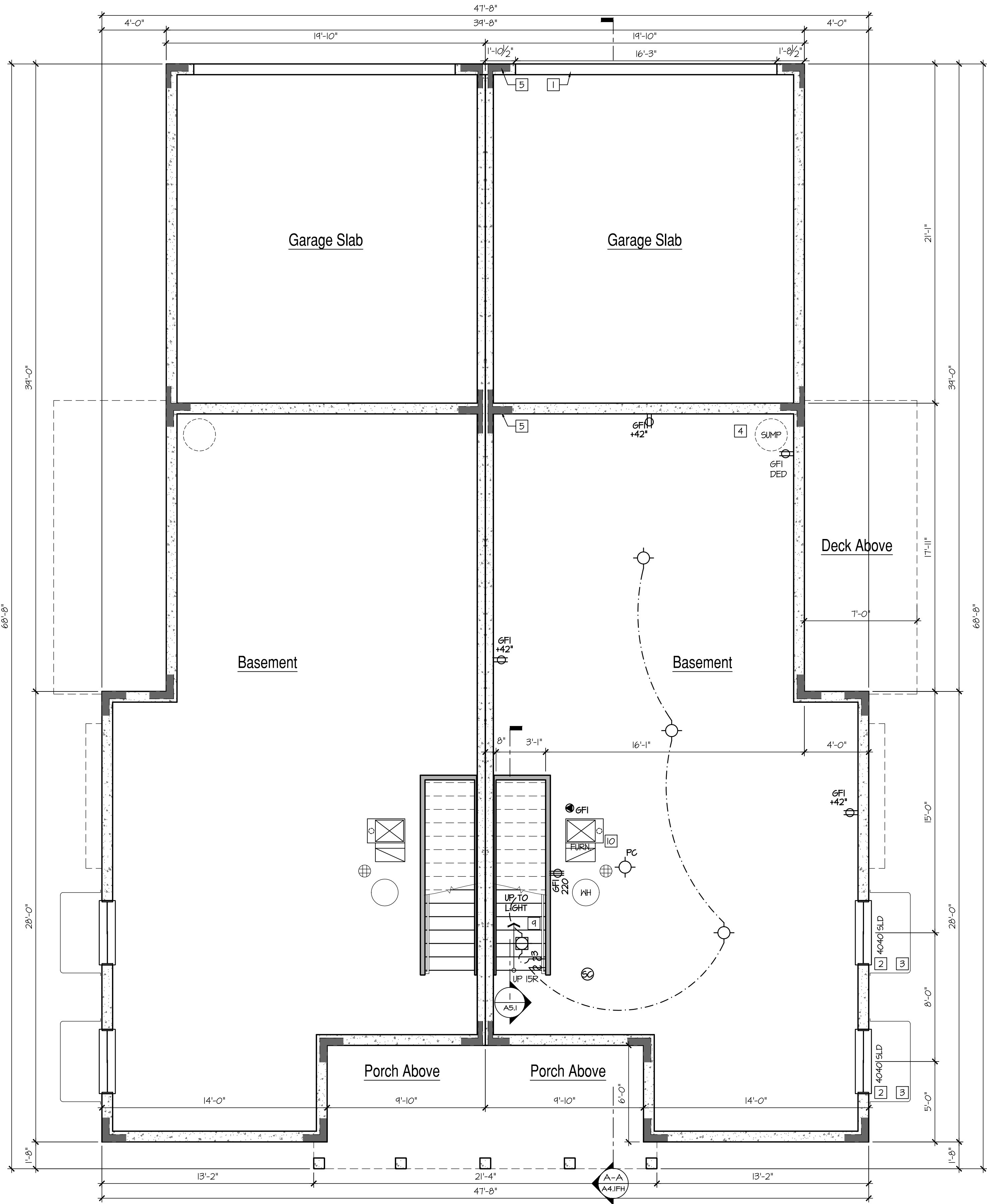
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EXTERIOR ELEVATIONS

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ASSEMBLY I

A3.2C



Plan 04 - 1807

Foundation Plan

SCALE: 1/4"=1'-0"

Plan 03 - 1806

Craftsman Plan Similar
Farmhouse

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

SCALE: 1/4" = 1'-0"

CONSTRUCTION

ASSEMBLIES:

- T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS
- A. ROOF CONSTRUCTION: COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS). CEILING: 5/8" GYPSUM BOARD WITH INSULATION ABOVE.
- B1. TYPICAL SIDING WALL CONSTRUCTION: SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, W/ INSULATION IN CAVITIES. INTERIOR: 1/2" GYPSUM BOARD.
- B2. TYPICAL STONE VENEER WALL CONSTR: ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, W/ INSULATION IN CAVITIES. INTERIOR: 1/2" GYPSUM BOARD.
- C. TYPICAL FLOOR CONSTRUCTION: FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
- D. CONCRETE SLAB CONSTRUCTION: CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

GENERAL FOUNDATION

PLAN NOTES:

- ALL UNDIMENSIONED PARTITIONS (P-P) ARE 3 1/2" ROUGH UNLESS NOTED OTHERWISE.
- STRUCTURAL FOUNDATION PLANS SHALL BE BY OTHERS. SEE STRUCTURAL FOUNDATION AND FRAMING PLANS FOR STEEL COLUMN, STEEL BEAM, WOOD POST SIZES, AND DIMENSIONS.
- IF MAIN FLOOR FRAMING IS TO BE INSTALLED BEFORE CONCRETE FLOOR, VERIFY PAD FOOTING AND CONTINUOUS FOOTING REQUIREMENTS W/ STRUCTURAL FOUNDATION PLANS.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- FOR ADDITIONAL INFORMATION SEE GENERAL NOTES AND DETAILS.

FOUNDATION PLAN

KEYNOTES:

- # THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:
- 1. DROP TOP OF FOUNDATION AT OVERHEAD GARAGE DOOR.
- 2. EMERGENCY EGRESS: WINDOW SHALL COMPLY WITH GOVERNING FIRE & BUILDING CODES. MAXIMUM HEIGHT OF EGRESS WINDOWS SHALL NOT BE MORE THAN 44" A.F.F. AT THE BOTTOM OF CLEAR OPENING.
- 3. PROVIDE WINDOW WELL AS SPECIFIED BY BUILDER. CLEAR DIMENSIONS OF WELL SHALL BE 36"x36" MINIMUM W/ LADDER AT EGRESS WINDOWS. (SEE STRUCTURAL DRAWINGS)
- 4. SUMP PUMP: FINAL LOCATION TO BE DETERMINED AS REQUIRED BY BUILDER.
- 5. SILL PLATE LOCATIONS.
- 6. LINE OF FRAMING ABOVE.
- 7. BEAM POCKET.
- 8. PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILINGS UNDER ACCESSIBLE ENCLOSED STAIRS.
- 9. HANDRAIL.
- 10. FLOOR DRAIN.

ISSUE DATE: 06.04.2024

REVISIONS

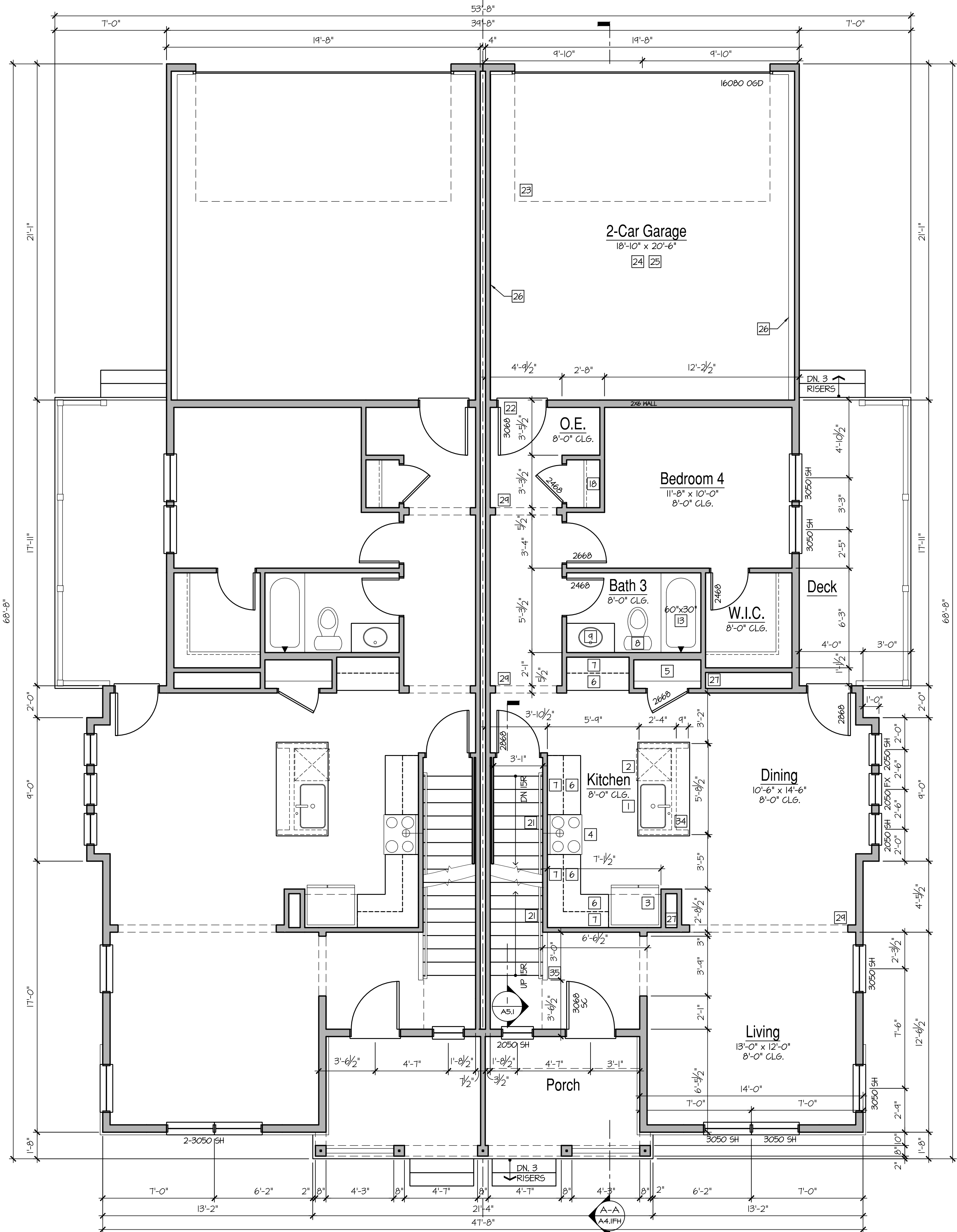
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FOUNDATION PLAN



