VILLAGE AT WESTERLY CREEK-PHASE III

SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK 1, THE VILLAGE AT WESTERLY CREEK SUBDIVISION FILING NO. 1, AT RECEPTION NO. D1001245, RECORDED ON JANUARY 4, 2011, ARAPAHOE COUNTY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE DATA

GROSS AREA:
5.47 ACRES

ZONING:
REFER TO GENERAL DEVELOPMENT PLAN
PLANNED DEVELOPMENT, MULTI FAMILY

SURROUNDED BY: R1-LOW DENSITY RESIDENTIAL
R2-MEDIUM DENSITY RESIDENTIAL
B3-HIGHWAY SERVICE DISTRICT

TOTAL BUILDING FOOTPRINT AREA:
41,021 SF

TOTAL HARD SURFACE AREA:
89,210 SF

TOTAL LANDSCAPE AREA:
101,118 SF

PERMITTED SIGN AREA:
ONE SIGN PER STREET FRONTAGE
96 SF PROPOSED SIGN AREA

OCCUPANCY:
R-2, U, B, S-1

SQUARE FOOTAGE:

BUILDING A	19,323
BUILDING B	8,812
BUILDING C	25,394
BUILDING D	14,363
BUILDING H	3,203
BUILDING F	4,453
BUILDING G	4,453
BUILDING E	3,203
LEASING OFFICE	719
MAINTENANCE (I)	2,500

CONSTRUCTION TYPE:
V-A

FULLY SPRINKLERED:
13R (NFPA)

PARKING

TYPE OF PARKING	RATIO PER CODE	# OF SPACES REQUIRED	RATIO PROPOSED	# OF SPACES PROPOSED	# OF SPACES PROVIDED
4 BR (4)	2.5 / UNIT	10	2 / UNIT	8	8
3 BR (10)	2 / UNIT	20	1.5 / UNIT	15	29
2 BR (24)	2 / UNIT	48	1 / UNIT	24	25
FAMILY GUEST	1 / 5 UNITS	10	1 / 5 UNITS	10	10
TOTAL FAMILY		**88**		**57**	**72**
1 BR SENIOR (24)	1.5 / UNIT	36	0.5 / UNIT PER GDP	12	12
SENIOR GUEST	1 / UNIT + 1 / 5 UNITS	29	1 / 5 UNITS	5	5
TOTAL SENIOR		**65**		**17**	**17**
TOTAL FAMILY & SENIOR		**153**		**74**	**89**
LEASING OFFICE		2	2 / 1 OFFICE	2	2
ACCESSIBLE FAMILY		4		4	8
ACCESSIBLE COVERED ATTACHED		2		2	2
ACCESSIBLE SENIOR		1		1	1
TOTAL PROJECT PARKING SPACES		**162**		**83**	**102**
COVERED ATTACHED	50% OF COVERED	28	17.5% OF TOTAL	15	23 (18 REQ'D)
COVERED DETACHED	NO MINIMUM	28	17.5% OF TOTAL	15	14
TOTAL COVERED PARKING	**35% OF TOTAL PARKING**	**56**	**35% OF TOTAL**	**30**	**37 (36 REQ'D)**
BICYCLE	**3%** OF VEHICLE PARKING	**3**	**3%** OF VEHICLE PARKING	**3**	**10**

VICINITY MAP

CONTACT LIST

OWNER:
VWC3, LLLP
C/O THE HOUSING AUTHORITY
OF THE CITY OF AURORA
2280 SOUTH XANADU WAY
AURORA, CO 80014

CIVIL:
WILSON & COMPANY. INC.
1675 BROADWAY, SUITE 200
DENVER, CO 80202

ARCHITECT:
STUDIO COMPLETIVA
3275 W 14TH AVENUE, SUITE 201
DENVER, CO 80204

ELECTRICAL:
DMCE ENGINEERING
5737 WEST 6TH AVENUE
LAKEWOOD, CO 80214

LANDSCAPE:
NORRIS DESIGN
1101 BANNOCK ST
DENVER,CO 80204

SURVEYOR:
FLATIRONS, INC.
3660 DOWNING ST., UNIT E
DENVER, CO 80205

WAIVERS

1. WAIVER REQUEST: REDUCED PARKING
(SECTION 146-1504, TABLE 15.1)

REDUCED STREET PARKING FOR FAMILY UNITS
a. CURRENT RATIO PER CODE
- 4 BEDROOM UNIT=2.5/UNIT
- 3 BEDROOM UNIT= 2/UNIT
- 2 BEDROOM UNIT=2/UNIT
- GUEST=1/5 UNITS
  1. TOTAL NUMBER OF REQUIRED SPACES=88

b. PROPOSED RATIO PER WAIVER REQUEST
- 4 BEDROOM UNIT=2/UNIT
- 3 BEDROOM UNIT= 1.5/UNIT
- 2 BEDROOM UNIT=1/UNIT
- GUEST=1/5 UNITS
  1. TOTAL NUMBER OF PROPOSED SPACES=57

c. TOTAL NUMBER OF SPACES PROVIDED=72

(SECTION 146-1504, TABLE 15.1)
REDUCED STREET PARKING FOR SENIOR UNIT GUESTS
a. CURRENT RATIO PER GDP
- 1 SPACE PER DWELLING UNIT PLUS 1 SPACE PER 5 DWELLING UNITS
  1. TOTAL NUMBER OF REQUIRED SPACES=29

b. PROPOSED RATIO PER WAIVER REQUEST
- 1 SPACE PER 5 DWELLING UNITS
  1. TOTAL NUMBER OF PROPOSED SPACES=5

c. TOTAL NUMBER OF SENIOR UNIT GUEST SPACES PROVIDED=5

JUSTIFICATION FOR PARKING REDUCTION WAIVER:
JUSTIFICATION FOR THE PARKING REDUCTION FOR THE FAMILY UNITS AND SENIOR GUEST UNITS HAS BEEN DEMONSTRATED BY STUDIES SHOWING NUMEROUS LOCATIONS THROUGHOUT THE METRO DENVER AREA WITH COMPARABLE INSTANCES OF SIMILAR LAND USE AND PROJECT TYPE. WE BELIEVE THE AMOUNT OF PARKING WE ARE PROPOSING IS ADEQUATE AND MAY EVEN EXCEED THE PARKING DEMAND. THE FOLLOWING CHARACTERISTICS OF THIS PROJECT FURTHER SUPPORT THIS REQUEST:
- THE PROJECT'S PROXIMITY TO PUBLIC TRANSPORTATION IN THE FORM OF REGULAR AND FREQUENT BUS ROUTES WITHIN ONE TO TWO BLOCKS OF THE SITE.
- THE PROJECT'S CLOSE PROXIMITY TO SCHOOLS, GROCERY, RETAIL, BANKING AND SERVICES.
- AMPLE STREET PARKING IS AVAILABLE ON BOTH IRONTON AND KENTUCKY.
- THE REDUCED PARKING DEMAND ASSOCIATED WITH AFFORDABLE HOUSING.
- THE SUCCESS OF OTHER SIMILAR PROJECTS IN THE AREA WITH MUCH LOWER PARKING RATIOS.

2. WAIVER REQUEST: NOT INSTALL GARAGE DOORS
(SECTION 146-2000)

CURRENT ZONING CODE DEFINITION OF A GARAGE IS A FULLY ENCLOSED BUILDING WITH ONE OR MORE VEHICULAR DOORS FOR THE PARKING OR STORAGE OF MOTOR VEHICLES

JUSTIFICATION FOR WAIVER: THE AURORA HOUSING AUTHORITY (AHA) IS REQUESTING A WAIVER FOR VWC3 REGARDING THE INSTALLATION OF DOORS ON ALL OF THE TUCK-UNDER PARKING SPACES AT TWO OF THE 8 BUILDINGS AT THE PROPERTY. THE WAIVER REQUEST IS BASED ON OUR EXPERIENCES WITH EXISTING PROPERTIES OWNED AND MANAGED BY THE AURORA HOUSING AUTHORITY. AS WELL AS A AHA'S DESIRE TO COMPLY WITH WHAT WE BELIEVE IS IN THE BEST INTEREST FOR THE SAFETY AND SECURITY OF THE RESIDENTS AND THE PROPERTY.

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LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK 1, THE VILLAGE AT WESTERLY CREEK SUBDIVISION FILING NO. 1, AT RECEPTION NO. D1001245, RECORDED ON JANUARY 4, 2011, ARAPAHOE COUNTY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

AMENDMENTS

SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICATION THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL 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. ABANDMENT, WITHDRAWL 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 _____ AD, _____

BY:_____
(PRINCIPALS OR OWNERS)

BY:_____ AS:_____
(PRINT NAME) (PRINT TITLE)

NOTARIAL

STATE OF _____

COUNTRY OF _____

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

BY:_____ AS:_____
(PRINT NAME) (PRINT TITLE)

WITNESS MY HAND AND OFFICIAL SEAL

_____
(NOTARY PUBLIC)

MY COMMISION EXPIRES: _____ ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE:_____

PLANNING DIRECTOR: _____ DATE:_____

PLANNING COMMISSION: _____ DATE:_____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE:_____
(MAYOR)

ATTEST: _____ DATE:_____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____ DEPUTY: _____

VILLAGE AT WESTERLY CREEK PHASE 3

S. IRONTON ST. & E. KENTUCKY AVE
AURORA, COLORADO 80014

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
1ST SUBMITTAL	16-0909
2ND SUBMITTAL	16-1213
3RD SUBMITTAL	17-0119
4TH SUBMITTAL	17-0217
5TH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

COVER SHEET

SHEET NO:

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VILLAGE AT WESTERLY CREEK-PHASE III

SITE PLAN WITH WAIVERS

A PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK 1, THE VILLAGE AT WESTERLY CREEK SUBDIVISION FILING NO. 1, AT RECEPTION NO. D1001245, RECORDED ON JANUARY 4, 2011, ARAPAHOE COUNTY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN NOTES

REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS

1. PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNERKSHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD_END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2-INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
2. THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS THIS SITE.
3. EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
4. ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIAL SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
5. MULTI FAMILY DEVELOPMENTS WHERE THE NUMBER OF DWELLINGS EXCEEDS 100 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS…(2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (2015 IFC D106.3)

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
4. ***COMMERCIAL PROJECTS BUILT UNDER THE 2015 IBC:*** "ACCESSIBLE EXTERIOR ROUTES' SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE 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.
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16. 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.
17. AS ADOPTED ON 29 MAY 03 THE CITY OF AURORA WILL ALSO UTILIZE C.R.S. 9-5-101 TO 9-5-106 REQUIREMENTS FOR ACCESSIBILITY IN CONJUNCTION WITH THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11. NOTE: UTILIZE THE IBC AS THE PRIMARY REQUIREMENTS AND THEN MAKE UP ANY DIFFERENCE USING C.R.S. 9-5-101 TO 9-5-106. THE STATE STATUTE IS NOT INTENDED TO SUPPLEMENT OTHER LAWS ALREADY IN PLACE. THE ALTERNATIVE HOUSING TYPES AND POINT SYSTEM CANNOT BE USED TO SATISFY IBC REQUIREMENTS.
18. THE BUILDER OF ANY PROJECT REGULATED BY HOUSE BILL 03-1221, SECTION 9-5-106, SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105; EXCEPT THAT, IF AN UNDUE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THE REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.
19. THE 2015 INTERNATIONAL FIRE CODE (IFC), SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER'S OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
20. THE 2015 IFC, CHAPTER 33, SHALL BE UTILIZED FOR REQUIREMENTS ASSOCIATED TO BOTH CONSTRUCTION AND DEMOLITION OF ANY STRUCTURE WITHIN THE SITE. A DEMOLITION PERMIT IS REQUIRED TO BE OBTAINED THROUGH THE CITY OF AURORA BUILDING DIVISION PRIOR TO THE REMOVAL OF ANY STRUCTURE WITHIN YOUR SITE.
21. FOR ASBESTOS ABATEMENT OR REMOVAL, INCLUDING STRUCTURE DEMOLITION, CONTACT THE STATE OF COLORADO DEPARTMENT OF HEALTH, 303-692-2000.
22. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.

VILLAGE AT WESTERLY CREEK PHASE 3

S. IRONTON ST. & E. KENTUCKY AVE
AURORA, COLORADO 80014

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
1ST SUBMITTAL	16-0909
2ND SUBMITTAL	16-1213
3RD SUBMITTAL	17-0119
4TH SUBMITTAL	17-0217
5TH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

SITE PLAN NOTES

SHEET NO:

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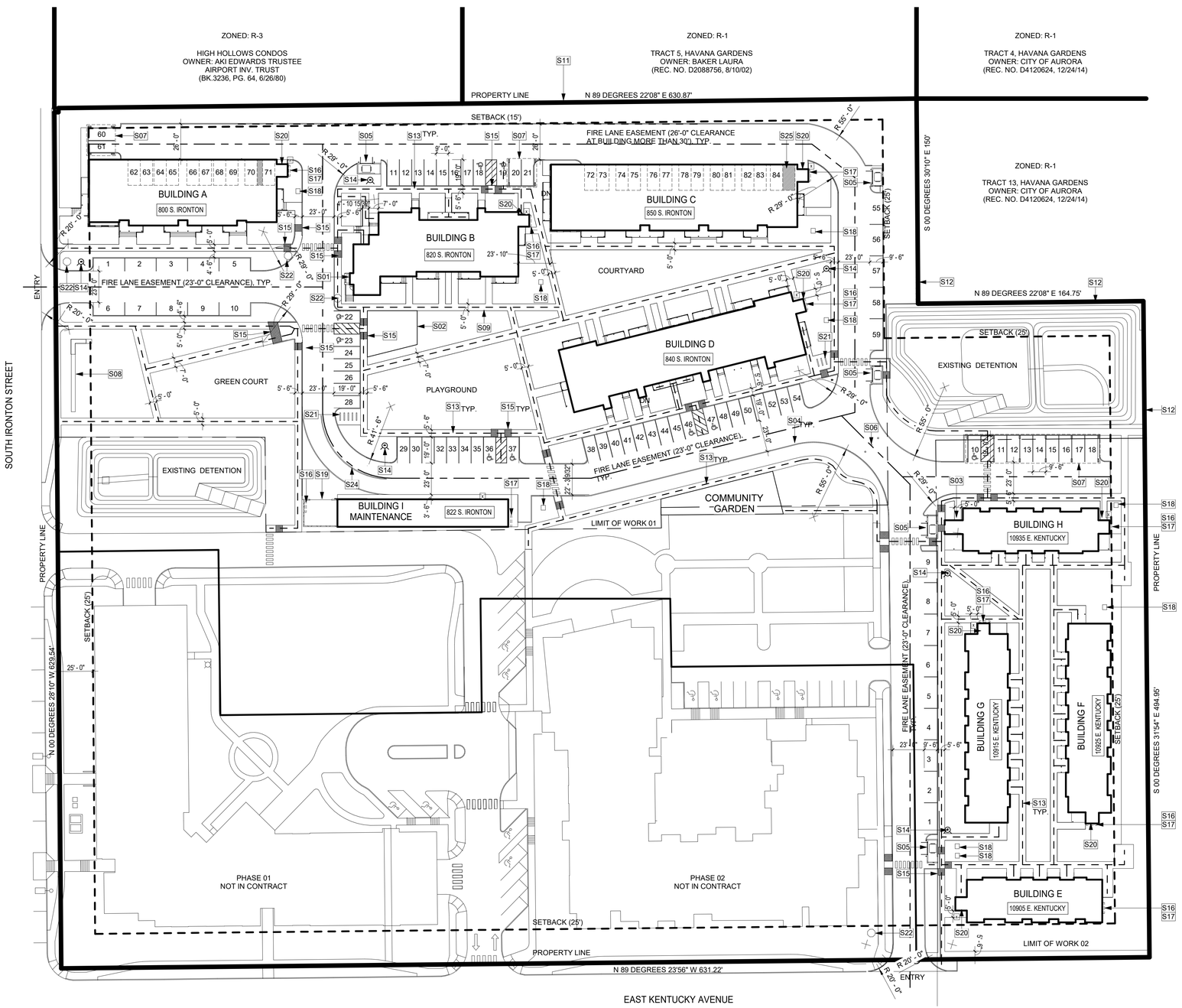