Plan 04 - 1807

Main Floor Plan

Plan 03 - 1806

Craftsman Plan Similar
Farmhouse

CONSTRUCTION

ASSEMBLIES:

- T** THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS
- A.** ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).
CEILING: 5/8" GYPSUM BOARD WITH INSULATION ABOVE.
- B1.** TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD.
- B2.** TYPICAL STONE VENEER WALL CONSTR:
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD.
- C.** TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
- D.** CONCRETE SLAB CONSTRUCTION:
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

GENERAL FLOOR

PLAN NOTES:

- ALL UNDIMENSIONED PARTITIONS (P-F) ARE 3 1/2" ROUGH UNLESS NOTED OTHERWISE.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS ALL EMERGENCY EGRESS REQUIREMENTS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT, METER LOCATIONS, ETC. SHALL BE CONFIRMED BY MECHANICAL AND ELECTRICAL CONTRACTORS. CONTRACTORS SHALL COORDINATE WITH BUILDER PRIOR TO RELOCATION OF EQUIPMENT AND METERS.
- ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSS UNLESS NOTED OTHERWISE.
- TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES.
- TYPICAL WINDOW HEAD HEIGHTS SHALL BE 8'-0" 7/8" A.F.F. (U.N.O.) W/ 9'-1 1/8" CLG. AND 7'-0" 7/8" A.F.F. (U.N.O.) W/ 8'-1 1/8" CLG.
- TYPICAL WINDOW SILLS SHALL BE WOOD SILLS (U.N.O.) (65 = 6TP. SILL)
- FOR ADDITIONAL INFORMATION SEE GENERAL NOTES AND DETAILS.

FLOOR PLAN

KEYNOTES:

- #** THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:
- SINK W/ GARBAGE DISPOSAL.
 - DISHWASHER.
 - REFRIGERATOR.
 - RANGE W/ HOOD.
 - PANTRY SHELVES PER BUILDER SPEC.
 - BASE CABINETS.
 - UPPER CABINETS.
 - WATER CLOSET.
 - LAV. SINK.
 - PED. SINK.
 - SHOWER (SIZE PER PLAN).
 - SHOWER SEAT (SEE DETAIL 1/AD.4).
 - TUB/SHOWER (SIZE PER PLAN).
 - LINEN SHELVES PER BUILDER SPEC.
 - WASHER.
 - DRYER.
 - 18" H. BENCH/ CUBBIES.
 - ROD & SHELF.
 - ATTIC ACCESS (22"x30" U.N.O.).
 - NOT USED.
 - HANDRAIL.
 - SOLID CORE DOOR W/ SELF CLOSER.
 - LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
 - PROVIDE 5/8" TYPE 'X' GYPSUM BOARD IN GARAGE AS REQUIRED BY CODE.
 - SLOPE GARAGE FLOOR 2" TOWARD GARAGE DOOR OPENING.
 - LINE OF FOUNDATION BELOW.
 - MECHANICAL CHASE. (SEE MECH. DWGS.).
 - PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON WALLS AND CEILING UNDER ACCESSIBLE ENCLOSED STAIRS.
 - GYPSUM BOARD SOFFIT @ 8'-0" A.F.F.
 - GYPSUM BOARD SOFFIT - HEIGHT PER PLAN A.F.F.
 - STONE MAINECOT.
 - LINE OF FRAMING ABOVE.
 - LINE OF FRAMING BELOW.
 - HALF WALL +34 1/2" A.F.F. W/ COUNTERTOP PER PLAN (SEE DETAIL 3/AD.4).
 - HALF WALL +42" A.F.F. W/ WOOD TOP PER PLAN (SEE DETAIL 2/AD.4).
 - WOOD CAP ON LOW KNEE WALL (SEE DETAIL 5/ AD.4).
 - GUARDRAIL W/ BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. SEE DETAIL 10/AD.3.
 - LINE OF TRAY CEILING.

ISSUE DATE: 06.04.2024

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MAIN FLOOR PLAN

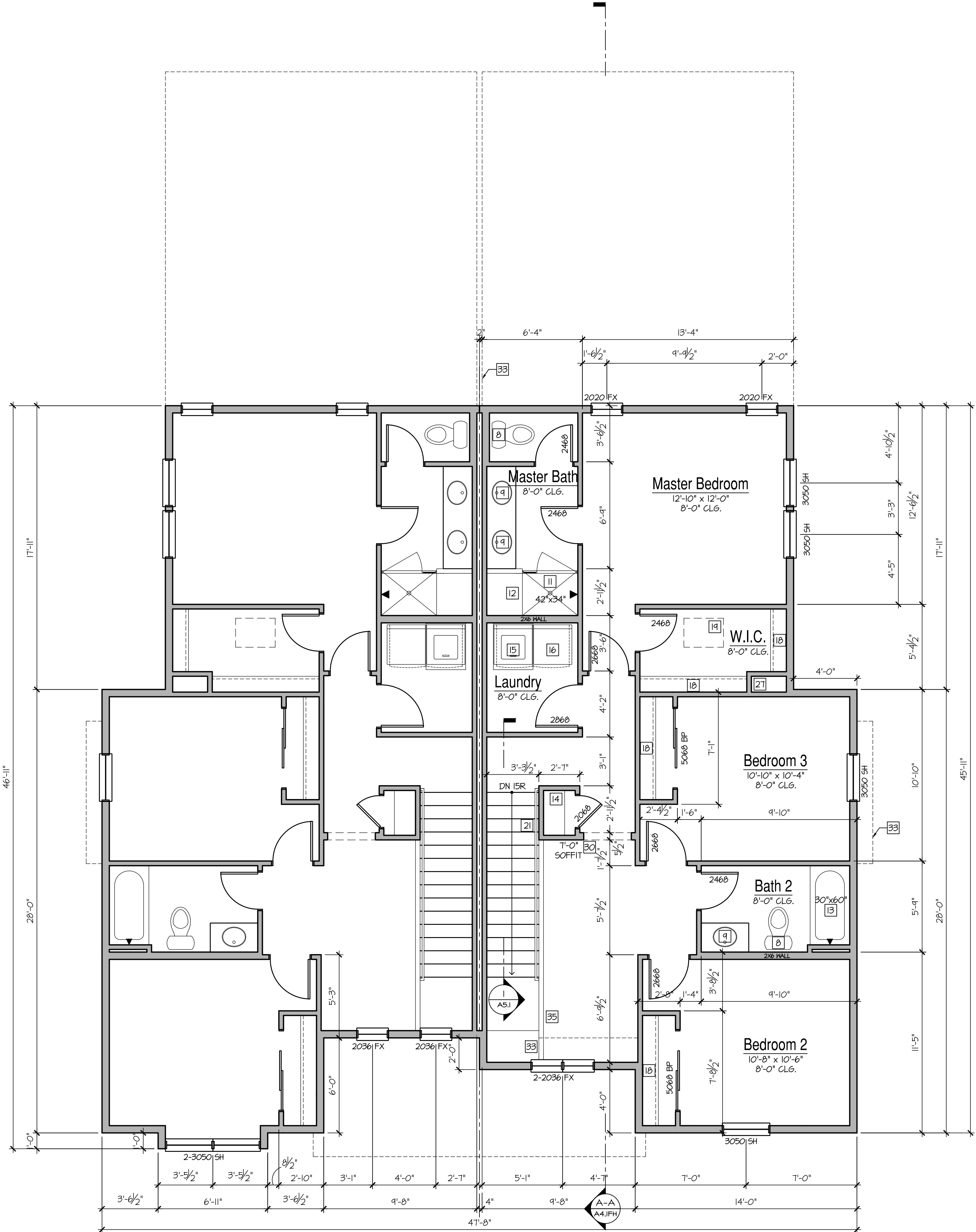
27 of 38

ASSEMBLY II

A1.1FH

SCALE: 0' 1' 3' 5' 10' 15' 20' 25'
1/8" = 1'-0"

SCALE: 0' 1' 3' 5' 10' 15' 20' 25'
1/4" = 1'-0"



Plan 04 - 1807

Upper Floor Plan

Plan 03 - 1806

Craftsman Plan Similar
Farmhouse

CONSTRUCTION
ASSEMBLIES:

- T THE FOLLOWING KEYNOTES
REFERENCE THE SYMBOLS AS
SHOWN ON PLANS
- A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON
UNDERLAYMENT ON ROOF SHEATHING ON
ROOF FRAMING MEMBERS (AS NOTED ON
FRAMING PLANS).
CEILING: 5/8" GYPSUM BOARD WITH
INSULATION ABOVE.
- B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON
EXTERIOR WALL SHEATHING ON 2x4 OR 2x6
STUDS, W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD.
- B2. TYPICAL STONE VENEER WALL CONSTR:
ADHERED SYNTHETIC STONE VENEER
(INSTALLED PER MFR'S SPECS.) OVER
WATER RESISTANT BARRIER ON EXTERIOR
WALL SHEATHING ON 2x4 OR 2x6 STUDS,
W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD.
- C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON 3/4" FLOOR
SHEATHING ON FLOOR FRAMING AS NOTED
ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
- D. CONCRETE SLAB CONSTRUCTION:
CONCRETE SLAB OVER 6 MIL.
POLYETHYLENE VAPOR BARRIER OVER
4" MINIMUM GRANULAR FILL.

GENERAL FLOOR
PLAN NOTES:

- ALL UNDIMENSIONED PARTITIONS (P-P)
ARE 3 1/2" ROUGH UNLESS NOTED
OTHERWISE.
- ALL EXTERIOR DIMENSIONS ARE TO FACE
OF STUDS UNLESS NOTED OTHERWISE.
- ALL ANGLED PARTITIONS ARE 45
DEGREES UNLESS NOTED OTHERWISE.
- WINDOW SUPPLIER TO VERIFY AT LEAST
ONE WINDOW IN ALL BEDROOMS MEETS
ALL EMERGENCY EGRESS REQUIREMENTS.
- ALL ELECTRICAL AND MECHANICAL
EQUIPMENT, METER LOCATIONS, ETC. SHALL
BE CONFIRMED BY MECHANICAL AND
ELECTRICAL CONTRACTORS.
CONTRACTORS SHALL COORDINATE WITH
BUILDER PRIOR TO RELOCATION OF
EQUIPMENT AND METERS.
- ALL TRUSSES TO BEAR ON EXTERIOR
WALLS AND/OR GIRDER TRUSS UNLESS
NOTED OTHERWISE.
- TRUSS MFG. TO SIZE MEMBERS,
FASTENERS, HANGERS & SET SPACING
FOR ALL TRUSSES.
- TYPICAL WINDOW HEAD HEIGHTS SHALL BE
8'-0" 7/8" A.F.F. (U.N.O.) W/ 9'-1 1/8" CLG.
AND 7'-0" 7/8" A.F.F. (U.N.O.) W/ 8'-1 1/8" CLG.
- TYPICAL WINDOW SILLS SHALL BE WOOD
SILLS (U.N.O.) (SS = STP. SILL)
- FOR ADDITIONAL INFORMATION SEE
GENERAL NOTES AND DETAILS.

FLOOR PLAN

KEYNOTES:

- # THE FOLLOWING KEYNOTES
REFERENCE THE SYMBOLS AS
SHOWN ON PLANS:
- SINK W/ GARBAGE DISPOSAL.
 - DISHWASHER.
 - REFRIGERATOR.
 - RANGE W/ HOOD.
 - PANTRY SHELVES PER BUILDER SPEC.
 - BASE CABINETS.
 - UPPER CABINETS.
 - WATER CLOSET.
 - LAV. SINK.
 - PED. SINK.
 - SHOWER (SIZE PER PLAN).
 - SHOWER SEAT (SEE DETAIL 1/AD.4).
 - TUB/SHOWER (SIZE PER PLAN).
 - LINEN SHELVES PER BUILDER SPEC.
 - WASHER.
 - DRYER.
 - 18" H. BENCHY CUBBIES.
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 - HANDRAIL.
 - SOLID CORE DOOR W/ SELF CLOSER.
 - LINE OF OVERHEAD GARAGE DOOR IN
OPEN POSITION.
 - PROVIDE 5/8" TYPE 'X' GYPSUM BOARD IN
GARAGE AS REQUIRED BY CODE.
 - SLOPE GARAGE FLOOR 2" TOWARD
GARAGE DOOR OPENING.
 - LINE OF FOUNDATION BELOW.
 - MECHANICAL CHASE. (SEE MECH. DWGS.).
 - PROVIDE 5/8" TYPE 'X' GYPSUM BOARD
ON WALLS AND CEILING UNDER
ACCESSIBLE ENCLOSED STAIRS.
 - GYPSUM BOARD SOFFIT @ 8'-0" A.F.F.
 - GYPSUM BOARD SOFFIT - HEIGHT PER
PLAN A.F.F.
 - STONE WAINSCOT.
 - LINE OF FRAMING ABOVE.
 - LINE OF FRAMING BELOW.
 - HALF WALL +34 1/2" A.F.F. W/ COUNTERTOP
PER PLAN (SEE DETAIL 3/AD.4).
 - HALF WALL +42" A.F.F. W/ WOOD TOP PER
PLAN (SEE DETAIL 2/AD.4).
 - WOOD CAP ON LOW KNEE WALL
(SEE DETAIL 5/ AD.4).
 - GUARDRAIL W/ BALUSTERS TO BE SPACED
SUCH THAT 4" SPHERE CANNOT PASS
BETWEEN BALUSTERS. SEE DETAIL 10/AD.3.
 - LINE OF TRAY CEILING.

ISSUE DATE: 06.04.2024

REVISIONS

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION. THESE DIMENSIONS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.

Duplex Product
Jewell Paired
Aurora, CO



7951 E. Maplewood Ave, Suite 250
Greenwood Village, Colorado 80111
720.548.1350

JOB NO: PROJ MGR: PB
DRAWN: JM CHECKED:

UPPER FLOOR PLAN

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ASSEMBLY II

A2.1FH

SCALE: 0' 1' 2' 3' 4' 5' 10' 15' 20' 25'
1/8" = 1'-0"

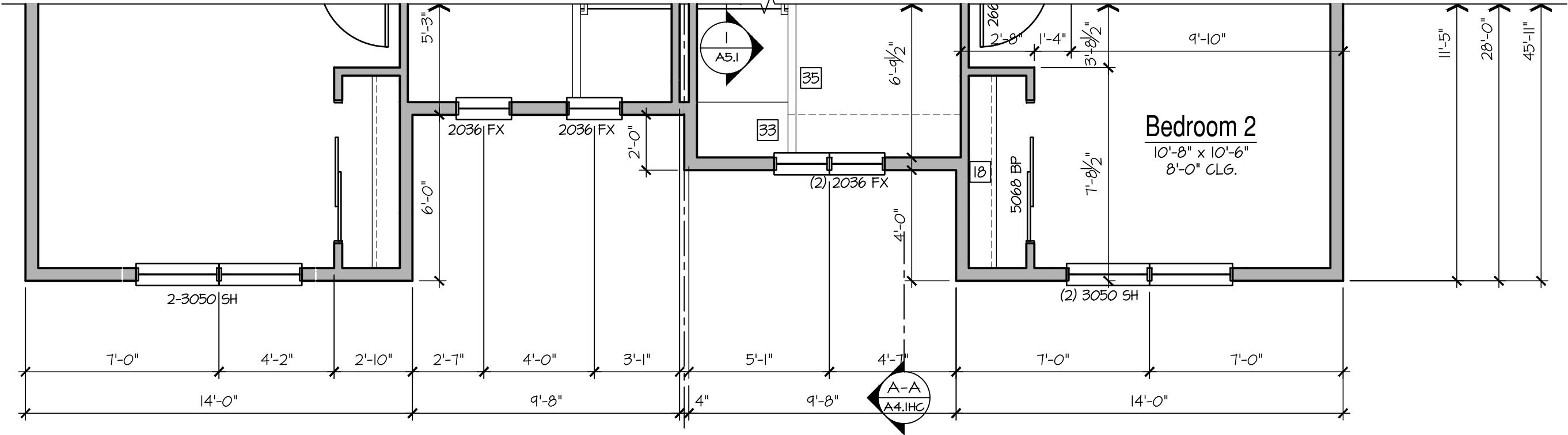
SCALE: 0' 1' 2' 3' 4' 5' 10' 15' 20' 25'
1/4" = 1'-0"

- A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON
UNDERLAYMENT ON ROOF SHEATHING ON
ROOF FRAMING MEMBERS (AS NOTED ON
FRAMING PLANS).
CEILING: 5/8" GYPSUM BOARD WITH
INSULATION ABOVE.
- B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON
EXTERIOR WALL SHEATHING ON 2x4 OR 2x6
STUDS, IV INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD.
- B2. TYPICAL STONE VENEER WALL CONSTR.:
ADHERED SYNTHETIC STONE VENEER
(INSTALLED PER MFR'S SPECS.) OVER
WATER RESISTANT BARRIER ON EXTERIOR
WALL SHEATHING ON 2x4 OR 2x6 STUDS,
IV INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD.
- C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON 3/4" FLOOR
SHEATHING ON FLOOR FRAMING AS NOTED
ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
- D. CONCRETE SLAB CONSTRUCTION:
CONCRETE SLAB OVER 6 MIL.
POLYETHYLENE VAPOR BARRIER OVER
4" MINIMUM GRANULAR FILL.

- ALL UNDIMENSIONED PARTITIONS (P-P) ARE 3 1/2" THICK UNLESS NOTED OTHERWISE.
- STRUCTURAL FOUNDATION PLANS SHALL BE BY OTHERS. SEE STRUCTURAL FOUNDATION AND FRAMING PLANS FOR STEEL COLUMN, STEEL BEAM, WOOD POST SIZES, AND DIMENSIONS.
- IF MAIN FLOOR FINISH IS TO BE INSTALLED BEFORE CONCRETE FLOOR, VERIFY PAD FOOTING AND CONTINUOUS FOOTING REQUIREMENTS W/ STRUCTURAL FOUNDATION PLANS.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- FOR ADDITIONAL INFORMATION SEE GENERAL NOTES AND DETAILS.

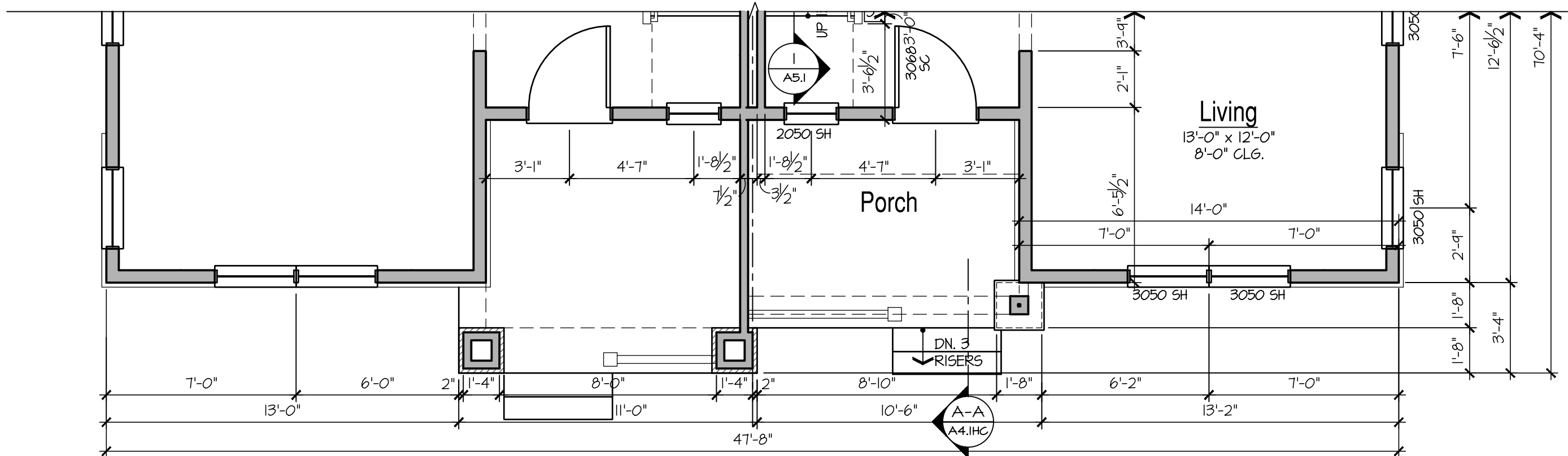
1. DROP TOP OF FOUNDATION AT OVERHEAD 6' WADGE DOOR.
2. EMERGENCY EGRESS; WINDOW SHALL COMPLY WITH GOVERNING FIRE & BUILDING CODES. MAXIMUM HEIGHT OF EGRESS WINDOWS SHALL NOT BE MORE THAN 44" A.F.F. AT THE BOTTOM OF CLEAR OPENING.
3. PROVIDE WINDOW WELL AS SPECIFIED BY BUILDER. CLEAR DIMENSIONS OF WELL SHALL BE 36"x36" MINIMUM W/ LADDER AT EGRESS WINDOWS.
(SEE STRUCTURAL DRAWINGS)
4. SUMP PUMP. FINAL LOCATION TO BE DETERMINED AS REQUIRED BY BUILDER.
5. SILL PLATE LOCATIONS.
6. LINE OF FRAMING ABOVE.
7. BEAM POCKET.
8. PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILINGS UNDER ACCESSIBLE ENCLOSED STAIRS.
9. HANDRAIL.
10. FLOOR DRAIN.