1 SITE PLAN DEVELOPMENT APPLICATION
1" = 40'-0"

0' 20' 40' 80' 160'

SITE PLAN KEYNOTES

S01	FIRE CONTROL SAFETY PANEL
S02	NOT USED
S03	MECHANICAL, BOILER ROOM FOR HEATED SIDEWALKS
S04	CURB AND GUTTER TYP.
S05	TRASH ENCLOSURE
S06	COLLAPSIBLE BOLLARDS, APPROVED KNOX HARDWARE
S07	COVERED PARKING STRUCTURE
S08	MONUMENT SIGN, STANDARD BRICK FACE, PRECAST CONCRETE CAP, 24" ABOVE GRADE
S09	CONCRETE SIDEWALK, 5' WIDE, TYP.
S10	ASPHALT DRIVE LANE, TYP.
S11	CONCRETE FENCING, SIGNATURE STONE, SANDSTONE, PROVIDE FOUNDATION PIERS 5' OC, 6'-0" HEIGHT
S12	SPLIT RAIL FENCE, 42"
S13	ACCESSIBLE ROUTE, 5' WIDE
S14	FIRE HYDRANT
S15	ACCESSIBLE CURB RAMP, ICC/ANSI A117.1-2009, CITY DETAIL S9, TYP.
S16	GAS METERS
S17	ELECTRIC METERS
S18	TRANSFORMER
S19	SALLY PORT, OPEN, GATED
S20	FIRE RISER ROOM, FDC, APPROVED KNOX BOX
S21	BIKE RACKS, 10 BIKES
S22	STOP SIGN
S24	YELLOW DOUBLE STRIPING
S25	VAN ACCESSIBLE PARKING SPACE, ICC/ANSI A117.1-2009

[X] FIRE APPROVED KNOX BOX LOCATION

PARKING

TYPE OF PARKING	RATIO PER CODE	# OF SPACES REQUIRED	RATIO PROPOSED	# OF SPACES PROPOSED	# OF SPACES PROVIDED
4 BR (4)	2.5 / UNIT	10	2 / UNIT	8	8
3 BR (10)	2 / UNIT	20	1.5 / UNIT	15	29
2 BR (24)	2 / UNIT	48	1 / UNIT	24	25
FAMILY GUEST	1 / 5 UNITS	10	1 / 5 UNITS	10	10
TOTAL FAMILY		**88**		**57**	**72**
1 BR SENIOR (24)	1.5 / UNIT	36	0.5 / UNIT PER GDP	12	12
SENIOR GUEST	1 / UNIT + 1 / 5 UNITS	29	1 / 5 UNITS	5	5
TOTAL SENIOR		**65**		**17**	**17**
TOTAL FAMILY & SENIOR		**153**		**74**	**89**
LEASING OFFICE		2	2 / 1 OFFICE	2	2
ACCESSIBLE FAMILY		4		4	8
ACCESSIBLE COVERED ATTACHED		2		2	2
ACCESSIBLE SENIOR		1		1	1
TOTAL PROJECT PARKING SPACES		**162**		**83**	**102**
COVERED ATTACHED	50% OF COVERED	28	17.5% OF TOTAL	15	23 (18 REQ'D)
COVERED DETACHED	NO MINIMUM	28	17.5% OF TOTAL	15	14
TOTAL COVERED PARKING	**35% OF TOTAL PARKING**	**56**	**35% OF TOTAL**	**30**	**37 (36 REQ'D)**
BICYCLE	**3%** OF VEHICLE PARKING	**3**	**3%** OF VEHICLE PARKING	**3**	**10**

OPEN SPACE MATRIX

PHASE	OVERALL SIZE	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
PREVIOUS PHASES	238,189 SF	NA	45% - 107,382 SF
PHASE 3 (CURRENT PHASE)	237,902 SF	45% - 107,056 SF	45% - 107,671 SF
TOTAL SITE	476,091 SF	45% - 214,240 SF	45% - 215,053 SF

RESIDENTIAL DENSITY MATRIX

PHASE	ACRES	UNIT COUNT	DENSITY (UNITS/ACRE)
PREVIOUS PHASES	238,189 SF (5.47 ACRES)	120 UNITS	21.94 D.U.A.
PHASE 3 (CURRENT PHASE)	237,902 SF (5.47 ACRES)	74 UNITS	13.53 D.U.A.
TOTAL SITE	476,091 SF (10.93 ACRES)	194 UNITS (MAX = 225 UNITS)	17.73 D.U.A. (MAX = 20.46 D.U.A.)

UNIT TYPES

(4) BEDROOM TOWNHOME W/ CARPORT
BUILDING A: (1) UNITS
BUILDING C: (1) UNITS
TOTAL: (2) UNITS

(4) BEDROOM TOWNHOME
BUILDING A: (1) UNITS
BUILDING C: (1) UNITS
TOTAL: (2) UNITS

(3) BEDROOM TOWNHOME W/ CARPORT
BUILDING A: (4) UNITS
BUILDING C: (6) UNITS
TOTAL: (10) UNITS

(3) BEDROOM FAMILY
BUILDING A: (2) UNITS
BUILDING B: (4) UNITS
BUILDING C: (2) UNITS
BUILDING D: (4) UNITS
TOTAL: (12) UNITS

(2) BEDROOM FAMILY
BUILDING A: (4) UNITS
BUILDING B: (4) UNITS
BUILDING C: (6) UNITS
BUILDING D: (10) UNITS
TOTAL: (24) UNITS

(1) BEDROOM SENIOR
BUILDING H: (5) UNITS
BUILDING F: (7) UNITS
BUILDING G: (7) UNITS
BUILDING E: (5) UNITS
TOTAL: (24) UNITS

MAX # OF UNITS: 105

TOTAL UNITS: 74

VILLAGE AT WESTERLY CREEK PHASE 3

S. IRONTON ST. & E. KENTUCKY AVE
AURORA, COLORADO 80014

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
1ST SUBMITTAL	16-0909
2ND SUBMITTAL	16-1213
3RD SUBMITTAL	17-0119
4TH SUBMITTAL	17-0217
5TH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

SITE PLAN

SHEET NO:

03 OF 35

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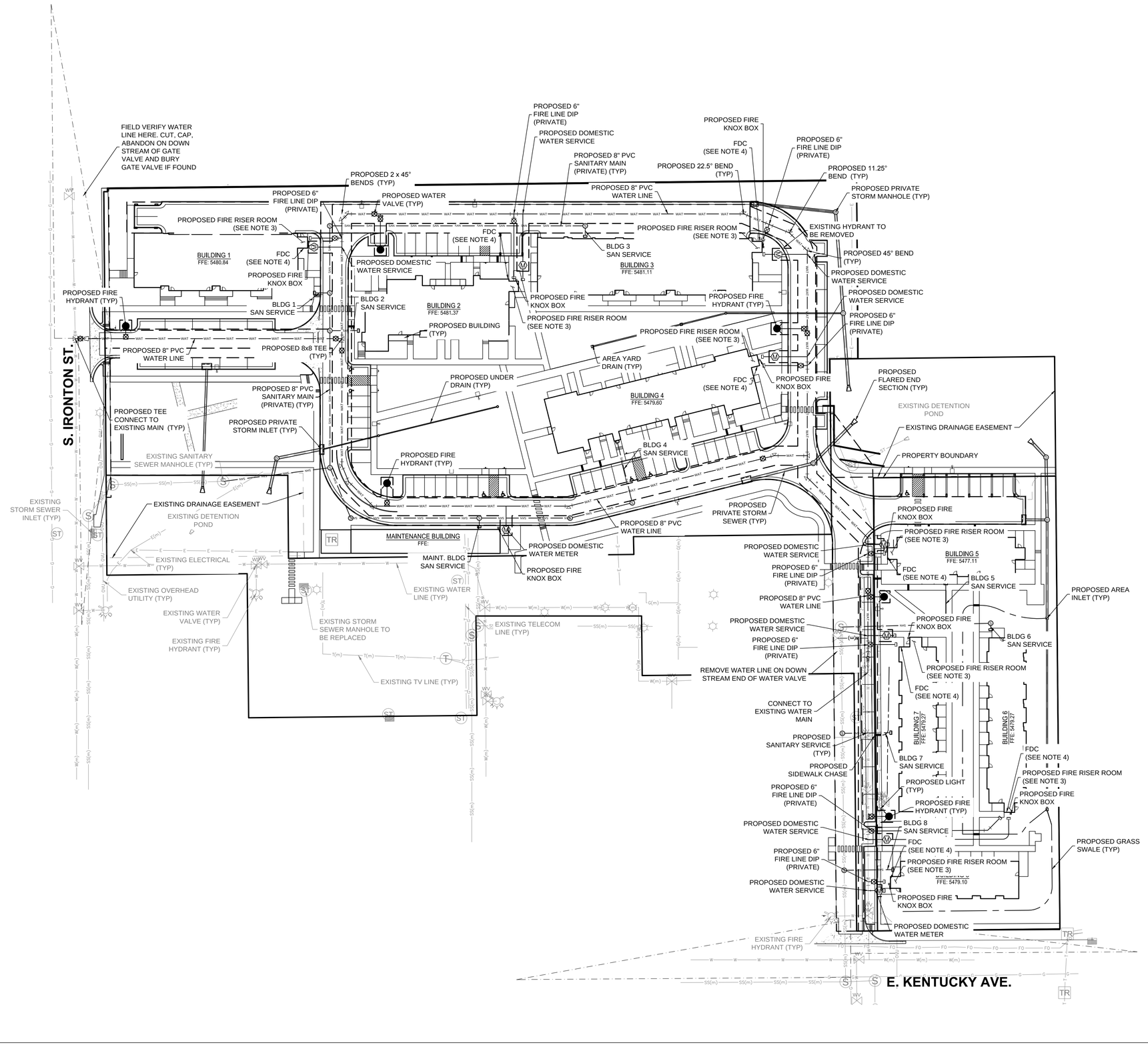

NOTES:

1. ALL STORM SEWER AND INLETS ARE DESIGNED FOR THE 100-YEAR STORM EVENT, AND ARE PRIVATE UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER MAINS AND SERVICES ARE PRIVATE UNLESS OTHERWISE NOTED.
3. ALL FIRE RISER ROOMS SHALL HAVE A MINIMUM 42" WIDE PAVED SURFACE ACCESS TO DOOR.
4. ALL FIRE DEPARTMENT CONNECTIONS SHALL BE INSTALLED WITH APPROVED KNOX PLUGS.

SITE IMPROVEMENTS LEGEND

WAT — WAT	PROPOSED WATER LINE
SAN — SAN — SAN	PROPOSED SANITARY LINE
	PROPOSED STORM SEWER
5477	PROPOSED CONTOUR
5477	EXISTING CONTOUR
X — X — X — X — X	EXISTING FENCE
W — W	EXISTING WATER LINE
G — G	EXISTING GAS
T — T	EXISTING TELEPHONE
SS(m)	EXISTING SANITARY SEWER

N

40 0 40 80

SCALE 1"=40' FEET

WILSON & COMPANY

VILLAGE AT WESTERLY CREEK PHASE III

SOUTH IRONTON & EAST KENTUCKY
AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
FIRST SUBMITTAL	16-0909
SECOND SUBMITTAL	16-1213
THIRD SUBMITTAL	17-0119
FOURTH SUBMITTAL	17-0217
FIFTH SUBMITTAL	17-0317

SCALE AS SHOWN

SHEET TITLE:

OVERALL UTILITY

SHEET NO:

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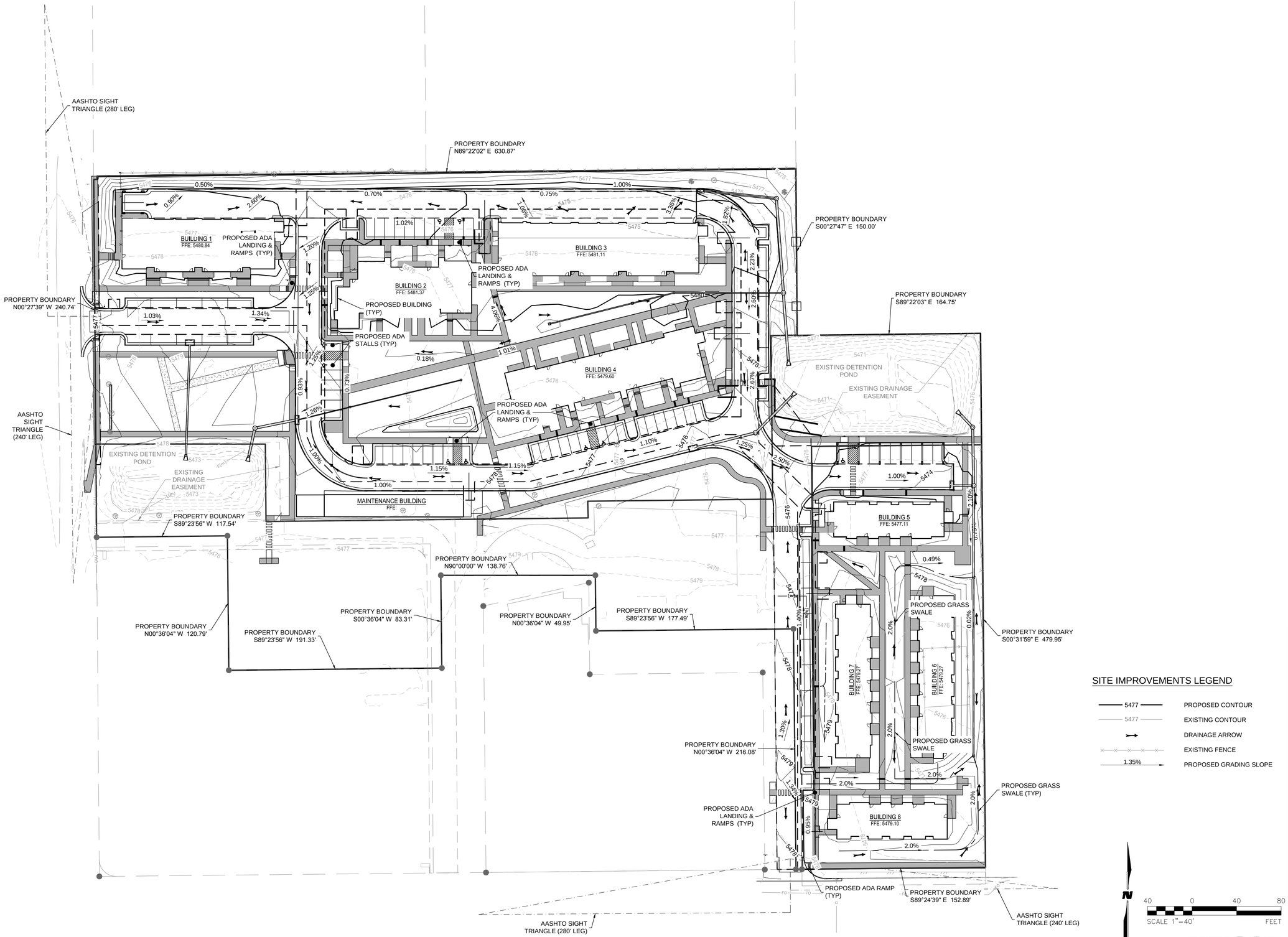

SITE IMPROVEMENTS LEGEND

- 5477 — PROPOSED CONTOUR
- 5477 — EXISTING CONTOUR
- DRAINAGE ARROW
- EXISTING FENCE
- 1.35% — PROPOSED GRADING SLOPE

N

40 0 40 80

SCALE 1"=40' FEET

WILSON & COMPANY

VILLAGE AT WESTERLY CREEK PHASE III

SOUTH IRONTON & EAST KENTUCKY AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
FIRST SUBMITTAL	16-0909
SECOND SUBMITTAL	16-1213
THIRD SUBMITTAL	17-0119
FOURTH SUBMITTAL	17-0217
FIFTH SUBMITTAL	17-0317

SCALE AS SHOWN

SHEET TITLE:

OVERALL GRADING

SHEET NO:

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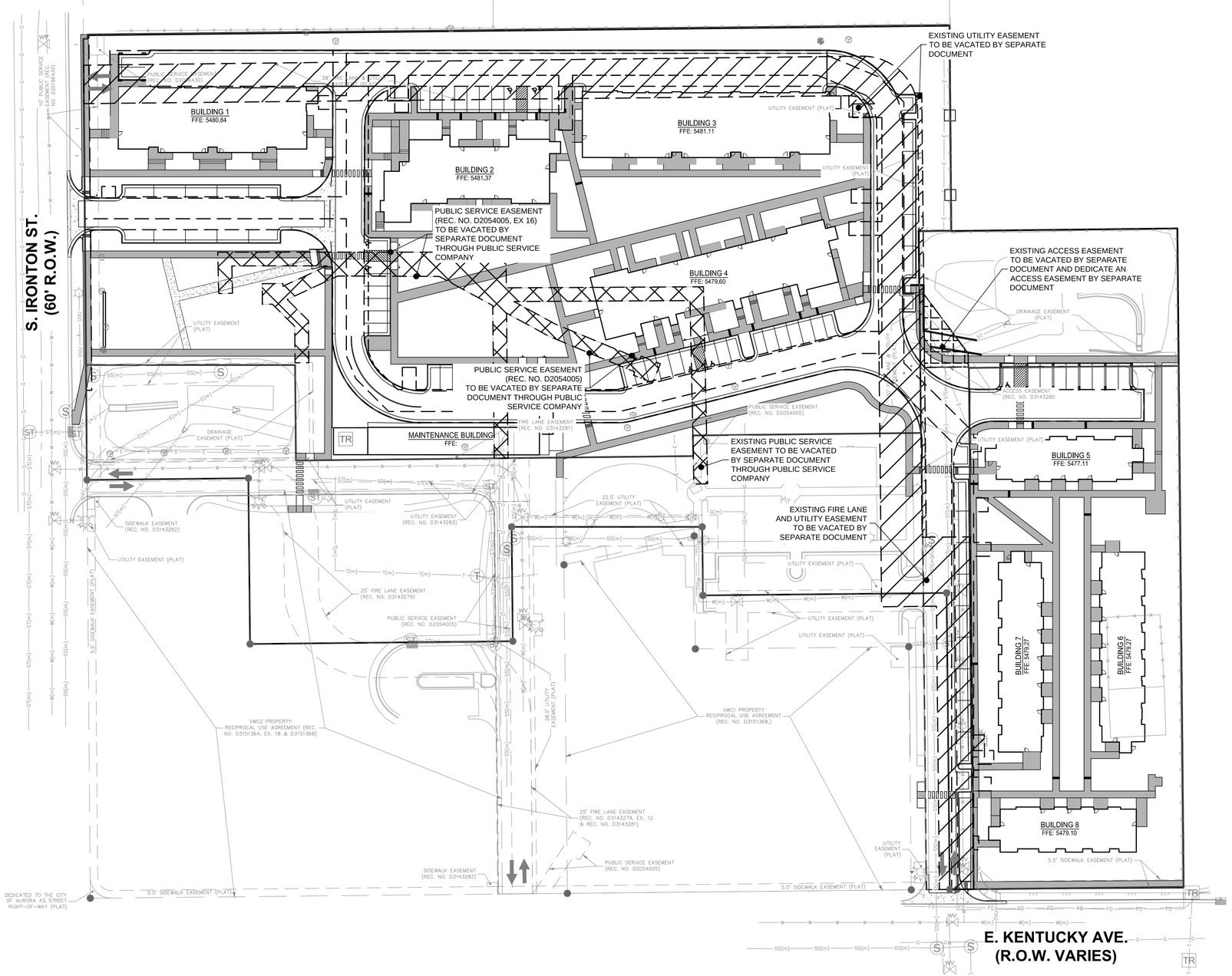

SITE IMPROVEMENTS LEGEND

- EXISTING FIRE LANE AND UTILITY EASEMENT TO BE VACATED BY SEPARATE DOCUMENTS
- EXISTING UTILITY EASEMENT TO BE VACATED BY SEPARATE DOCUMENTS
- EXISTING ACCESS EASEMENT TO BE VACATED BY SEPARATE DOCUMENTS
- EXISTING PUBLIC SERVICE EASEMENT TO BE VACATED BY SEPARATE DOCUMENT THROUGH PUBLIC SERVICE COMPANY

N

40 0 40 80

SCALE 1"=40' FEET

WILSON & COMPANY

VILLAGE AT WESTERLY CREEK PHASE III

SOUTH IRONTON & EAST KENTUCKY AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
FIRST SUBMITTAL	16-0909
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THIRD SUBMITTAL	17-0119
FOURTH SUBMITTAL	17-0217
FIFTH SUBMITTAL	17-0317

SCALE AS SHOWN

SHEET TITLE:

VACATED EXISITNG EASEMENTS

SHEET NO:

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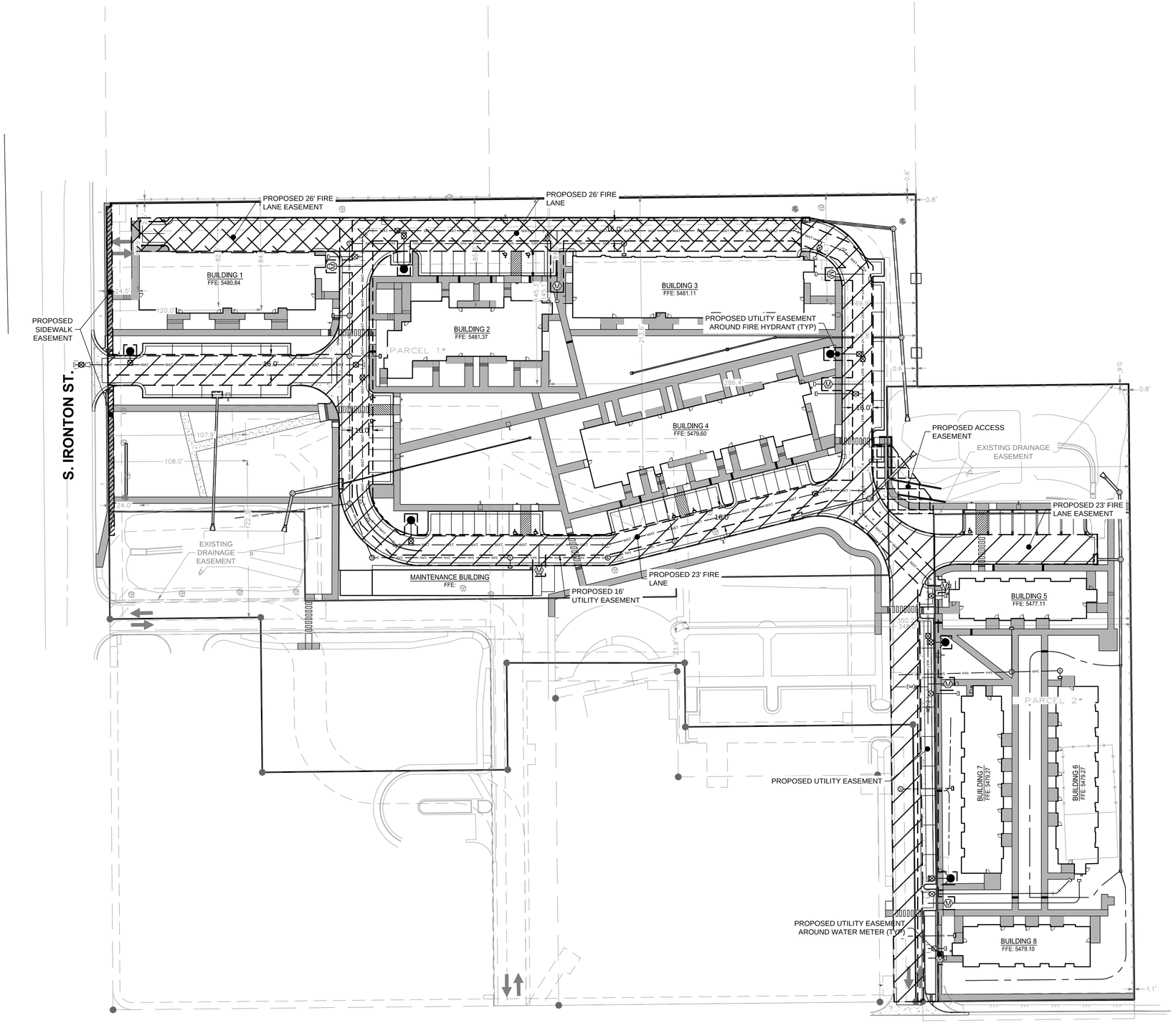

SITE IMPROVEMENTS LEGEND

- 23' FIRE LANE AND UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENTS
- UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENTS
- SIDEWALK EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENTS
- ACCESS EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENTS
- 26' FIRE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENTS

N

40 0 40 80

SCALE 1"=40' FEET

WILSON & COMPANY

VILLAGE AT WESTERLY CREEK PHASE III

SOUTH IRONTON & EAST KENTUCKY
AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
FIRST SUBMITTAL	16-0909
SECOND SUBMITTAL	16-1213
THIRD SUBMITTAL	17-0119
FOURTH SUBMITTAL	17-0217
FIFTH SUBMITTAL	17-0317

SCALE AS SHOWN

SHEET TITLE:

PROPOSED EASEMENTS

SHEET NO:

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CITY OF AURORA SPECIFIC LANDSCAPE NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR 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 CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
4. ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE A-1 ORGANICS - PREMIUM 3 OR APPROVED EQUAL.
5. FREESTANDING LIGHTS INCLUDE STREET LIGHTS AND LIGHTED BOLLARDS IN AND AROUND PEDESTRIAN NODES SUCH AS THE POCKET PARKS. SEE CIVIL PLANS FOR TYPES.
6. ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH.
7. NOTIFY THE LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF LANDSCAPE MATERIAL AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION.
8. DO NOT DISTURB EXISTING PAVING, LIGHTING, LANDSCAPE, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
9. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
10. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
11. 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 DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
12. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
13. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
14. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
15. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
16. ALL PLANT MATERIAL SHALL BE MULCHED WITH A 3" DEPTH OF SHREDDED CEDAR WOOD MULCH. ALL AREAS ADJACENT TO BUILDINGS NOT PLANTED SHALL BE MULCHED WITH A MIXTURE OF 4"-8" RIVER ROCK COBBLE OVER WEED BARRIER FABRIC.