Plan 04 - 1807 Upper Floor Plan Plan 03 - 1806

SCALE: 1/4"=1'-0"



Plan 04 - 1807 Main Floor Plan Plan 03 - 1806

SCALE: 1/4"=1'-0"

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

High Country

SCALE: 1/4" = 1'-0"

CONSTRUCTION

ASSEMBLIES:

- T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS
- A. ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).
CEILING: 5/8" GYPSUM BOARD WITH INSULATION ABOVE.
- B1. TYPICAL SIDING WALL CONSTRUCTION:
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD.
- B2. TYPICAL STONE VENEER WALL CONSTR:
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD.
- C. TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
- D. CONCRETE SLAB CONSTRUCTION:
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

GENERAL FLOOR

PLAN NOTES:

- ALL UNDIMENSIONED PARTITIONS (P-F) ARE 3 1/2" ROUGH UNLESS NOTED OTHERWISE.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS ALL EMERGENCY EGRESS REQUIREMENTS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT, METER LOCATIONS, ETC. SHALL BE CONFIRMED BY MECHANICAL AND ELECTRICAL CONTRACTORS. CONTRACTORS SHALL COORDINATE WITH BUILDER PRIOR TO RELOCATION OF EQUIPMENT AND METERS.
- ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSS UNLESS NOTED OTHERWISE.
- TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES.
- TYPICAL WINDOW HEAD HEIGHTS SHALL BE 8'-0" 7/8" A.F.F. (U.N.O.) W/ 9'-1 1/8" CLG. AND 7'-0" 7/8" A.F.F. (U.N.O.) W/ 8'-1 1/8" CLG.
- TYPICAL WINDOW SILLS SHALL BE WOOD SILLS (U.N.O.) (SS = STP. SILL)
- FOR ADDITIONAL INFORMATION SEE GENERAL NOTES AND DETAILS.

FLOOR PLAN

KEYNOTES:

- # THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:
- SINK W/ GARBAGE DISPOSAL.
 - DISHWASHER.
 - REFRIGERATOR.
 - RANGE W/ HOOD.
 - PANTRY SHELVES PER BUILDER SPEC.
 - BASE CABINETS.
 - UPPER CABINETS.
 - WATER CLOSET.
 - LAV. SINK.
 - PED. SINK.
 - SHOWER (SIZE PER PLAN).
 - SHOWER SEAT (SEE DETAIL 1/AD.4).
 - TUB/SHOWER (SIZE PER PLAN).
 - LINEN SHELVES PER BUILDER SPEC.
 - WASHER.
 - DRYER.
 - 18" H. BENCH/ CUBBIES.
 - ROD & SHELF.
 - ATTIC ACCESS (22"x30" U.N.O.).
 - NOT USED.
 - HANDRAIL.
 - SOLID CORE DOOR W/ SELF CLOSER.
 - LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
 - PROVIDE 5/8" TYPE 'X' GYPSUM BOARD IN GARAGE AS REQUIRED BY CODE.
 - SLOPE GARAGE FLOOR 2" TOWARD GARAGE DOOR OPENING.
 - LINE OF FOUNDATION BELOW.
 - MECHANICAL CHASE. (SEE MECH. DWGS.).
 - PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON WALLS AND CEILING UNDER ACCESSIBLE ENCLOSED STAIRS.
 - GYPSUM BOARD SOFFIT @ 8'-0" A.F.F.
 - GYPSUM BOARD SOFFIT - HEIGHT PER PLAN A.F.F.
 - STONE WAINSCOT.
 - LINE OF FRAMING ABOVE.
 - LINE OF FRAMING BELOW.
 - HALF WALL +34 1/2" A.F.F. W/ COUNTERTOP PER PLAN (SEE DETAIL 3/AD.4).
 - HALF WALL +42" A.F.F. W/ WOOD TOP PER PLAN (SEE DETAIL 2/AD.4).
 - WOOD CAP ON LOW KNEE WALL (SEE DETAIL 5/ AD.4).
 - GUARDRAIL W/ BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. SEE DETAIL 10/AD.3.
 - LINE OF TRAY CEILING.

ISSUE DATE: 06.04.2024

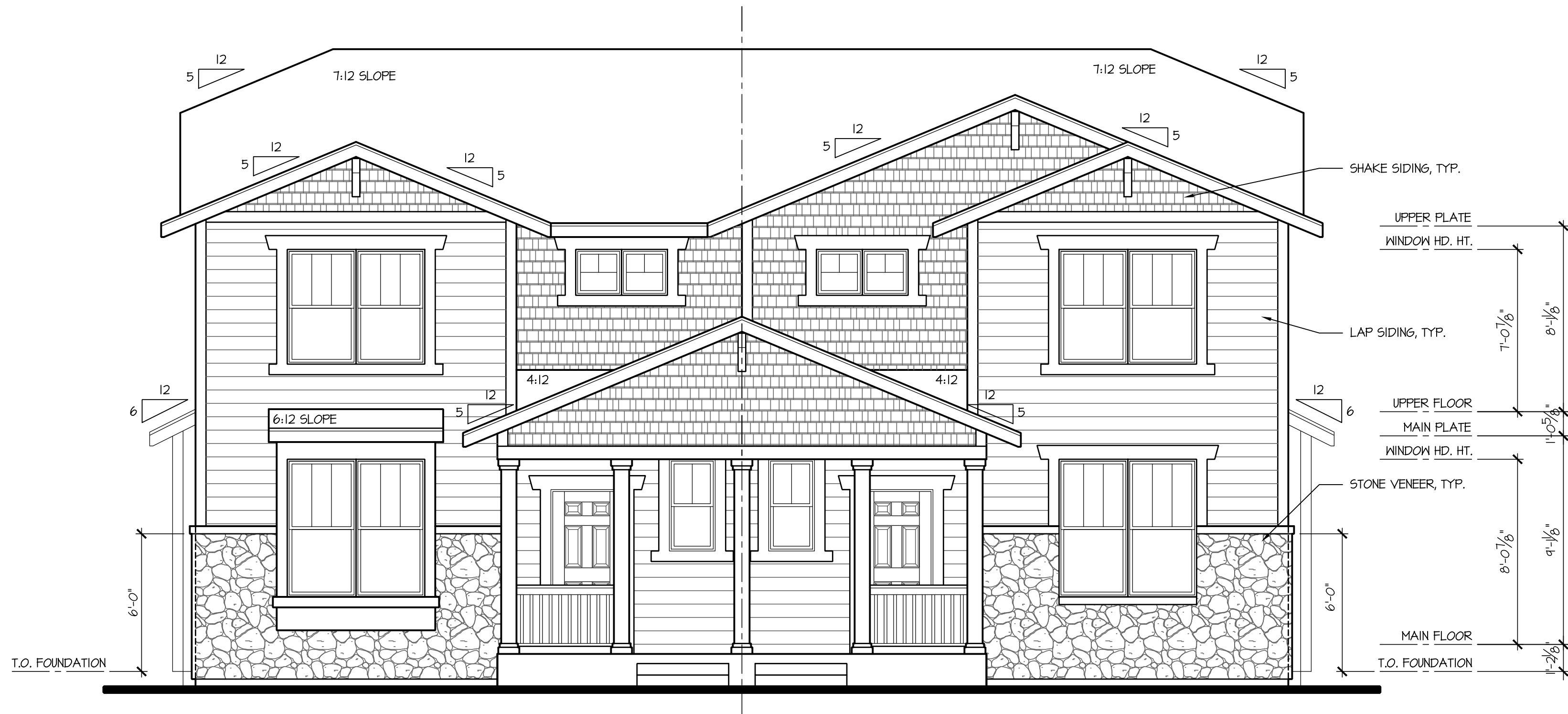
REVISIONS

SCALE: 1/4" = 1'-0" is 1/8" = 1'-0" is 3/32" = 1'-0" is 3/16" = 1'-0" is 1/16" = 1'-0" is 1/8" = 1'-0" is 1/16" = 1'-0" is 1/32" = 1'-0" is 1/64" = 1'-0" is 1/128" = 1'-0" is 1/256" = 1'-0" is 1/512" = 1'-0" is 1/1024" = 1'-0" is 1/2048" = 1'-0" is 1/4096" = 1'-0" is 1/8192" = 1'-0" is 1/16384" = 1'-0" is 1/32768" = 1'-0" is 1/65536" = 1'-0" is 1/131072" = 1'-0" is 1/262144" = 1'-0" is 1/524288" = 1'-0" is 1/1048576" = 1'-0" is 1/2097152" = 1'-0" is 1/4194304" = 1'-0" is 1/8388608" = 1'-0" is 1/16777216" = 1'-0" is 1/33554432" = 1'-0" is 1/67108864" = 1'-0" is 1/134217728" = 1'-0" is 1/268435456" = 1'-0" is 1/536870912" = 1'-0" is 1/1073741824" = 1'-0" is 1/2147483648" = 1'-0" is 1/4294967296" = 1'-0" is 1/8589934592" = 1'-0" is 1/17179869184" = 1'-0" is 1/34359738368" = 1'-0" is 1/68719476736" = 1'-0" is 1/137438953472" = 1'-0" is 1/274877906944" = 1'-0" is 1/549755813888" = 1'-0" is 1/1099511627776" = 1'-0" is 1/2199023255552" = 1'-0" is 1/4398046511104" = 1'-0" is 1/8796093022208" = 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Plan 1806 - CR