CITY OF AURORA SPECIFIC SITE PLAN NOTES

1. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALL, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

LANDSCAPE PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND. (UNLESS OTHERWISE NOTED)	WATER ZONE	QUANTITY
DECIDUOUS CANOPY TREES					67
ASB	AUTUMN SPLENDOR BUCKEYE	AESCULUS 'AUTUMN SPLENDOR'	2.5" CAL. B&B SPECIMEN	WATER CONSERVING	3
KCT	KENTUCKY COFFEE TREE (SEEDLESS)	GYMNOCLADUS DIOICUS 'ESPRESSO'	2.5" CAL. B&B SPECIMEN	WATER CONSERVING	3
HLI	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS F. INERMIS 'IMPERIAL'	2.5" CAL. B&B SPECIMEN	WATER CONSERVING	9
HLS	SKYLINE HONEYLOCUST	GLEDITSIA TRICANTHOS F. INERMIS 'SKYLINE'	2.5" CAL. B&B SPECIMEN	NON-WATER CONSERVING	22
PRE	FRONTIER ELM	ULMUS 'FRONTIER'	2.5" CAL. B&B SPECIMEN	NON-WATER CONSERVING	12
WHB	WESTERN HACKBERRY	CELTIS OCCIDENALIS	2.5" CAL. B&B SPECIMEN	WATER CONSERVING	11
LPT	LONDON PLANETREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	2.5" CAL. B&B SPECIMEN	WATER CONSERVING	6
EVERGREEN TREES					31
PIN	PINYON PINE	PINUS CEMBROIDES EDULIS	6' HT. B&B SPECIMEN	WATER CONSERVING	15
AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT. B&B SPECIMEN	WATER CONSERVING	8
PON	PONDEROSA PINE	PINUS PONDEROSA	6' HT. B&B SPECIMEN	WATER CONSERVING	6
WHF	WHITE FIR	ABIS CONCOLOR	6' HT. B&B SPECIMEN	WATER CONSERVING	2
DECIDUOUS ORNAMENTAL TREES					63
ABS	AUTUMN BRILLANCE SERVICEBERRY	AMELANCHIER 'AUTUMN BRILLANCE'	2" CAL.	WATER CONSERVING	19
CCP	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	2" CAL.	WATER CONSERVING	8
PRF	PRAIRIEFIRE CRABAPPLE	MALUS 'PRAIRIEFIRE'	2" CAL.	NON-WATER CONSERVING	5
TCH	THORNLESS COCKSPUR HAWTHORNE	CRATAEGUS CRUSGALLI 'INERMIS'	2" CAL.	WATER CONSERVING	12
MRB	CRABAPPLE, RED BARON	MALUS 'RED BARON'	2" CAL.	NON-WATER CONSERVING	19
DECIDUOUS SHRUBS					1,084
DWN	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANA'	5 GAL. CONT.	WATER CONSERVING	103
LDP	LOW DENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL. CONT.	WATER CONSERVING	66
MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL. CONT.	WATER CONSERVING	65
CHP	CHEYENNE PRIVET	LIGUSTRUM VULGARE 'CHEYENNE'	5 GAL. CONT.	WATER CONSERVING	23
HAC	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAULTII 'HANCOCK'	5 GAL. CONT.	WATER CONSERVING	174
WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI	5 GAL. CONT.	WATER CONSERVING	121
RLA	RED LAKE CURRANT	RIBES SATIVUM 'RED LAKE'	5 GAL. CONT.	WATER CONSERVING	92
WAX	WAXFLOWER	JAMESIA AMERICANA	5 GAL. CONT.	WATER CONSERVING	36
RMR	RED MEIDILAND ROSE	ROSA MEIDILAND RED	5 GAL. CONT.	WATER CONSERVING	127
KSV	KOREANSPICE VIBURNUM	VIBURNUM CARLESII	5 GAL. CONT.	WATER CONSERVING	116
WAT	WAYFARING TREE	VIBURNUM LANTANA 'MOHICAN'	5 GAL. CONT.	WATER CONSERVING	26
DAM	DWARF AMUR MAPLE	ACER GINNALA 'BAILEY COMPACT'	5 GAL. CONT.	WATER CONSERVING	32
VMO	MOHICAN VIBURNUM	VIBURNUM LANTANA 'MOHICAN'	5 GAL. CONT.	WATER CONSERVING	103
EVERGREEN SHRUBS					185
JCA	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNNIS ALPINE CARPET	5 GAL. CONT.	WATER CONSERVING	72
BSJ	BLUE STAR JUNIPER	JUNIPERUS SQUAMATA 'BLUE STAR'	5 GAL. CONT.	WATER CONSERVING	61
SGJ	SEA GREEN JUNIPER	JUNIPERUS X MEDIA 'SEA GREEN'	5 GAL. CONT.	WATER CONSERVING	44
JSS	SCANDIA JUNIPER	JUNIPERUS SABINA 'SCANDIA'	5 GAL. CONT.	WATER CONSERVING	8
GRASSES					1,005
HMG	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	1 GAL. CONT.	WATER CONSERVING	52
MFG	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GAL. CONT.	WATER CONSERVING	123
FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'	1 GAL. CONT.	WATER CONSERVING	120
HFG	HAMELN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL. CONT.	WATER CONSERVING	89
BLG	BLAZE LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	1 GAL. CONT.	WATER CONSERVING	315
RSG	SHENANDOAH RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	1 GAL. CONT.	WATER CONSERVING	306
PERENNIALS					
AJS	AUTUMN JOY SEDUM	SEDUM SPECTABILE 'AUTUMN JOY'	1 GAL. CONT./24" OC	WATER CONSERVING	
SNC	SNOW ANGEL CORAL BELLS	HEUCHERA SANGUINEA 'SNOW ANGEL'	1 GAL. CONT./24" OC	WATER CONSERVING	
CFL	CONEFLOWER	ECHINACEA PURPUREA	1 GAL. CONT./24" OC	WATER CONSERVING	
ICE	YELLOW ICE PLANT	DELOSPERMA NUBIGENUM	1 GAL. CONT./24" OC	WATER CONSERVING	
DSD	SHASTA DWARF DAISY	LEUCANTHEMUM X COMPACT 'SNOW LADY'	1 GAL. CONT./24" OC	WATER CONSERVING	
HYS	SUNSET HYSSOP	AGASTACHE RUPESTRIS	1 GAL. CONT./24" OC	WATER CONSERVING	
DDL	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL. CONT./24" OC	WATER CONSERVING	
HBJ	HIMALAYAN BORDER JEWEL	PERSICARIA AFFNIS	1 GAL. CONT./24" OC	WATER CONSERVING	
BES	BLACK EYED SUSAN	RUDBECKIA FULGIDA GOLDSTRUM	1 GAL. CONT./24" OC	WATER CONSERVING	
LLC	LANCE-LEAF COREOPSIS	COREOPSIS LANCEOLATA	1 GAL. CONT./24" OC	WATER CONSERVING	
RDY	RED YARROW	ACHILLEA MILLEFOLIUM 'RED BEAUTY'	1 GAL. CONT./24" OC	WATER CONSERVING	
FAC	FAASSEN'S CATMINT	NEPETA X FAASSENII	1 GAL. CONT./24" OC	WATER CONSERVING	
TURF GRASS: SOD					
	GTF KENTUCKY BLUEGRASS AS PROVIDED BY GRAFF'S TURF FARMS (1-800-280-8873) OR APPROVED EQUAL			NON-WATER CONSERVING	

NATIVE SEED MIX

MODIFIED IRRIGATED DRYLAND SEED MIX - TYPE A

BY ARKANSAS VALLEY SEED, INC., OR APPROVED EQUAL, TEL. 303-320-7500
4300 MONACO STREET, DENVER, CO. 80216

* REFER TO PLAN FOR LAYOUT/LOCATION

COMMON NAME		% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS		29%	7.25 LBS.
DWARF PERENNIAL RYEGRASS		19%	4.75 LBS.
VNS BLUE FESCUE		24%	6.0 LBS.
REUBENS CANADA BLUEGRASS		14%	3.50 LBS.
CHEWINGS FESCUE		10%	2.5 LBS.
BLUE FLAX	NATIVE WILDFLOWER	1%	.25 LBS.
PURPLE PRAIRIE CLOVER		1%	.25 LBS.
BLACK EYED SUSAN		1%	.25 LBS.
PURPLE CONEFLOWER		1%	.25 LBS.
	TOTAL	100%	25.0 LBS (DRILLED)

NOTES:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NATIVE SEED ESTABLISHMENT UNTIL STORM WATER PERMITTING SIGN OFF BY THE CITY OF AURORA.
2. IT IS RECOMMENDED TO MOW THE NATIVE AREAS THAT ARE NEAR THE WESTERLY CREEK RESIDENTIAL UNITS BI-ANNUALLY.
3. NATIVE SEED, TURF OR LANDSCAPE VEGETATION SHALL NOT BE PLANTED WITHIN 4'-0" OF THE BUILDING FOUNDATION.
4. DO NOT MOW THE DRYLAND SEED MIX ANY LESS THAN 3 INCHES.
5. IF THE DRYLAND SEED MIX HAS A STRONG ESTABLISHMENT IN THE FIRST YEAR, THE SEED MIX CAN BE MOWED LATE IN THE SEASON WITHIN THAT FIRST YEAR OF ESTABLISHMENT. WHEN MOWED, THE SEED MIX MUST REMAIN TALL. EVERY CONSECUTIVE YEAR FOLLOWING THE FIRST YEAR OF GROWTH, THE DRYLAND MIX CAN BE MOWED (1) TIME IN SPRING (TO REDUCE WEEDS GOING TO SEED) AND (1) TIME IN FALL TO KEEP A MANICURED APPEARANCE. REFER TO ARKANSAS VALLEY SEED FOR MOWING HEIGHT RECOMMENDATIONS.
6. REFER TO SPECIFICATIONS FOR MORE DETAIL.
7. ALL SEED TYPES SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

NATIVE SEED MIX - TYPE B

COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE
BLUE GRAMA	BOUTELOUA GRACILIS ' BLONDE AMBITION'	100%	6.25

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S. IRONTON ST. &
E. KENTUCKY AVE.
AURORA, CO

DRAWING SET

DEVELOPMENT APPLICATION

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FITH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

LANDSCAPE NOTES & SCHEDULE

SHEET NO:

L-01

SHEET 8 OF 35

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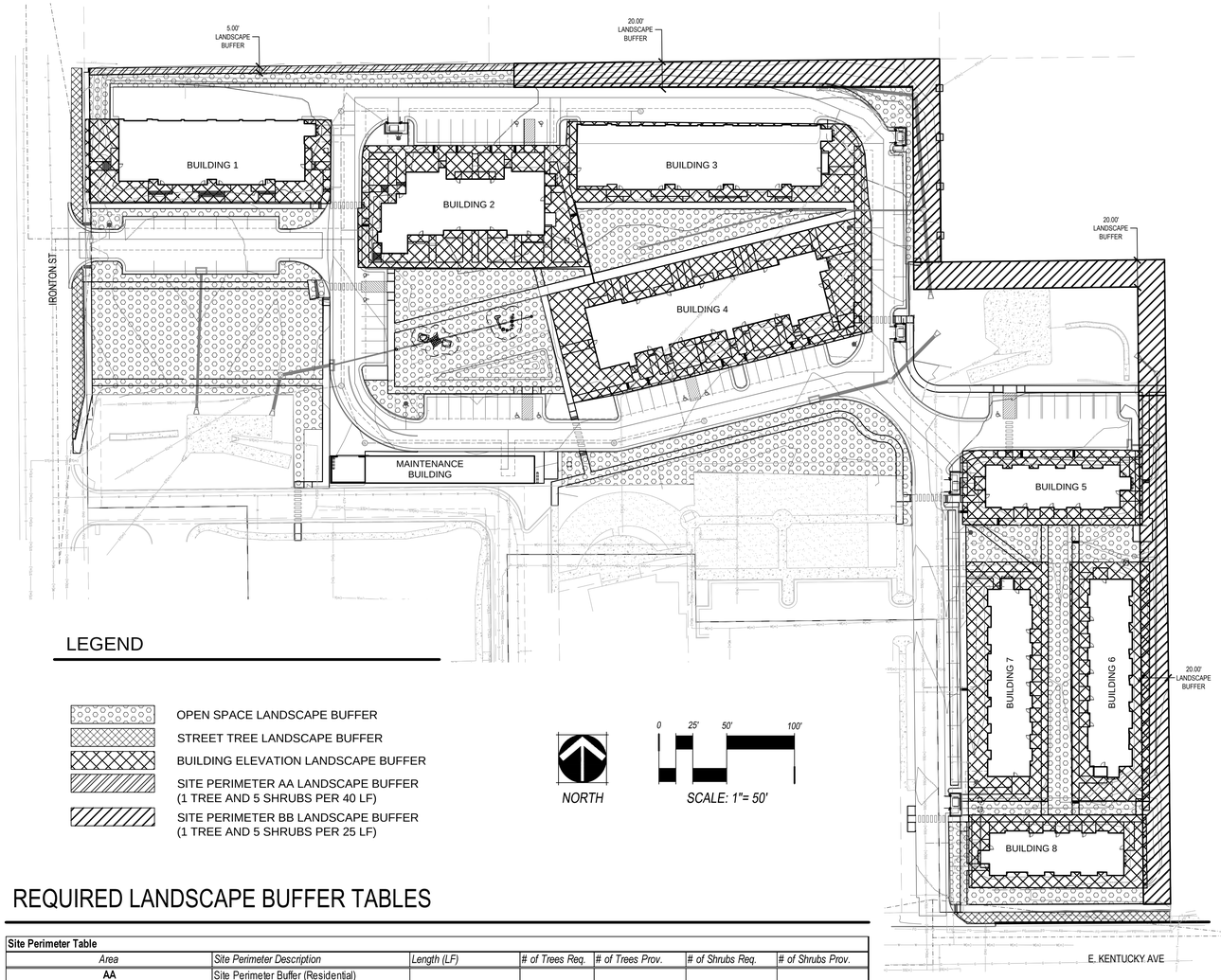
LANDSCAPE REQUIREMENTS



LEGEND

- OPEN SPACE LANDSCAPE BUFFER
- STREET TREE LANDSCAPE BUFFER
- BUILDING ELEVATION LANDSCAPE BUFFER
- SITE PERIMETER AA LANDSCAPE BUFFER (1 TREE AND 5 SHRUBS PER 40 LF)
- SITE PERIMETER BB LANDSCAPE BUFFER (1 TREE AND 5 SHRUBS PER 25 LF)

NORTH

0 25' 50' 100'

SCALE: 1"= 50'

REQUIRED LANDSCAPE BUFFER TABLES

Site Perimeter Table

Area	*Site Perimeter Description*	*Length (LF)*	*# of Trees Req.*	*# of Trees Prov.*	*# of Shrubs Req.*	*# of Shrubs Prov.*
AA	Site Perimeter Buffer (Residential) (1 Tree and 5 Shrubs per 40 LF)	314	8	8	40	40
BB	Site Perimeter Buffer (Other Residential) (1 Tree and 5 Shrubs per 25 LF)	1,125	45	45	225	225
	Totals:		53	53	265	265

Street Tree Table

Street Tree Description	*Length (LF)*	*# of Trees Req.*	*of Trees Provided*	*# of Shrubs Req.*	*# of Shrubs Provided*	*Transfers*
Street Trees: S. Ironton Street (1 Street Tree per 40 LF)	175 (24' Dr. Excluded)	5	5	Not Required	0	
Street Trees: E. Kentucky Avenue (1 Street Tree per 40 LF)	149	4	4	Not Required	0	
Totals:		9	9	-	-	0 TE Transferred

Open Space Landscape Table

Area (Tract)	*Description*	*Length/Area*	*# of Trees Req.*	*# of Trees Provided*	*# of Shrubs Req.*	*# of Shrubs Provided*	*Total TE Req./Provided*
Parcel A + B	All pervious areas that fall outside of street tree buffer, building elevation landscape, landscape buffer, parking lot islands.	Area Total: 59,952 SF					Tract A TE Total: 0/0
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)		15	46	150	109	(=)
	Totals:		15	46	150	109	(+0)

Parking Lot Island Landscape Table

	Parking Lot Island Description	*Length (LF)/ Qantity*	*# of Trees Req.*	*# of Trees Provided*	*# of Shrubs Req.*	*# of Shrubs Provided*	*Transfers*	*Mitigation Inches*
	Parking Lot Islands: All Parking Lots* (1 Tree per Each)	NA	8	8	Not Required	105	TE to Open Space Areas	
	Totals:		8	8	-	105	TE Transferred	0.0

REQUIRED LANDSCAPE BUFFER TABLES, CONT.