FEATURE	POINTS			TOTAL
	3	2	1	
WINDOWS				
ONE FULL HEIGHT, TWO STORY BAY WINDOW (FOR A ONE-STORY RESIDENTIAL DESIGN PLAN, ONE FULL HEIGHT BAY WINDOW)				
ONE BAY WINDOW				
ONE OR MORE ROOF WINDOW DORMERS				
TWO OR MORE CLERESTORY WINDOWS OR WINDOWS WITH TRANSOMS ABOVE THE MAIN WINDOW				
WINDOW MULLION PATTERNS ON 75% OF WINDOWS			X	1
FRONT DOOR WITH ONE OR MORE SIDELIGHTS, TRANSOM WINDOWS OR DOUBLE DOOR				
RIBBON WINDOWS WITH TWO OR MORE HORIZONTAL ROWS OF WINDOWS CONTAINING AT LEAST THREE WINDOWS EACH				
DECORATIVE SHUTTERS ON AT LEAST TWO STREET FACING WINDOWS				
AT LEAST TWO SPECIAL, DECORATIVE WINDOW HEADS OR WINDOW SILLS ON STREET FACING ELEVATIONS				
FOUR OR MORE SQUARE FEET OF WINDOWS ON THE GARAGE THAT ARE NOT ON THE DOOR				
GARAGE DOOR(S) WITH WINDOWS			X	1
ROOFS				
CLAY, OR CONCRETE TILE, CEMENT, OR STANDING SEAM METAL ROOF				
16-INCH ROOF OVERHANG ON ALL SIDES				
CHANGE IN HIGHEST ROOF PLANE OR RIDGELINE AT LEAST ONE VERTICAL FOOT				
DECORATIVE ROOFING ELEMENTS (E.G., COPPER ABOVE A BAY WINDOW)				
DIMENSIONAL ROOF SHINGLES WITH A 30-YEAR WARRANTY (PREVIOUSLY UN SPECIFIED WARRANTY LENGTH)			X	1
ARCHITECTURAL DETAILS AND STYLES				
PLAN / ELEVATION WITH 30% OR GREATER MASONRY				
PORTE-COCHERE OVER DRIVEWAY				
GARAGE NOT VISIBLE ON FRONT ELEVATION		X		3
PLAN / ELEVATION WITH 20-29% MASONRY		X		2
FUNCTIONING OR SIMULATED CHIMNEY				
CHANGE IN SIGHTING STYLE BETWEEN HOME AND ROOF GABLE ENDS		X		2
RANCH PLAN OFFERED				
DECORATIVE MATERIAL ON AT LEAST ONE GABLE END FACING A STREET (E.G., DECORATIVE VENTS, LENTILS, ETC.)				
PROVIDE WIDE FASCIA AT LEAST FOUR INCHES (NOMINAL) - MATERIALS AROUND DOORS, WINDOWS AND PORCHES			X	1
PORCHES, STOOPS, AND ENHANCEMENTS				
COVERED PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION		X		3
WRAPAROUND PORCH, AT LEAST SIX FEET DEEP				
SECOND STORY PORCH (AT LEAST 25 SQUARE FEET)				
PUBLIC VIEW - LANDSCAPE ENHANCEMENTS IN YARDS THAT FACE STREET, PARKS, GOLF COURSES, OR OPEN SPACE				
PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION				
WALK OUT BACK COVERED PATIO OF AT LEAST 50 SQUARE FEET				
PORCH OR BALCONY RAILINGS			X	2
EIGHT-INCH WIDE COLUMNS, AS MEASURED AT THE BASE OF THE COLUMN, ON FRONT OR SIDE PORCH			X	1
			TOTAL	17

CRAFTSMAN ELEVATION	
GROSS ALL ELEVATIONS = 3,082 S.F. (OPENINGS HAVE BEEN SUBTRACTED - GLAZING/ DOORS)	
MASONRY = 630 S.F.	TOTAL MASONRY AREA = 20.4%
ROOF PITCH = 7:12 / 5:12 / 4:12	
FRONT PORCH AREA = 57 S.F.	PORCH WIDTH = 9'-0"



Plan 04 - 1806

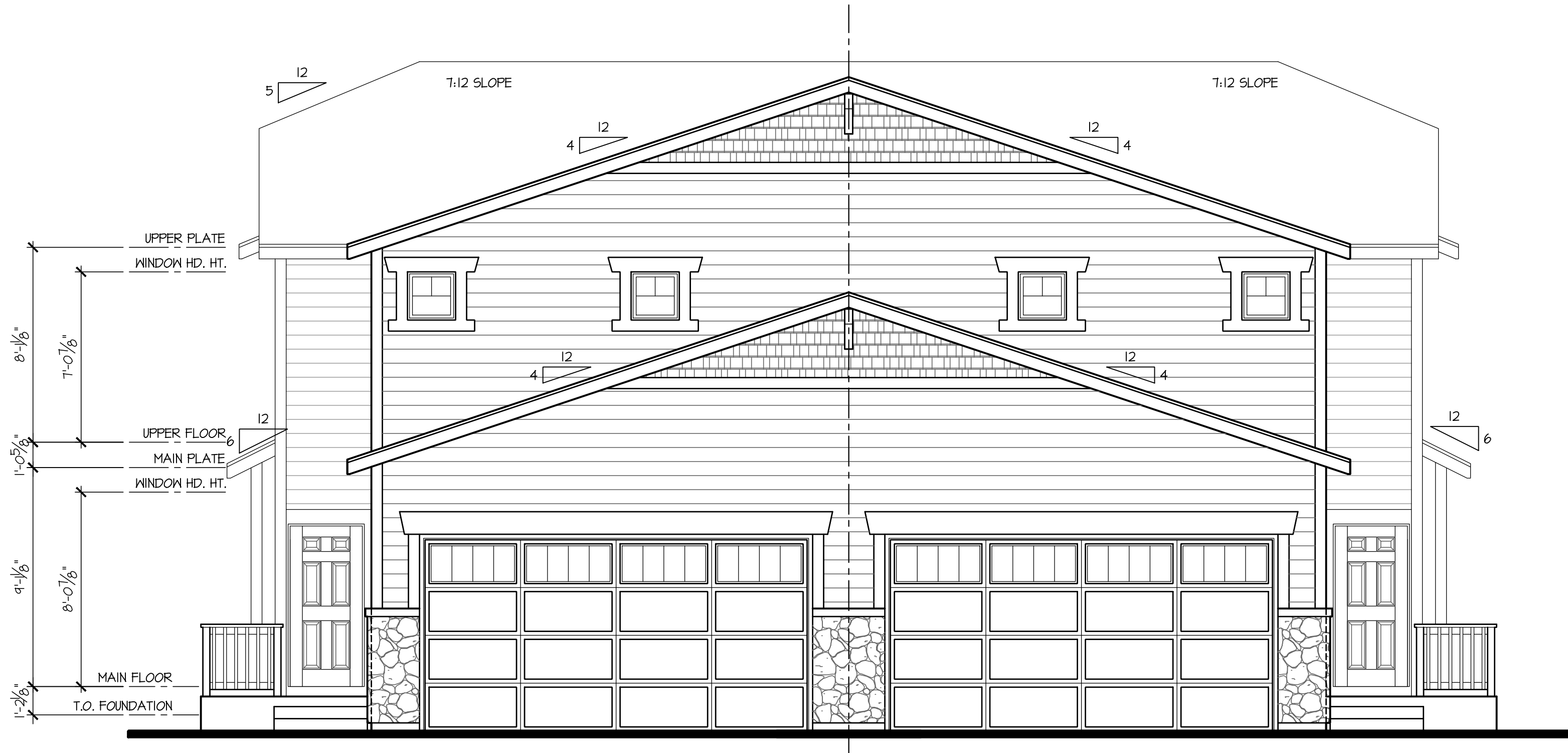
Front Elevation

Plan 03 - 1806



Right Elevation

Craftsman



Rear Elevation

SCALE: 1/4"=1'-0"



Left Elevation

SCALE: 1/4"=1'-0"

Craftsman

SCALE: 0' 1' 3' 5' 10' 15' 20' 25'
1/8" = 1'-0"

SCALE: 0' 1' 2' 3' 4' 5' 10' 15' 20' 25'
1/4" = 1'-0"

SCALE: 1/4" = 1'-0" is 1/8" = 1'-0" @ 11x17 Sheet, 3/16" = 1'-0" is 3/32" = 1'-0" @ 11x17 Sheet, and 1/8" = 1'-0" is 1/16" = 1'-0" @ 11x17 Sheet

ISSUE DATE:	04.24.2024
REVISIONS	

Duplex Product
Jewell Paired
Aurora, CO



7951 E. Maplewood Ave, Suite 250
Greenwood Village, Colorado 80111
720.548.1350

JOB NO: PROJ MGR: PB
DRAWN: JM CHECKED:

EXTERIOR ELEVATIONS

34 of 38

ASSEMBLY II

A3.2B



Left Elevation

High Country

A3.2C

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER
FEDERAL COPYRIGHT LAWS. © BSB DESIGN MAINTAINS

URBAN COTTAGES JEWELL

SITE PLAN

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF
COLORADO

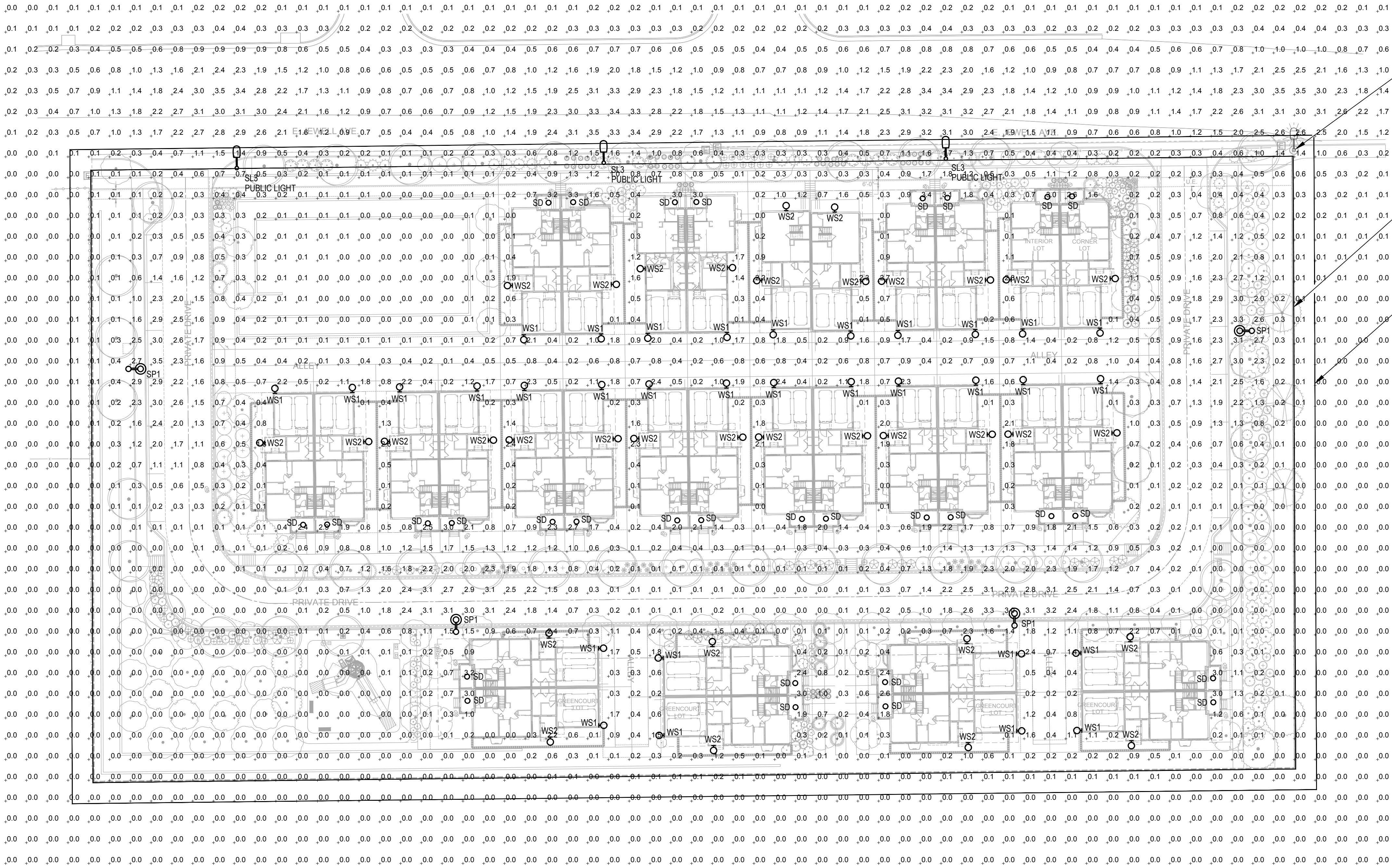
DATE	
REV. NO.	
DESCRIPTION	

URBAN COTTAGES, LLC
URBAN COTTAGES - JEWELL
SITE LIGHTING PHOTOMETRIC
E JEWELL AVE
AURORA, CO

SL
STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

PROJ NO: 210204
ENG : JMB
DATE : 05/10/2024

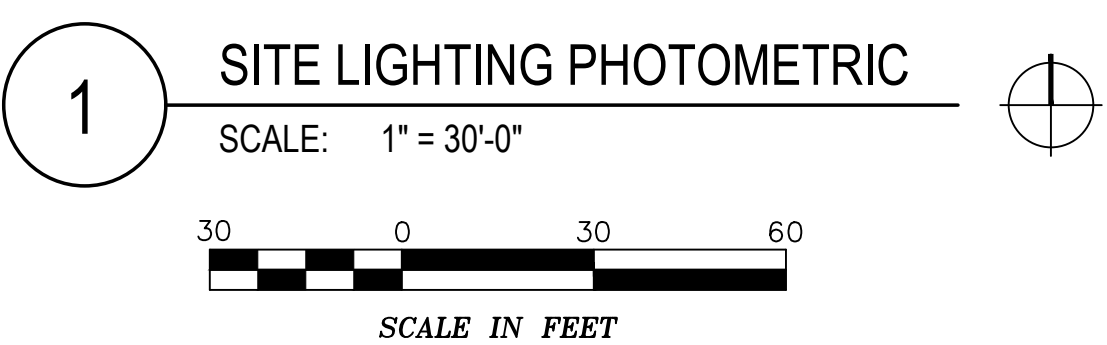
SHEET NUMBER
SL1.0
37 of 38



EXISTING PUBLIC STREET LIGHT

PROPERTY LINE

10' BEYOND PROPERTY LINE



PHOTOMETRY PLAN GENERAL NOTES:
1. VALUES SHOWN ARE MAINTAINED HORIZONTAL
ILLUMINANCE VALUES MEASURED AT GRADE.

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

NOTE: ELECTRICAL PLANS MUST BE SUBMITTED TO THE
BUILDING DEPARTMENT FOR THE PERMIT APPLICATION.

STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL
STREET LIGHT LOCATIONS WILL BE DETERMINED BY A
PHOTOMETRIC ANALYSIS SUBMITTED WITH THE
STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL

LIGHTING CALCULATION STATISTICS SUMMARY:					
	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
OVERALL SITE:	0.6fc	3.5fc	0.0fc	NA	NA
PARKING AREAS:	2.3fc	3.5fc	1.4fc	2.5:1	1.6:1

URBAN COTTAGES JEWELL

SITE PLAN

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Project	Catalog #	Type	SL3
Prepared by	Notes		

Remove the public streetlight from the site plan. It will be reviewed/approved with the civil plans. Apologies for the change in direction, this policy was changed in 2023 with the Roadway Manual update.



Roadway Luminaire

Product Features



Product Certifications



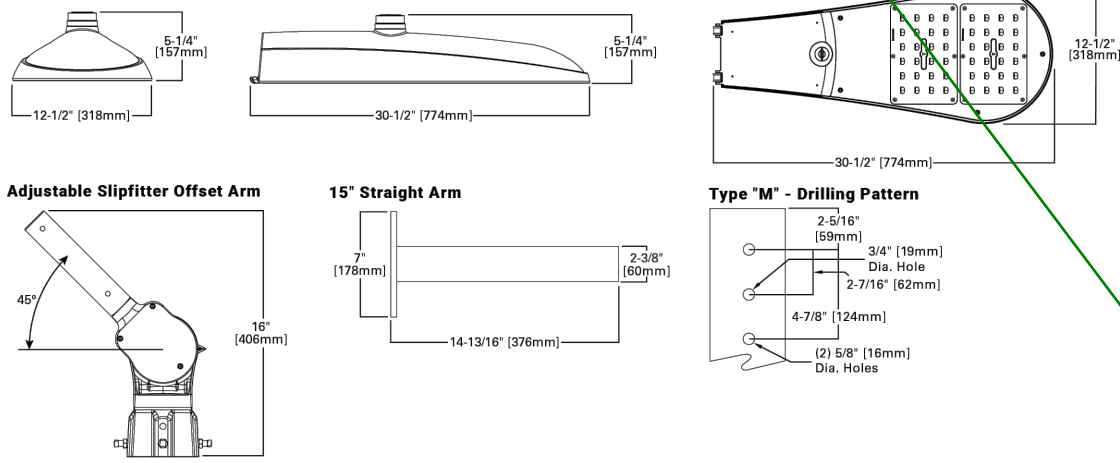
Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3

Quick Facts

- Die-cast aluminum construction; Single latch tool-less entry
- Replaces up to 400W equivalent HID; -40°C to 40°C operating range
- Pole-mounted; Optional arm and offset adjustable arm mounting
- 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation, IP66 rated

Dimensional Details



PS5000ZEN page 1
April 10, 2018 (2/18)



DATE: TYPE:
NAME: **WS2**
PROJECT:

Incandescent

P6059-31

Essential

Outdoor one-light small wall lantern with a white linen glass shade in a Black finish.

- Black finish.
- White linen glass.
- Powdercoat finish.

Category: Outdoor

Finish: Black (powder coat paint)

Construction: Aluminum Construction

Glass/Shade: White Linen glass shade

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting plate for outlet box included Back plate covers a standard 4" octagonal recessed outlet box 4.3125" W, 5.4375" H, 0.875" depth	Pre-wired 6" of wire supplied 120 V	Quantity: One 100w max. Medium Base E26 base porcelain socket	cCSAus Wet location listed 1 year warranty

701 Millennium Blvd. Greenville, South Carolina 29607

www.progresslighting.com

Rev. 05/19

Project	Catalog #	Type	SD
Prepared by	Notes		

DESCRIPTION

The Halo Surface Mount LED Downlight (SMD) is a low profile surface mounting luminaire with a modern look and high performance. SMD6 (6") is designed for installation in many 3-1/2" and 4" square, octagon, or round junction boxes. Supply wire adapter with LED quick wiring connector included. The SMD6 may also retrofit in 5" and 6" square IC and Non-IC recessed housings.

SPECIFICATION FEATURES

HOUSING

- Non-electrically conductive polycarbonate frame.
- High impact diffuse polystyrene lens provides shielding to the light guide with no pixilation
- Stamped aluminum housing provides thermal cooling achieving L70 at 50,000 hours in IC and non-IC applications

GASKETS

- Closed cell gasket achieves restrictive airflow and wet location requirements without additional caulking

OPTICS

- Precision acrylic light guide organizes source flux into wide distribution with 1.2 - 1.4 spacing criteria useful for general area illumination

LED

- Mid power LED array provide a uniform source with high efficiency and long life.
- Available in 95 CRI minimum, R9 greater than 90 and color accuracy within a SDCM provide color accuracy and uniformity

DRIVER

- SMD 120V**
 - Integral 120V 50/60Hz constant current driver provides noise free operation.
 - Continuous, flicker-free dimming from 100% to 5% with select leading or trailing edge 120V phase cut dimmers.
 - Dimming to 5% is best assured using dimmers with low end trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note: some dimmers require a neutral in the wall(s).)

- Inline electrical quick connect and E26 adapter (provided) provides mains connections.

SMD 120-277V

- Integrated 120-277V 60Hz constant current driver provides noise free operation.
- SMD Universal Voltage (120-277V) configurations are recommended for use with compatible 0-10V DC low voltage dimmers only.

MOUNTING/RETENTION

- Adjustable spider plate allows for quick installation into both junction boxes and recessed housings.
- Torsion springs and friction blades included

ELECTRICAL JUNCTION BOX MOUNTING

- The SMD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation.
- Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes.

- Note: SMD125-277V UNV is only compatible with junction boxes that provide minimum depth of 2-1/8".

- Installer must ensure compatibility of fr. wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building code.

RECESSED HOUSING MOUNTING

- May be installed in IC recessed housings in direct contact with insulation
- Note: Not for use in recessed housing in direct contact with spray foam insulation. Refer to NEMA L80 57-2013.

Torsion Spring 5" & 6"

- Precision formed torsion spring bracket kit included
- The torsion springs adjust on the mounting plate to fit 5" or 6" compatible housings

Friction Blade 5" & 6"

- Precision formed friction blades included
- For retrofit in 5" and 6" housings without torsion springs mounting tabs

- Friction blade design allows the SMD to be installed in any position within the housing aperture (SMD degree)

SMD 120-277V

- Integrated 120-277V 60Hz constant current driver provides noise free operation.
- SMD Universal Voltage (120-277V) configurations are recommended for use with compatible 0-10V DC low voltage dimmers only.



Note: For Direct mount product please refer to the SLD6-DM spec sheet.



DATE: TYPE:
NAME: **WS1**
PROJECT:

Incandescent

P6060-31

Essential

Outdoor one-light medium wall lantern with a white linen glass shade in a Black finish.

- Black finish.
- White linen glass.
- Powdercoat finish.

Category: Outdoor

Finish: Black (powder coat paint)

Construction: Aluminum Construction

Glass/Shade: White linen glass shade

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting plate for outlet box included Back plate covers a standard 4" octagonal recessed outlet box 4.3125" W, 5.4375" H, 0.875" depth	Pre-wired 6" of wire supplied 120 V	Quantity: One 100w max. Medium Base E26 base porcelain socket	cCSAus Wet location listed 1 year warranty

701 Millennium Blvd. Greenville, South Carolina 29607

www.progresslighting.com

HALO

Project	Catalog #	Type	SD
Prepared by	Notes		

HOUSING

- Non-electrically conductive polycarbonate frame.
- High impact diffuse polystyrene lens provides shielding to the light guide with no pixilation
- Stamped aluminum housing provides thermal cooling achieving L70 at 50,000 hours in IC and non-IC applications

GASKETS

- Closed cell gasket achieves restrictive airflow and wet location requirements without additional caulking

OPTICS

- Precision acrylic light guide organizes source flux into wide distribution with 1.2 - 1.4 spacing criteria useful for general area illumination

LED

- Mid power LED array provide a uniform source with high efficiency and long life.
- Available in 95 CRI minimum, R9 greater than 90 and color accuracy within a SDCM provide color accuracy and uniformity

DRIVER

- SMD 120V**
 - Integral 120V 50/60Hz constant current driver provides noise free operation.
 - Continuous, flicker-free dimming from 100% to 5% with select leading or trailing edge 120V phase cut dimmers.
 - Dimming to 5% is best assured using dimmers with low end trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note: some dimmers require a neutral in the wall(s).)

- Inline electrical quick connect and E26 adapter (provided) provides mains connections.

SMD 120-277V

- Integrated 120-277V 60Hz constant current driver provides noise free operation.
- SMD Universal Voltage (120-277V) configurations are recommended for use with compatible 0-10V DC low voltage dimmers only.

MOUNTING/RETENTION

- Adjustable spider plate allows for quick installation into both junction boxes and recessed housings.
- Torsion springs and friction blades included

ELECTRICAL JUNCTION BOX MOUNTING

- The SMD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation.
- Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes.

RECESSED HOUSING MOUNTING

- May be installed in IC recessed housings in direct contact with insulation
- Note: Not for use in recessed housing in direct contact with spray foam insulation. Refer to NEMA L80 57-2013.

Torsion Spring 5" & 6"

- Precision formed torsion spring bracket kit included
- The torsion springs adjust on the mounting plate to fit 5" or 6" compatible housings

Friction Blade 5" & 6"

- Precision formed friction blades included
- For retrofit in 5" and 6" housings without torsion springs mounting tabs

- Friction blade design allows the SMD to be installed in any position within the housing aperture (SMD degree)

SMD 120-277V

- Integrated 120-277V 60Hz constant current driver provides noise free operation.
- SMD Universal Voltage (120-277V) configurations are recommended for use with compatible 0-10V DC low voltage dimmers only.

HOUSING

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GASKETS

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OPTICS

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- Adjustable spider plate allows for quick installation into both junction boxes and recessed housings.
- Torsion springs and friction blades included

ELECTRICAL JUNCTION BOX MOUNTING

- The SMD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation.
- Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes.

RECESSED HOUSING MOUNTING

- May be installed in IC recessed housings in direct contact with insulation
- Note: Not for use in recessed housing in direct contact with spray foam insulation. Refer to NEMA L80 57-2013.

DESIGNER SKINS

- SMD skins are accessory rings in both round and square. These skins attach to the SMD for a permanent finish. Refer to the SMD accessories specification sheet for details.
- Matte White (Paintable)
- Satin Nickel
- Tuscan Bronze

WARRANTY

- Five year limited warranty, consult website for details.
- www.cooperlighting.com

COMPLIANCE

- cULus Certified for use with Halo housings and for use with other's housings, see instruction sheet for conditions of acceptability.
- Wet and Damp Location listed, airtight per ASTM E283

- Suitable for use in closets, compliant with NFPA 70, NEC Section 410.16(A)(8) and 410.16(C)(8)
- EMF/RFI emissions per FCC 47CFR Part 15B

- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79-08

- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- Can be used for State of California Title 24 high efficiency luminaire compliance, reference the California Energy Commission Title 20 Appliance Efficiency Database for current listings.

- Can be used for International Energy Conservation Code (IECC) and high efficiency luminaire compliance
- ENERGY STAR listed, reference database for current listings

- Friction blade design allows the SMD to be installed in any position within the housing aperture (SMD degree)

SMD6 Series

6 inch Round and Square

SMD6R SMD6S

6" Surface Mount Downlight

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" and 6" recessed housing retrofit

Non-conductive Dead Front

TD518242EN
September 26, 2018 2:36 PM

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING
○	SD	DOWN LIGHT ENTRIES	10'-0" AFG	N/A	HALO SMD6R-6-930-WH	LED	1.00	9.6W	FULL CUT-OFF
○	SL3	PUBLIC STREET LIGHT JEWELL AVE.	30'-0" AFG	GREY	STREETWORKS ARCH-MAF48-130-D-U-T2R-7030-4N7-AP	LED	1.00	134W	FULL CUT-OFF
○	SP1	PARKING LOT	20'-0" AFG	BLACK	INVUE ECM-E04-LED-E1-SL3-SO-SW-BK-7030-DIM	LED	1.00	97W	FULL CUT-OFF
○	WS1	WALL SCONCE GARAGES	8'-0" AFG	BLACK	PROGRESS P6060-31	LED	1.00	13W	FULLY SHIELDED
○	WS2	WALL SCONCE SIDE YARDS & ENTRIES	8'-0" AFG	BLACK	PROGRESS P6059-31	LED	1.00	13W	FULLY SHIELDED

DESCRIPTION

The EPIC Collection delivers custom luminaire flexibility with high quality, yet availability expectations of standard specification grade product. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED optical and performance solutions to the decorative luminaire marketplace.

SPECIFICATION FEATURES

Construction

TOP: Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. (See the mounting accessories section for a full selection of mounting arms. Only these arms are compatible with the Epic luminaire).

Midsection

Continuous silicone gaskets seal lens to top casing and shade. The mid section features cast aluminum construction and stainless steel assembly. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. DOORFRAME: Die-cast aluminum 1/8" thick door and doorframe seal to underside of shade with a thick wall continuous silicone gasket. Mounting hub ships attached to mounting arm.

Optics

Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AccuLED Optic technology creates consistent distributions with the scalability to meet customized application requirements.

Finish

Housing is finished in five-stage super TBC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against

requirements

Offered Standard in 4000K (41-275K) CCT and nominal 70 CRI. Optional 3000K CCT and 5000K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency and prolonged life. Standard drivers feature electronic universal voltage 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation, greater than 0.5 power factor, less than 20% harmonic distortion, and is suitable for operation in 40°C to 40°C ambient environments. All fixtures are shipped standard with 150/1700A common and differential - mode surge protection. LightBar® feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per ENEC TM-21. Occupancy sensor and dimming options available.

Decorative Area Luminaire

Dimensions

ECM Classical

Maximum Height 20" (508mm)

Maximum Width 24-1/16" (611mm)

See configurations for more detailed information.

EMM Modern

Maximum Height 20" (508mm)

Maximum Width 24-1/16" (611mm)

See configurations for more detailed information.

COOPER Lighting Solutions

Invue

Project	Catalog #	Type	SP1
Prepared by	Notes		

The EPIC Collection delivers custom luminaire flexibility with high quality, yet availability expectations of standard specification grade product. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED optical and performance solutions to the decorative luminaire marketplace.

SPECIFICATION FEATURES

Construction

TOP: Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. (See the mounting accessories section for a full selection of mounting arms. Only these arms are compatible with the Epic luminaire).

Midsection

Continuous silicone gaskets seal lens to top casing and shade. The mid section features cast aluminum construction and stainless steel assembly. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. DOORFRAME: Die-cast aluminum 1/8" thick door and doorframe seal to underside of shade with a thick wall continuous silicone gasket. Mounting hub ships attached to mounting arm.

Optics

Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AccuLED Optic technology creates consistent distributions with the scalability to meet customized application requirements.

Finish

Housing is finished in five-stage super TBC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against

requirements

Offered Standard in 4000K (41-275K) CCT and nominal 70 CRI. Optional 3000K CCT and 5000K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency and prolonged life. Standard drivers feature electronic universal voltage 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation, greater than 0.5 power factor, less than 20% harmonic distortion, and is suitable for operation in 40°C to 40°C ambient environments. All fixtures are shipped standard with 150/1700A common and differential - mode surge protection. LightBar® feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per ENEC TM-21. Occupancy sensor and dimming options available.

NOTED

NOTED

NOTED

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THEY ARE THE OWNERS OF PLOT FOUR (4) AND A PORTION OF PLOT FIVE (5), MALONE SUBDIVISION, RECORDED IN BOOK 9, PAGE 48 OF THE ARAPAHOE COUNTY RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE NORTH LINES OF SAID PLOT 4 AND PLOT 5, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF JEWELL AVENUE, AS RECORDED AT BOOK 9, PAGE 48 OF SAID COUNTY RECORDS, N89°20'02"E, A DISTANCE OF 578.43 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 4583 AT PAGE 506 OF SAID COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND S00°14'21"E, A DISTANCE OF 300.88 FEET TO THE SOUTH LINE OF SAID PLOT 5;

THENCE ALONG THE SOUTH LINES OF SAID PLOTS 4 AND 5 S89°21°07"W, A DISTANCE OF 578.65 FEET TO THE SOUTHWEST CORNER OF SAID PLOT 4;

THENCE ALONG THE WEST LINE OF SAID PLOT 4 N00°11'48"W, A DISTANCE OF 300.70 FEET TO THE POINT OF BEGINNING, CONTAINING 174.012 SQUARE FEET OR 3.995 ACRES, MORE OR LESS.