Building Elevation Landscape Table

Building	*Building Elevation Landscape Description*	*Length (LF)/ Quantity*	*# of Trees Req.*	*# of Trees Provided*	*# of Reg. Shrubs Req*	*# of Tall Shrubs Req.*	*# of Shrubs Provided*	*Transfers*
1	Building 1 Elevation (1.25 Plants Per 5 LF of Frontage)	411						
	5% Trees (Mix of Evergreen and Deciduous)		5	5				
	15% Tall Shrubs				-	15	15	
	80% Other Shrubs				82	-	82	
	Totals:		5	5	82	15	97	0 TE Transferred
2	Building 2 Elevation (1.25 Plants Per 5 LF of Frontage)	413						
	5% Trees (Mix of Evergreen and Deciduous)		5	5				
	15% Tall Shrubs				-	15	15	
	80% Other Shrubs				108	-	152	
	Totals:		5	5	108	15	167	0 TE Transferred
3	Building 3 Elevation (1.25 Plants Per 5 LF of Frontage)	352						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				-	13	13	
	80% Other Shrubs				70	-	70	
	Totals:		4	4	70	13	83	0 TE Transferred
4	Building 4 Elevation (1.25 Plants Per 5 LF of Frontage)	704						
	5% Trees (Mix of Evergreen and Deciduous)		9	9				
	15% Tall Shrubs				-	26	26	
	80% Other Shrubs				150	-	150	
	Totals:		9	9	150	26	176	0 TE Transferred
5	Building 5 Elevation (1.25 Plants Per 5 LF of Frontage)	330						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				-	12	12	
	80% Other Shrubs				70	-	70	
	Totals:		4	4	70	12	82	0 TE Transferred
6	Building 6 Elevation (1.25 Plants Per 5 LF of Frontage)	417						
	5% Trees (Mix of Evergreen and Deciduous)		5	5				
	15% Tall Shrubs				-	16	16	
	80% Other Shrubs				88	-	88	
	Totals:		5	5	88	16	104	0 TE Transferred
7	Building 7 Elevation (1.25 Plants Per 5 LF of Frontage)	417						
	5% Trees (Mix of Evergreen and Deciduous)		5	5				
	15% Tall Shrubs				-	16	16	
	80% Other Shrubs				88	-	88	
	Totals:		5	5	88	16	104	0 TE Transferred
8	Building 8 Elevation (1.25 Plants Per 5 LF of Frontage)	330						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				-	12	12	
	80% Other Shrubs				70	-	70	
	Totals:		4	4	70	12	82	0 TE Transferred
9-Maintenance Bldg.	Building 9 Elevation (1.25 Plants Per 5 LF of Frontage)							
	5% Trees (Mix of Evergreen and Deciduous)							
	15% Tall Shrubs							
	80% Other Shrubs							
	Totals:					0		0 TE Transferred
	Totals:		42	41	726	125	895	0 TE Transferred

Site Data	Area in SF	%
Total Site Area (5.47 AC)	237,902	100%
Building Coverage:	42,355	18%
Hard Surface Area:	92,025	39%
Playground Area:	2,850	1%
Landscape Area:	100,672	42%
Maximum % of cool season grasses allowed:	33,222	33%
% of cool season grasses provided:	24,257	10%

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SHEET TITLE:

LANDSCAPE CALCULATIONS

SHEET NO:

L-02

SHEET 9 OF 35

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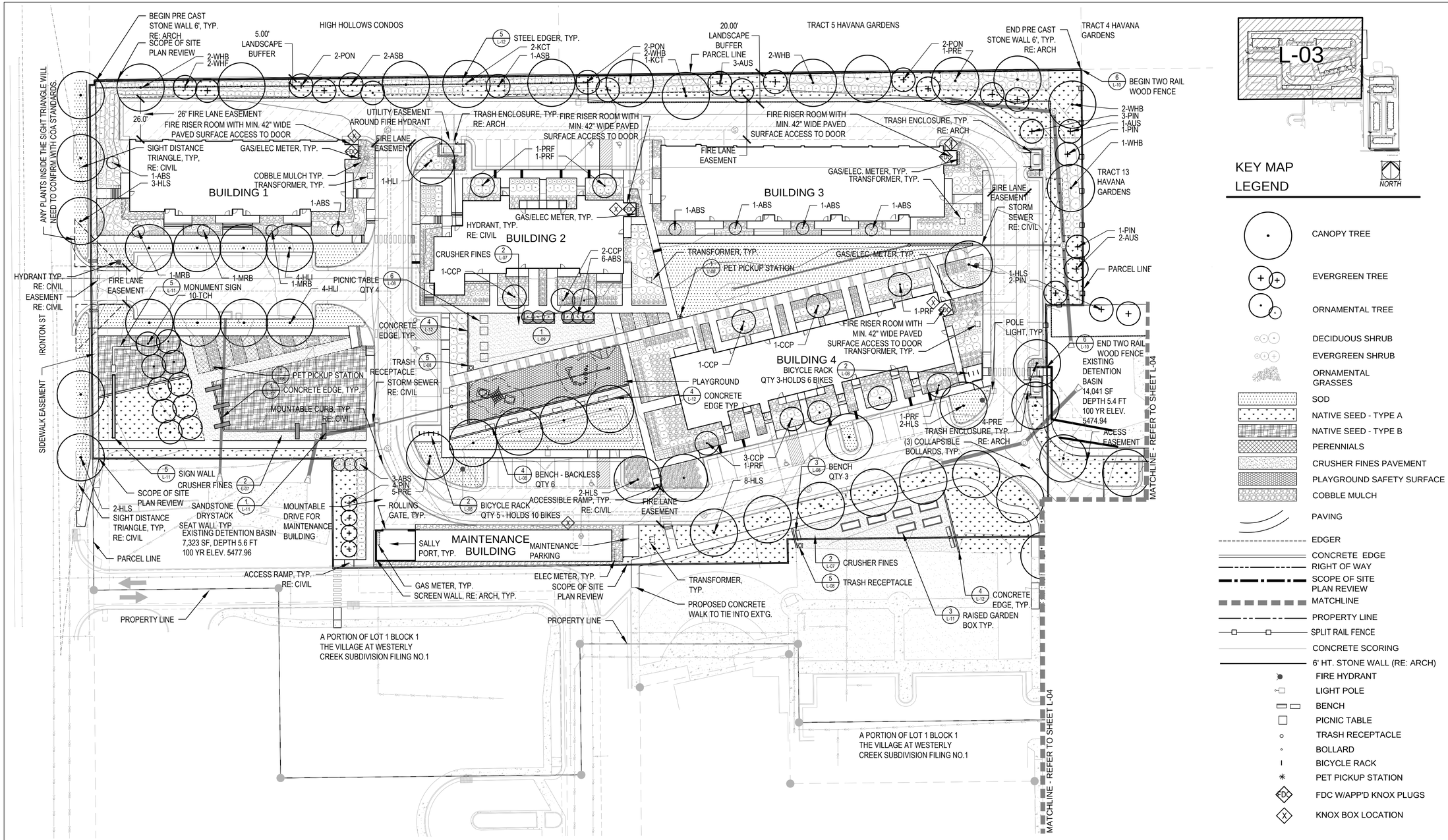

KEY MAP LEGEND

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
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- COBBLE MULCH
- PAVING
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- TRASH RECEPTACLE
- BOLLARD
- BICYCLE RACK
- PET PICKUP STATION
- FDC W/APP'D KNOX PLUGS
- KNOX BOX LOCATION

TREE PLANT LIST

DECIDUOUS CANOPY TREES

ASB	AUTUMN SPLENDOR BUCKEYE	AESCULUS 'AUTUMN SPLENDOR'
KCT	KENTUCKY COFFEE TREE (SEEDLESS)	GYMNOCLADUS DIOICUS 'ESPRESSO'
HLI	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS F. INERMIS 'IMPERIAL'
HLS	SKYLINE HONEYLOCUST	GLEDITSIA TRICANTHOS F. INERMIS 'SKYLINE'
PRE	FRONTIER ELM	ULMUS 'FRONTIER'
WHB	WESTERN HACKBERRY	CELTIS OCCIDENALIS
LPT	LONDON PLANETREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'

EVERGREEN TREES

PIN	PINYON PINE	PINUS CEMBROIDES EDULIS
AUS	AUSTRIAN PINE	PINUS NIGRA
POP	PONDEROSA PINE	PINUS PONDEROSA
WHF	WHITE FIR	ABIS CONCOLOR

DECIDUOUS ORNAMENTAL TREES

ABS	AUTUMN BRILLANCE SERVICEBERRY	AMELANCHIER 'AUTUMN BRILLANCE'
CCP	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'
PRF	PRAIRIEFIRE CRABAPPLE	MALUS 'PRAIRIEFIRE'
TCH	THORNLESS COCKSPUR HAWTHORNE	CRATAEGUS CRUSGALLI 'INERMIS'
MRB	CRABAPPLE, RED BARON	MALUS 'RED BARON'

NORTH

0 15' 30' 60'

SCALE: 1"= 30'

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SHEET TITLE:

LANDSCAPE PLAN

SHEET NO:

L-03

SHEET 10 OF 35

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TREE PLANT LIST

DECIDUOUS CANOPY TREES

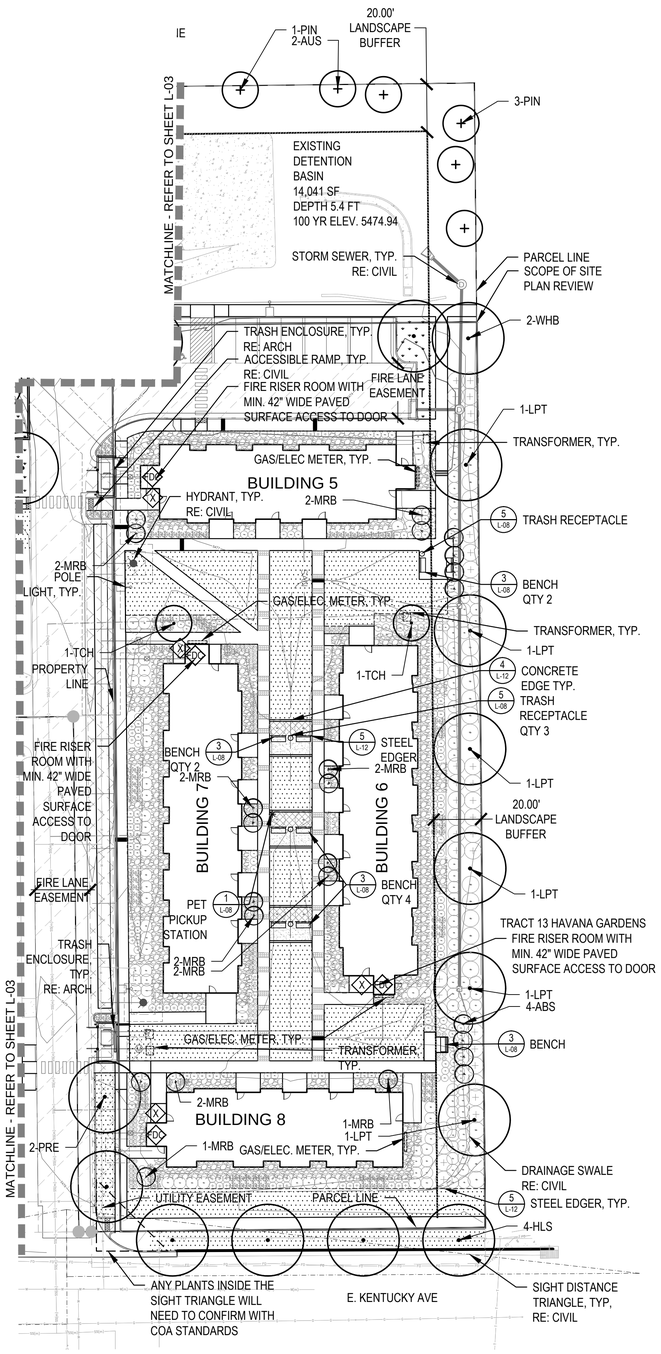
ASB	AUTUMN SPLENDOR BUCKEYE	AESCULUS 'AUTUMN SPLENDOR'
KCT	KENTUCKY COFFEE TREE (SEEDLESS)	GYMNOCLADUS DIOICUS 'ESPRESSO'
HLI	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS F. INERMIS 'IMPERIAL'
HLS	SKYLINE HONEYLOCUST	GLEDITSIA TRICANTHOS F. INERMIS 'SKYLINE'
PRE	FRONTIER ELM	ULMUS 'FRONTIER'
WHB	WESTERN HACKBERRY	CELTIS OCCIDENALIS
LPT	LONDON PLANETREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'

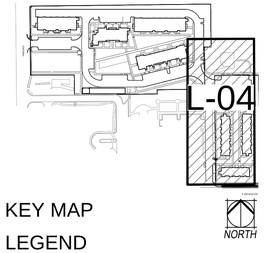
EVERGREEN TREES

PIN	PINYON PINE	PINUS CEMBROIDES EDULIS
AUS	AUSTRIAN PINE	PINUS NIGRA
POP	PONDEROSA PINE	PINUS PONDEROSA
WHF	WHITE FIR	ABIS CONCOLOR

DECIDUOUS ORNAMENTAL TREES

ABS	AUTUMN BRILLANCE SERVICEBERRY	AMELANCHIER 'AUTUMN BRILLANCE'
CCP	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'
PRF	PRAIRIEFIRE CRABAPPLE	MALUS 'PRAIRIEFIRE'
TCH	THORNLESS COCKSPUR HAWTHORNE	CRATAEGUS CRUSGALLI 'INERMIS'
MRB	CRABAPPLE, RED BARON	MALUS 'RED BARON'





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LANDSCAPE PLAN

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SHEET 11 OF 35

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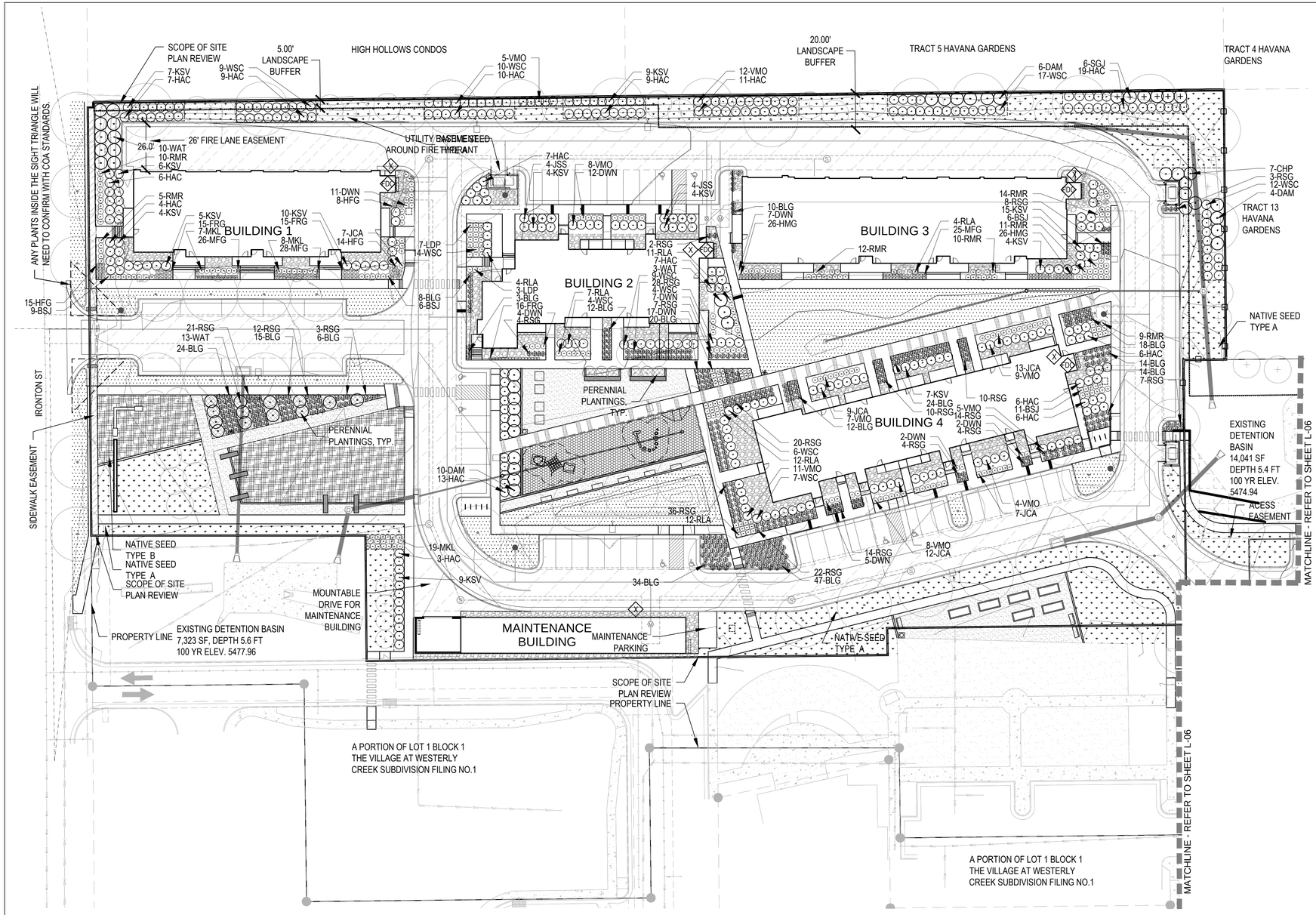

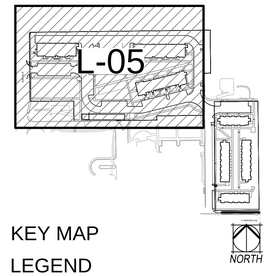

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SHRUB/GRASS/PERENNIAL PLANT LIST

DECIDUOUS SHRUBS

DWN	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANA'
LDP	LOW DENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'
MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'
CHP	CHEYENNE PRIVET	LIGUSTRUM VULGARE 'CHEYENNE'
HAC	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAULTII 'HANCOCK'
WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI
RLA	RED LAKE CURRANT	RIBES SATIVUM 'RED LAKE'
WAX	WAXFLOWER	JAMESIA AMERICANA
RMR	RED MEIDLAND ROSE	ROSA MEIDILAND RED
KSV	KOREANSPICE VIBURNUM	VIBURNUM CARLESII
WAT	WAYFARING TREE	VIBURNUM LANTANA 'MOHICAN'
DAM	DWARF AMUR MAPLE	ACER GINNALA 'BAILEY COMPACT'
VMO	MOHICAN VIBURNUM	VIBURNUM LANTANA 'MOHICAN'

EVERGREEN SHRUBS

JCA	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNNIS ALPINE CARPET
BSJ	BLUE STAR JUNIPER	JUNIPERUS SQUAMATA 'BLUE STAR'
SGJ	SEA GREEN JUNIPER	JUNIPERUS X MEDIA 'SEA GREEN'
JSS	SCANDIA JUNIPER	JUNIPERUS SABINA 'SCANDIA'

GRASSES

HMG	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'
MFG	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA
FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'
HFG	HAMELN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'
BLG	BLAZE LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'BLAZE'
RSG	SHENANDOAH RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'

PERENNIALS

AJS	AUTUMN JOY SEDUM	SEDUM SPECTABILE 'AUTUMN JOY'
SNC	SNOW ANGEL CORAL BELLS	HEUCHERA SANGUINEA 'SNOW ANGEL'
CFL	CONEFLOWER	ECHINACEA PURPUREA
ICE	YELLOW ICE PLANT	DELOSPERMA NUBIGENUM
DSD	SHASTA DWARF DAISY	LEUCANTHEMUM X COMPACT 'SNOW LADY'
HYS	SUNSET HYSSOP	AGASTACHE RUPESTRIS
DDL	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'
HBJ	HIMALAYAN BORDER JEWEL	PERSICARIA AFFNIS
BES	BLACK EYED SUSAN	RUDBECKIA FULGIDA GOLDSTRUM
LLC	LANCE-LEAF COREOPSIS	COREOPSIS LANCEOLATA
RDY	RED YARROW	ACHILLEA MILLEFOLIUM 'RED BEAUTY'
FAC	FAASSEN'S CATMINT	NEPETA X FAASSENII

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LANDSCAPE PLAN

SHEET NO:

L-05

SHEET 12 OF 35

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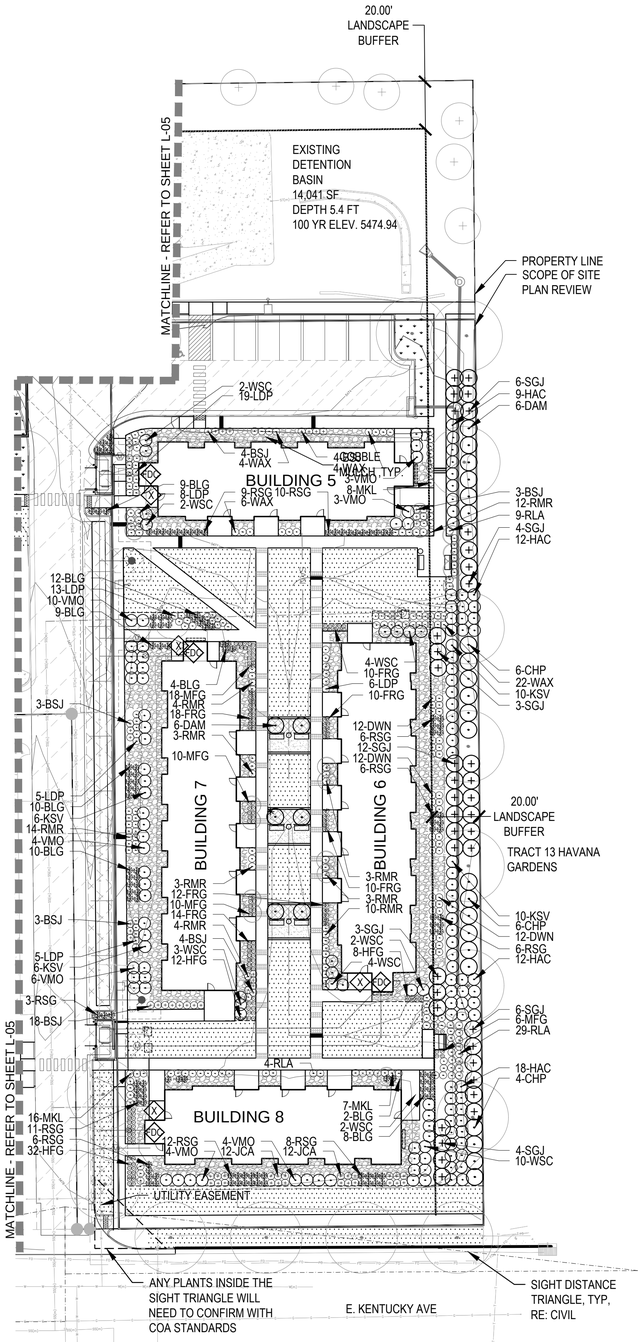

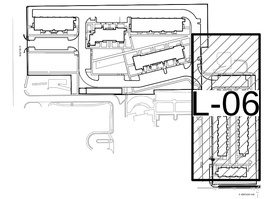

KEY MAP

NORTH

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JSS	SCANDIA JUNIPER	JUNIPERUS SABINA 'SCANDIA'

GRASSES

HMG	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'
MFG	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA
FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'
HFG	HAMELN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'
BLG	BLAZE LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'BLAZE'
RSG	SHENANDOAH RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'

PERENNIALS

AJS	AUTUMN JOY SEDUM	SEDUM SPECTABILE 'AUTUMN JOY'
SNC	SNOW ANGEL CORAL BELLS	HEUCHERA SANGUINEA 'SNOW ANGEL'
CFL	CONEFLOWER	ECHINACEA PURPUREA
ICE	YELLOW ICE PLANT	DELOSPERMA NUBIGENUM
DSD	SHASTA DWARF DAISY	LEUCANTHEMUM X COMPACT 'SNOW LADY'
HYS	SUNSET HYSSOP	AGASTACHE RUPESTRIS
DDL	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'
HBJ	HIMALAYAN BORDER JEWEL	PERSICARIA AFFNIS
BES	BLACK EYED SUSAN	RUDBECKIA FULGIDA GOLDSTRUM
LLC	LANCE-LEAF COREOPSIS	COREOPSIS LANCEOLATA
RDY	RED YARROW	ACHILLEA MILLEFOLIUM 'RED BEAUTY'
FAC	FAASSEN'S CATMINT	NEPETA X FAASSENII

NORTH

0 15' 30' 60'

SCALE: 1"= 30'

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E. KENTUCKY AVE.
AURORA, CO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
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SECOND SUBMITTAL	16-1213
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FITH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO:

L-06

SHEET 13 OF 35

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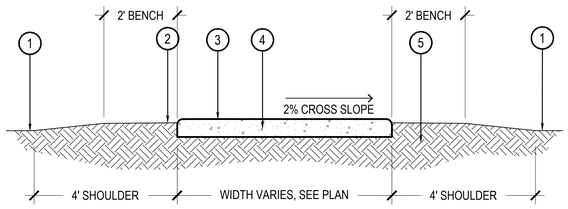
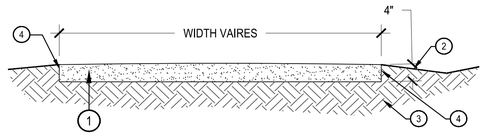


1. FINISH GRADE
2. FINISH GRADE TO BE 1" BELOW CONCRETE AFTER COMPACTION
3. SAW CUT CONTROL JOINTS, 8' O.C. TYPICAL
4. 4" THICK CONCRETE, 4,000 PSI @ 28 DAYS WITH FIBERMESH ADDITIVE AT 1-1/2 LBS. PER CUBIC YARD
5. COMPACT SUBGRADE TO 95% STANDARD PROCTER



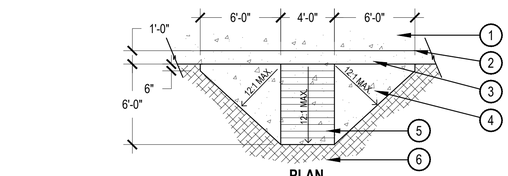
COMPACTION NOTES:

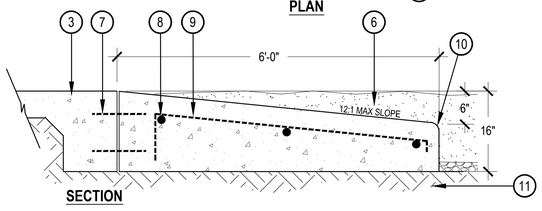
1. COMPACT WET FOR BEST RESULTS.
2. USE A SMALL (4') RIDING ROLLER TO COMPACT
3. SLOPE TOP WITH CIVIL DESIGNED GRADES (RE: PLAN).

1. COMPACTED CRUSHER FINES
2. SLOPE ADJACENT GRADE AWAY
3. COMPACTED SUBGRADE
4. 4" STEEL EDGER

1 CONCRETE PAVEMENT

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

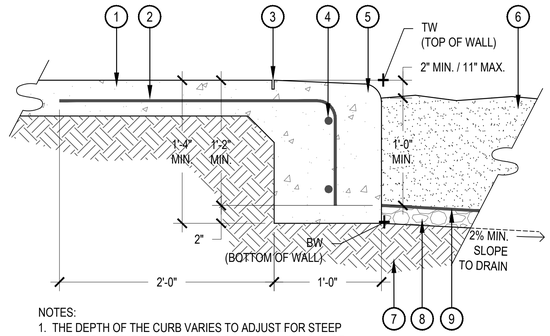




1. CONCRETE WALK
2. SCORE JOINT
3. MONOLITHIC CONCRETE CURB
4. CONCRETE RAMP
5. TOOLED SCORE JOINTS - 6" APART
6. ENGINEERED WOOD FIBER SAFETY SURFACE
7. (2) #4 DOWELS 18" O.C.
8. (3) #4 REBAR
9. #4 REBAR 18" O.C.
10. 2" RADIUS ON ALL EXPOSED EDGES
11. COMPACTED SUBGRADE

2 CRUSHER FINES DETAIL

SCALE: 3/4" = 1'-0"

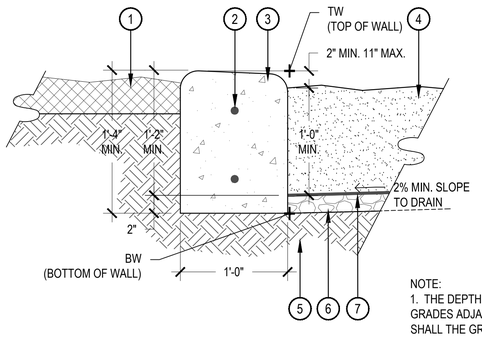


NOTES:
1. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%- REFER TO LAYOUT PLAN
2. SCORE JOINTS ON THE WALKS PERPENDICULAR TO THE CURB SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE CURB

1. CONCRETE WALK
2. #4 REBAR 24" O.C.
3. 1" DEEP CONTROL JOINT
4. (2) #4 REBAR 24" O.C.
5. CONCRETE CURB - 2" RADIUS ON ALL EXPOSED EDGES - SLOPE TOP $\frac{1}{4}$" PER FOOT TOWARD PLAYGROUND
6. ENGINEERED WOOD FIBER SAFETY SURFACE
7. COMPACTED SUBGRADE PER GEOTENCHNICAL REPORT
8. 3/4" WASHED GRAVEL
9. GEOTEXTILE FILTER/DRAINAGE MAT

3 PLAYGROUND RAMP

N.T.S.