[\[Change to: Let's a Blank and Tracts \(as said if the numbers\)\]](#)

Change to: **Lots, a Block and Tracts** (get rid if the numbers)

TRACT A IS JUST THE 10' ADJACENT TO JEWELL R-O-W. AN ADDITIONAL AREA LABEL WAS ADDED TO TRACT C TO CLARIFY THE BOUNDARY OF TRACT A AND CLEAR UP WHAT MAY HAVE BEEN CONFUSING.

THE UNDERSIGNED OWNERS FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, SOLEMNLY AND TRULY AFFIRM AND HOLD THAT THE CITY OF ALBUQUERQUE

THE SOUTH HALF OF JEWELL AVENUE ABUTTING THE PROPERTY SHALL BE INCLUDED AS A PUBLIC IMPROVEMENT FOR THIS SUBDIVISION AND WILL BE IMPROVED BY THE OWNER TO CITY OF AURORA SPECIFICATIONS;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED TO, PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES UNDER EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

UC JEWELL LLC, A COLORADO LIMITED LIABILITY COMPANY

PRINT NAME _____ PRINT NAME _____

NOTORIAL:

STATE OF COLORADO)
)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AND _____ AS OWNER.

WITNESS MY HAND AND MY OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

A RESUBDIVISION OF PLOT 4 AND A PORTION OF PLOT 5 MALONE SUBDIVISION
SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, T4S, R67W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

[illegible]

VICINITY MAP
1"=600'

1. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SEC. 26, T4S, R67W, OF THE 6TH P.M. BEARS N89°20'02"E (ASSUMED). SAID LINE IS MONUMENTED AS SHOWN HEREON.
3. ALL LINEAR UNITS ARE IN U.S. SURVEY FEET.
4. EMK CONSULTANTS, INC. DID NOT PERFORM A TITLE SEARCH OR EASEMENT RESEARCH FOR THIS PLAT. EXISTING EASEMENTS OF RECORD AND RIGHT-OF-WAY DESIGNATIONS WERE TAKEN FROM DOCUMENTS PROVIDED BY LAND TITLE GUARANTY COMPANY, ORDER NO. ~~ABC70831315-3~~, DATED ~~MARCH 4, 2024, AT 5:00 P.M.~~ Update this to 30 days of plat recording
5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS NOTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LINES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
6. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. NO ADDITIONAL TRACTS CREATED DUE TO ATTACHED EMAIL CORRESPONDENCE WITH THE CITY ANY AND WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS. add other Tracts here
8. TRACT B, TRACT C, AND TRACT D ARE TO BE PRIVATELY OWNED AND MAINTAINED. TRACT D (JEWELL CIRCLE) IS DESIGNATED AS A PRIVATE ROAD, FIRE LANE, UTILITY EASEMENT AND ACCESS EASEMENT. move this to the Legend - Not a plat MOVED TO LEGEND
9. THE EASEMENTS HEREON SHOWN AND LABELED 6' OR 10' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES. 5' GAS EASEMENT ADDED add the 5' Gas easement here
10. ALL OWNERS OF LOTS ADJACENT TO JEWELL AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON AUGUST 4, 2022.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

SAMUEL L. GALLUCCI III, PLS
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS, AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____ 20__ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

1 DEDICATION, COVENANTS, NOTES, SIGNATURES
2 OVERALL BOUNDARY AND EXISTING EASEMENTS

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on all pages

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PREPARED BY

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LAND DEVELOPMENT
ENGINEERING ■ SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com
JOB NO. 13298

JEWELL URBAN COTTAGES
SUBDIVISION FIL. NO 1.

DATE PREPARED: MAY 10, 2024
APPLICANT/DEVELOPER
URBAN COTTAGES
4601 DTC BOULEVARD, SUITE 525
DENVER, COLORADO 80237

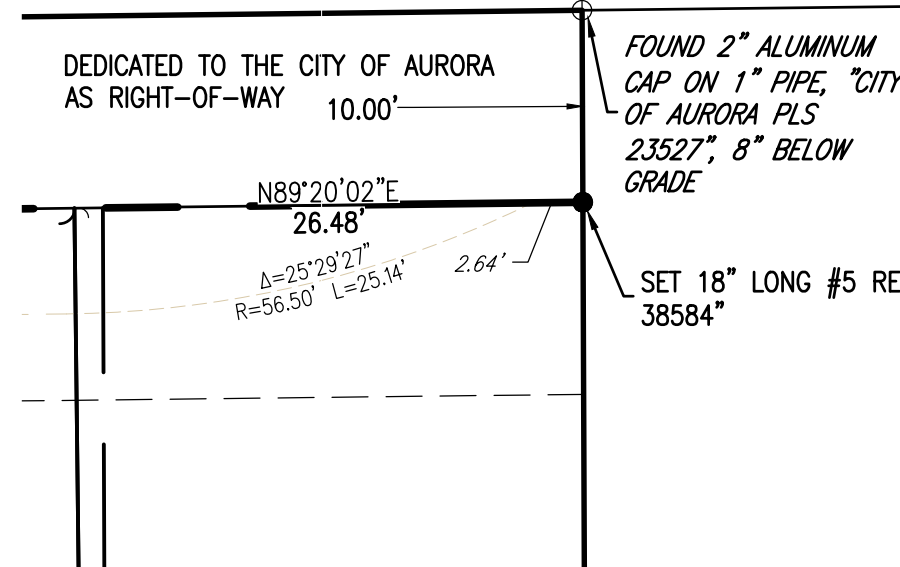
SHEET 1 OF 2

JEWELL URBAN COTTAGES SUBDIVISION FILING NO. 1

A RESUBDIVISION OF PLOT 4 AND A PORTION OF PLOT 5 MALONE SUBDIVISION
SITUATED IN THE NORTHWEST QUARTER OF SECTION 26,
T4S, R67W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 2

JULIE STREET



DETAIL "A"
1 INCH = 10 FEET

Advisory Comment: The Access easements will need to be made into Tracts, so the Lot lines are not crossing the easement lines. This situation has caused problems in the past. Unfortunately, this does reduce size of the Lots or Tract(s), so the location of the structures may need to be investigated more closely. Please work out the setback issues with your case manager

NO CHANGES TO LOT SIZES. SEE ATTACHED EMAIL CORRESPONDENCE.

The Lot sizes will all change. Revise them as needed. Tract B will change

NO CHANGES TO LOT SIZES. SEE ATTACHED EMAIL CORRESPONDENCE.

Add the Pocket Water easements for the hydrants and the water meters

POCKET WATER EASEMENTS NOW REPLACE POCKET UTILITY EASEMENTS

Tract A cannot be granted as street R.O.W.

AN ADDITIONAL AREA LABEL WAS ADDED TO TRACT C TO CLARIFY THE TRACT LINES BETWEEN TRACT A AND TRACT C. TRACT A IS ONLY THE 10' GRANTED TO THE CITY AS STREET R.O.W.

FOUND 2 1/2" STEEL PIPE WITH 3" BRASS CAP IN RANGE BOX STAMPED: "CITY OF AURORA LS 16419 T4S 1/4 23/26 R67W 1989" ACCEPTED AS THE NE COR. OF THE NW 1/4 SEC. 26, T4S R67W, 6TH P.M.

Granted to the City of Aurora as Street Right-of-Way sq. feet

the total distance should match

CORRECTED

Tract A 5,784 SF 0.1327 AC

TEXT CHANGED AS SUGGESTED

FOUND 2" ALUMINUM CAP ON 1" PIPE, "CITY OF AURORA PLS 23527", 8" BELOW GRADE

SET 18" LONG #5 REBAR & 1 1/2" ALUMINUM CAP "EMK PLS 38584"

is this correct? measurement does not add up

CORRECTED

change these U.E. to water type easements - confirm this with Aurora Water Dept.

CORRECTED WITH ADDTL LABELS

POR. PLOT 6 MALONE SUBDIVISION BOOK 9, PAGE 48

POINT OF COMMENCEMENT
FOUND 3" BRASS CAP IN RANGE BOX STAMPED, "CITY OF AURORA LS 16848 T4S 22/23/27/26 R67W, 1984"

POINT OF BEGINNING

SET 18" LONG #5 REBAR & 1 1/2" ALUMINUM CAP "EMK PLS 38584"

Is this the width of the Fire Lane Easement? (label these easement lines) - you may need to make it a separate easement

CORRECTED WITH ADDTL LABELS

This Access easement area will need to be a new Tract - reducing the size of the Lots and Tract here

NO CHANGES MADE HERE. SEE ATTACHED EMAIL CORRESPONDENCE.

PLOT 3 MALONE SUBDIVISION BOOK 9, PAGE 48

N0°11'48"W 300.70'

FOUND #5 REBAR & 2" ALUMINUM CAP "EMK PLS 29040 2" W" ON 2.00' OFFSET NORTHERLY ON PROPERTY LINE. UNABLE TO SET MONUMENT ON PROPERTY CORNER

change these U.E. to water type easements - confirm this with Aurora Water Dept.

CORRECTED TO WATER EASEMENT

TRACT C 28,147 SF 0.6461 AC

S89°21'07"W 578.65' (578.74')
FOUND #4 REBAR & ILLEGIBLE PLASTIC CAP, 4" BELOW GRADE. ALSO FOUND #3 REBAR 0.07'E x 0.30'W (NOT ACCEPTED)

This Access easement area will need to be a new Tract - reducing the size of the Lots here

NO CHANGES MADE HERE. SEE ATTACHED EMAIL CORRESPONDENCE.

FOUND 2" ALUMINUM CAP ON 1" PIPE, "CITY OF AURORA PLS 23527", 6" BELOW GRADE

PLOT 12 MALONE SUBDIVISION BOOK 9, PAGE 48

PLOT 14 MALONE SUBDIVISION REC: E1132267

MALONE SUBDIVISION 2ND FILING BOOK 21, PAGE 18 REC: 1233908

LEGEND

- SETBACK (SB)
- UTILITY EASEMENTS (UE)
- GAS EASEMENTS (GE)
- ACCESS EASEMENTS (AE)
- (XX') CALCULATED DIMENSION PER RECORD
- ◆ FOUND PLSS CORNER, AS NOTED
- FOUND MONUMENT, AS NOTED
- SET MONUMENT, AS NOTED

GRAPHIC SCALE
0 15 30 60 90
1 INCH = 30 FEET

delete the Logo on all pages

LOGO REMOVED



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SHEET 2 OF 2