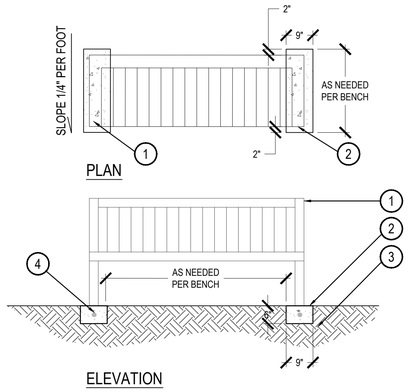


1. SHRUB BED, SOD OR CRUSHER FINES, RE: PLAN
2. (2) #4 REBAR 8" O.C.
3. CONCRETE CURB - 2" RADIUS ON ALL EXPOSED EDGES - SLOPE TOP $\frac{1}{4}$" PER FOOT TOWARD PLAYGROUND
4. ENGINEERED WOOD FIBER SAFETY SURFACE
5. COMPACTED SUBGRADE PER GEOTENCHNICAL REPORT
6. 3/4" WASHED GRAVEL
7. GEOTEXTILE FILTER/DRAINAGE MAT

NOTE:
1. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%- REFER TO LAYOUT PLAN
2. SCORE JOINTS SHALL BE SPACED 5' O.C. AND RUN THROUGH TOP AND SIDES OF CURB

4 MONOLITHIC CONCRETE PLAYGROUND CURB

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



1. BENCH - CENTER FEET ON SLABS BENCH SHALL BE SURFACE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS
2. CONCRETE SLAB 6" THICK X 9" WIDE W/ 1" RADIUS ON ALL EXPOSED EDGES
3. COMPACTED SUB-GRADE PER GEOTECH RECOMMENDATIONS
4. #4 REBAR CENTER IN CONCRETE

CONTACT OWNER'S REP. FOR FINAL PLACEMENTS PRIOR TO SECURING

5 FREE STANDING CONCRETE PLAYGROUND CURB

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

6 BENCH CONCRETE PADS

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

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SHEET TITLE:

LANDSCAPE DETAILS

SHEET NO:

L-07

SHEET 14 OF 35

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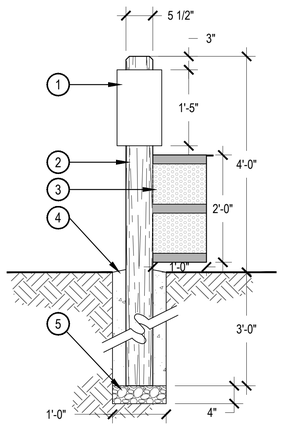


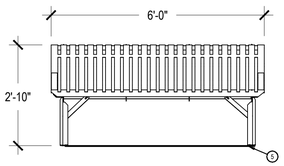
1. DOG-ON-IT PARKS MUTT MIT DISPENSER; ITEM: 7404 (OR APPROVED EQUAL)
2. 4X6 SMOOTH CEDAR WOOD POST - STAIN TO MATCH CEDAR FENCING
3. MUTT MITT 10 GAL. WASTE RECEPTACLE IN BLACK POWDER COAT FINISH WITH HINGED LID; 16 GAUGE PERFORATED STEEL. MODEL# WR-10-B
4. CONCRETE FOOTER
5. 3/4" ANGULAR ROCK

CHARACTER IMAGE

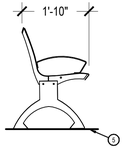
1 PET PICKUP STATION

SCALE: 3/4" = 1'-0"

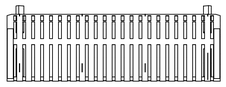
ISOMETRIC



FRONT VIEW

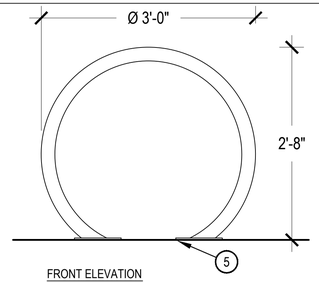


SIDE VIEW

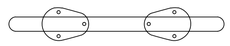


TOP VIEW

1. 6' LATITUDE CONTOUR BENCH w/ DIVIDED SEATING & END ARMS, AS SUPPLIED BY ANOVA FURNISHINGS 888-535-5005, OR APPROVED EQUAL
2. MOUNT FLUSH TO CONCRETE PAD
3. COLOR: SILVER
4. CONTRACTOR TO INSTALL TRUE AND VERTICALLY PLUMB. RECEPTACLES SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATION WILL RESULT IN REJECTION.
5. FINISH GRADE



FRONT ELEVATION

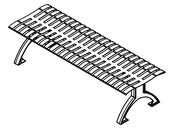


PLAN VIEW

1. CIRCLE BICYCLE RACK AS SUPPLIED BY ANOVA FURNISHINGS 888-535-5005, OR APPROVED EQUAL
2. BIKE RACK TO BE FLUSH MOUNTED TO CONCRETE. CONTRACTOR TO SUPPLY MARINE GRADE MOUNTING HARDWARE WITH TAMPER RESISTANT BOLTS AND NUTS.
3. COLOR: SILVER
4. CONTRACTOR TO INSTALL TRUE AND VERTICALLY PLUMB. BICYCLE RACK SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATION WILL RESULT IN REJECTION.
5. FINISH GRADE

2 BICYCLE RACK

SCALE: 1" = 1'-0"



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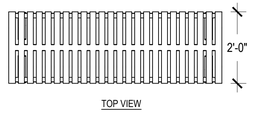
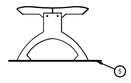
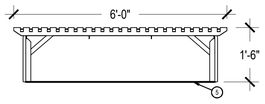


TOP VIEW



SIDE VIEW

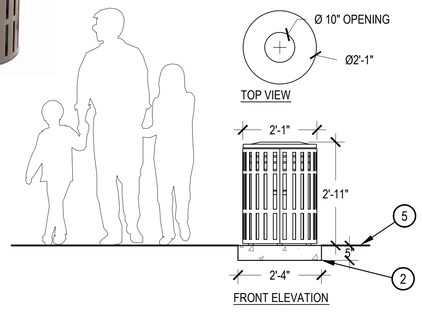


FRONT VIEW

1. 6' LATITUDE CONTOUR BACKLESS BENCH w/ DIVIDED SEATING & END ARMS, AS SUPPLIED BY ANOVA FURNISHINGS 888-535-5005, OR APPROVED EQUAL
2. MOUNT FLUSH TO CONCRETE PAD
3. COLOR: SILVER
4. CONTRACTOR TO INSTALL TRUE AND VERTICALLY PLUMB. RECEPTACLES SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATION WILL RESULT IN REJECTION.
5. FINISH GRADE

3 BENCH

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



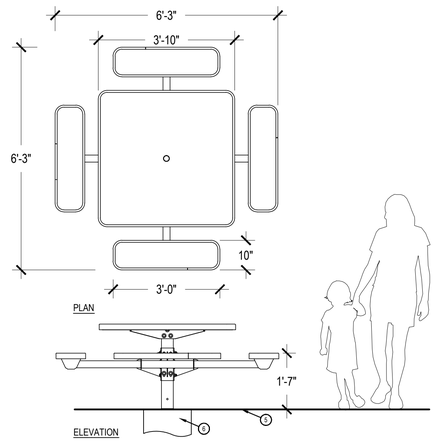
TOP VIEW

FRONT ELEVATION

0. LATITUDE 40 GALLON TRASH RECEPTACLE, TOP OPENING, SUPPLIED BY ANOVA FURNISHINGS 888-535-5005, OR APPROVED EQUAL
2. MOUNT FLUSH TO CONCRETE PAD
3. COLOR: SILVER
4. CONTRACTOR TO INSTALL TRUE AND VERTICALLY PLUMB. RECEPTACLES SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATION WILL RESULT IN REJECTION.
5. FINISH GRADE

4 BENCH - BACKLESS

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



PLAN

ELEVATION

1. 46" SQ. EXPANDED METAL PICNIC TABLE w/TRADITIONAL EDGE #F1404, AS SUPPLIED BY ANOVA FURNISHINGS 888-535-5005, OR APPROVED EQUAL
2. IN-GROUND INSTALLATIONS PER MANUFACTURERS RECOMMENDATION
3. COLOR: BLACK
4. CONTRACTOR TO INSTALL TRUE AND VERTICALLY PLUMB. TABLES SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATION WILL RESULT IN REJECTION.
5. FINISH GRADE
6. FOUNDATION PER MANUFACTURERS RECOMMENDATION

NOTE: 2 TABLES SHALL RECEIVE 4 BENCHES, THE OTHER 2 TABLES SHALL RECEIVE 3 BENCHES FOR ADA ACCESSIBILITY

5 TRASH RECEPTACLE

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

6 PICNIC TABLE

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

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SHEET NO:

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SHEET 15 OF 35

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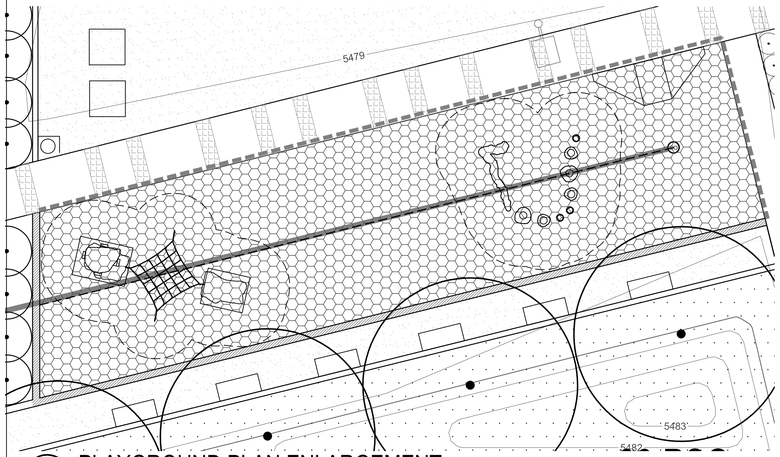
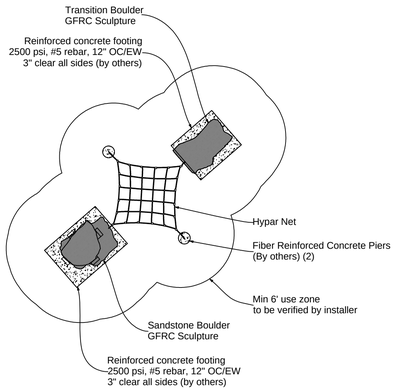


1 PLAYGROUND PLAN ENLARGEMENT

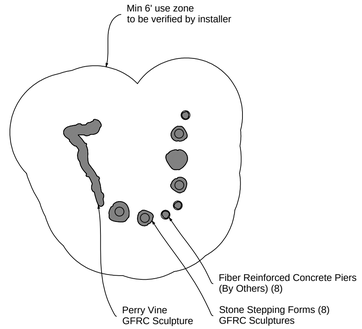
SCALE: 1" = 10'-0"



1. GLASS FIBER REINFORCED PLAYGROUND SCULPTURES W/ PLANAR NET. AS PROVIDED BY SCULPTURE ID, 970-641-1747
2. INSTALL PER MANUFACTURER'S RECOMMENDATION

2 GFRC SANDSTONE & TRANSITION BOULDER

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



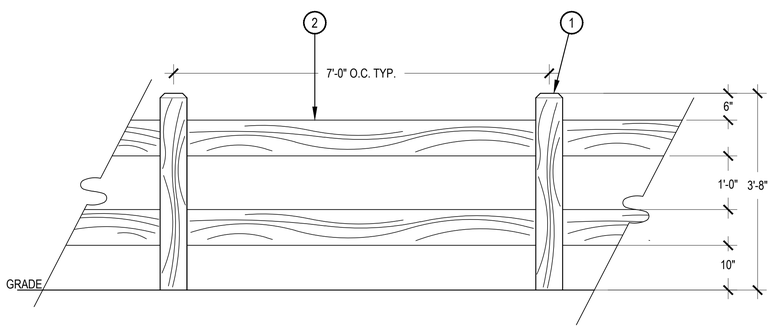
1. GLASS FIBER REINFORCED PLAYGROUND SCULPTURE & STEPPERS. AS PROVIDED BY SCULPTURE ID, 970-641-1747
2. INSTALL PER MANUFACTURER'S RECOMMENDATION

3 NOT USED

SCALE: N.T.S.

4 GFRC VINE SCULPTURE & STEPPING STONES

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



1. 6"X6" SQUARE ROUGH SAWN CEDAR POST WITH 1" CHAMFER
2. 2"X8" ROUGH SAWN CEDAR RAILS

NOTES:
1. THIS FENCE SHALL MATCH THE EXISTING FENCE FOUND THROUGHOUT SOUTHSHORE.
2. SET FENCE POSTS IN 12" DIA. CONCRETE FOOTERS 36" DEEP.
3. ALL LUMBER SHALL BE PRIMED AND PAINTED STANDARD SOUTHSHORE FENCE COLOR
4. FASTEN RAILS TO POSTS W/ HEAVY DUTY GALVANIZED SCREWS, RECESS.
5. CONTRACTOR TO PROVIDE ENGINEERED DRAWINGS AS REQUIRED FOR PERMITTING

5 NOT USED

SCALE: N.T.S.

6 38" HEIGHT TWO RAIL FENCE

SCALE: 3/4" = 1'-0"

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SHEET 16 OF 35

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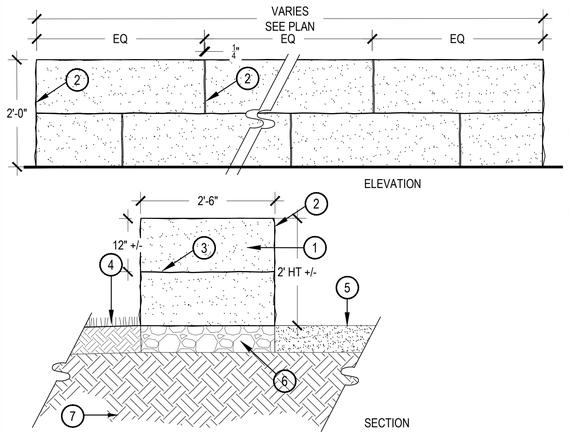
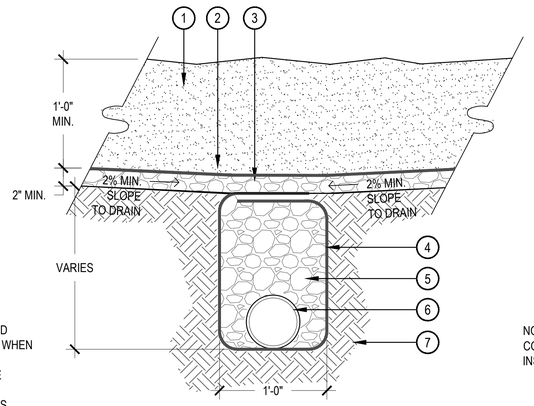


1. 2.5' WIDE X 5' LONG X 12" THICK SLAB BUFF DRYSTACK SANDSTONE SEAT WALL W/OVERLAPPING JOINTS
2. SNAP CUT ALL EXPOSED EDGES. INTERNAL ABUTTING EDGES TO BE SAW CUT
3. MORTAR FOR LEVELING ONLY
4. SOD OR PLANTING BED ALONG BACK SIDE OF WALL. RE: LANDSCAPE PLAN
5. ADJACENT PAVEMENT. RE: LANDSCAPE PLAN
6. 6" COMPACTED ROAD BASE SETTING BED
7. COMPACTED SUBGRADE PER ENGINEERS RECOMMENDATION

NOTES:
1. CONTRACTOR SHALL COORDINATE SLEEVING, PLUMBING, CONDUIT AND ELECTRICAL LINES, IF APPLICABLE, WHEN CONSTRUCTING WALLS.
2. TOP OF WALL ELEVATION SHALL BE LEVEL AND CONSISTENT.
3. SURFACE JOINTS BETWEEN STONES SHALL NOT EXCEED ¼" IN WIDTH

1 SANDSTONE DRYSTACK SEAT WALL

SCALE: 3/4" = 1'-0"

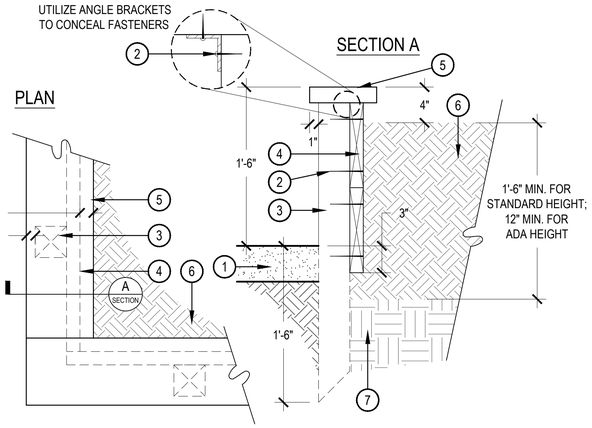


1. ENGINEERED WOOD FIBER SAFETY SURFACE
2. GEOTEXTILE FILTER/DRAINAGE MAT
3. 3/4" WASHED GRAVEL
4. MIRIFI 140N FILTER FABRIC OR EQUIVALENT. OVERLAP ALL JOINTS MIN. 10" AND STAPLE. FILTER CLOTH MUST WRAP BOTH THE PIPE AND THE ENTIRE TRENCH.
5. 3/4" WASHED GRAVEL IN TRENCH
6. 6" PERFORATED PVC PIPE - 1% MIN. SLOPE. CONNECT TO STORM DRAIN
7. COMPACTED SUBGRADE

NOTE:
CONFIRM FINAL GRADES PRIOR TO INSTALLING

2 PLAYGROUND DRAIN

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

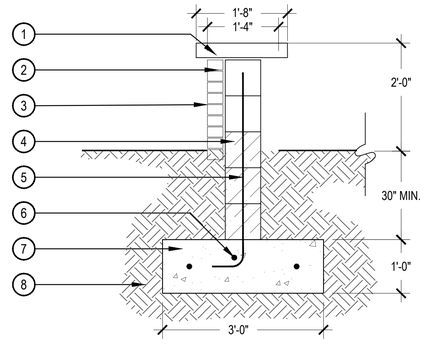


1. ADJACENT CRUSHER FINES PATH
2. CONCEALED, GALVANIZED, MECHANICAL FASTENERS
3. 4X4 POST: (10 TOTAL) THREE ON LONG SIDES, TWO ON SHORT SIDES, SPACE EQUALLY
4. 2X10 LUMBER BURY 3" DEEP, MECHANICALLY FASTEN TO 4X4 POST
5. 2X8 LUMBER, CONCEAL FASTENERS
6. AMENDED SOIL MIX, RE: LANDSCAPE PLANS AND SPECIFICATIONS
7. 6-10" DEPTH LOOSENED NATIVE SOIL

NOTES:
1. ALL LUMBER SHALL BE SELECT, UNTREATED WESTERN RED CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES AND DISCOLORATION.
2. PRICE BOXES USING RECYCLED COMPOSITE BOARDS AS AN ALTERNATE TO CEDAR.
3. MECHANICALLY ANCHOR ALL MEMBERS WITH HOT DIP GALVANIZED FASTENERS.

3 RAISED GARDEN BOX

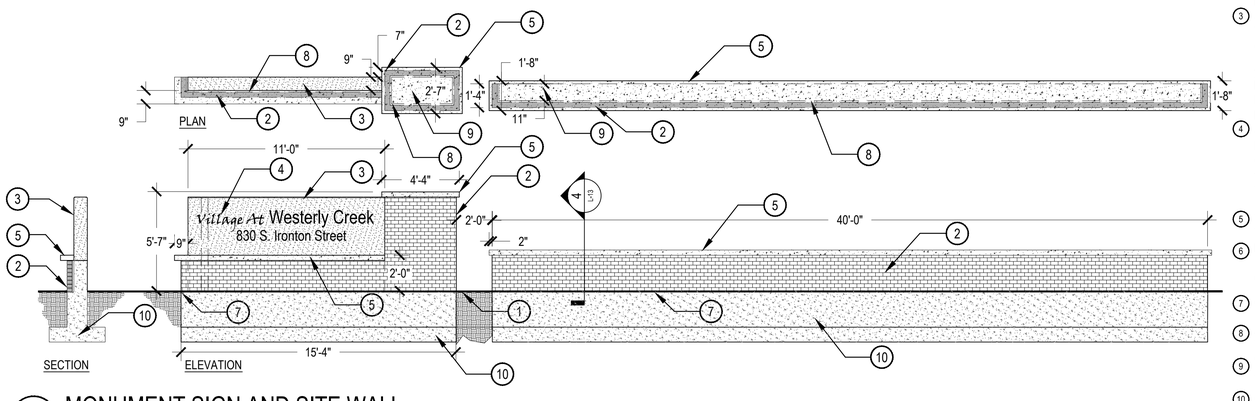
SCALE: 1-1/2" = 1'-0"



1. 3" THICK PRECAST CONCRETE CAP. SUBMIT SAMPLE FOR APPROVAL
2. ¼" MORTAR JOINT BETWEEN BRICKS
3. 4"x8" SPLIT FACE BRICK
4. STANDARD GREY CMU BLOCK
5. #5 @ 24" O.C GROUT SOLID CELLS
6. 3-#5 BAR CONTINUOUS @ 12" O.C.
7. CONRETE FOOTER (BY OTHER)
8. 12" 95% COMPACTED SUBGRADE
9. EXPANSION JOINT

4 SITE ENTRY WALL

SCALE: 3/4" = 1'-0"



1. COMPACTED SUBGRADE
2. BRICK VENEER, RUNNING BOND PATTERN. MATCH BLDG. ARCH.
3. PRE-CAST CONC. SIGN FACE, 2 FACES. STANDARD GREY, SMOOTH FINISH. CONTRACTOR TO PROVIDE CONNECTION TO CONC. STEM WALL.
4. ½" DEEP SANDBLASTED LETTERING STAINED WITH UV RESISTANT DARK BROWN LITHICHROME STAIN. LETTERING SIZE AND FONTS TO MATCH EXISTING PH II SIGN LETTERING. CONTRACTOR TO PROVIDE 12" X 12" MOCKUP FOR REVIEW PRIOR TO CONSTRUCTION.
5. 3" THICK PRE-CAST CONC. CAP, SLOPE TO DRAIN
6. FOR MULTIPLE LINES OF TEXT ALIGN TEXT TO MIDDLE CENTER OF CONC. PANEL.
7. CONC. FOOTER, RE: STRUCTURAL
8. ½" to 1" MORTAR JOINT
9. CONCRETE CORE, RE: STRUCTURAL
10. CONC. FOOTER, RE: STRUCTURAL

5 MONUMENT SIGN AND SITE WALL

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

NOT FOR CONSTRUCTION

NORRIS DESIGN
www.norris-design.com
1101 Bannock Street
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VILLAGE AT WESTERLY CREEK PHASE 3

S. IRONTON ST. &
E. KENTUCKY AVE.
AURORA, CO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
FIRST SUBMITTAL	16-0909
SECOND SUBMITTAL	16-1213
THIRD SUBMITTAL	17-0119
FOURTH SUBMITTAL	17-0217
FITH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

LANDSCAPE DETAILS

SHEET NO:

L-11

SHEET 17 OF 35

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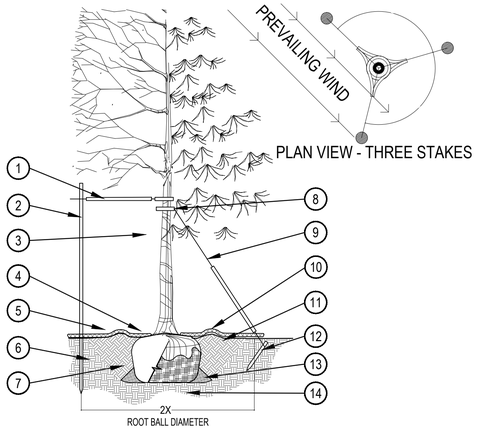


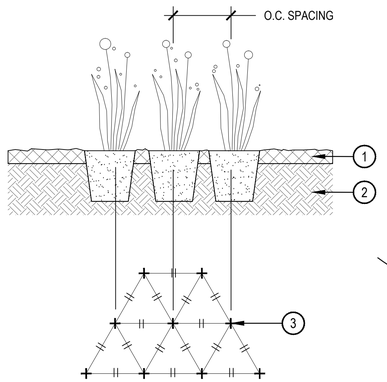
PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

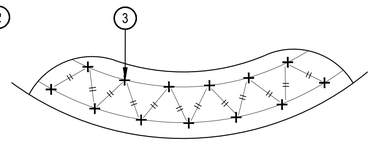
STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   - 1.1 1-½" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
   - 1.2 1-½" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
   - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-½" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

1. PLACE MIN. ½" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
5. 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
7. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
12. 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

1 TREE PLANTING DETAIL

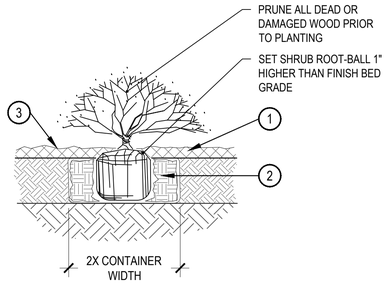
SCALE: 3/16" = 1'-0"





WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

1. SPECIFIED MULCH
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

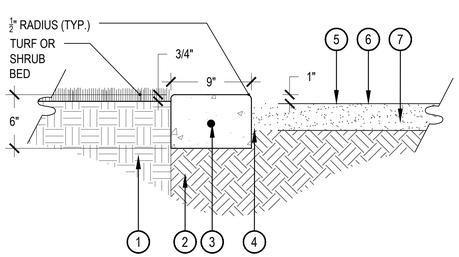


1. SPECIFIED MULCH
2. AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
3. FINISH GRADE (TOP OF MULCH)

NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

2 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

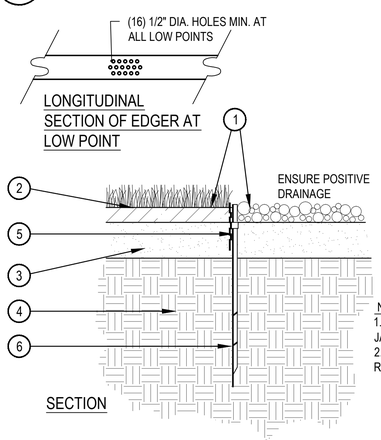


1. UNDISTURBED GRADE
2. COMPACTED SUBGRADE
3. #4 REBAR CONTINUOUS, MINIMUM 2" BURY IN CONCRETE
4. 3,000 PSI MINIMUM 12" WIDE x 6" DEEP EXTRUDED CONCRETE CURB WITH LIGHT BROOM FINISH
5. DECOMPOSED GRANITE / FINISH GRADE
6. PRE-EMERGENT
7. 3" THICK DECOMPOSED GRANITE

NOTE:
1. PROVIDE CONTROL JOINTS AT 6' O.C. AND EXPANSION JOINTS AT 24" O.C.

3 SHRUB PLANTING

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



1. FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. TURF HATCH
3. AMENDED SOIL PER SPECIFICATIONS
4. SUBGRADE
5. STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
6. EDGER STAKE

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

4 CONCRETE EDGE

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

5 STEEL EDGER

SCALE: 1" = 1'-0"

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Denver, Colorado 80204
P 303.892.1166
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VILLAGE AT WESTERLY CREEK PHASE 3

S. IRONTON ST. &
E. KENTUCKY AVE.
AURORA, CO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
FIRST SUBMITTAL	16-0909
SECOND SUBMITTAL	16-1213
THIRD SUBMITTAL	17-0119
FOURTH SUBMITTAL	17-0217
FITH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

LANDSCAPE DETAILS

SHEET NO: L-12

SHEET 18 OF 35

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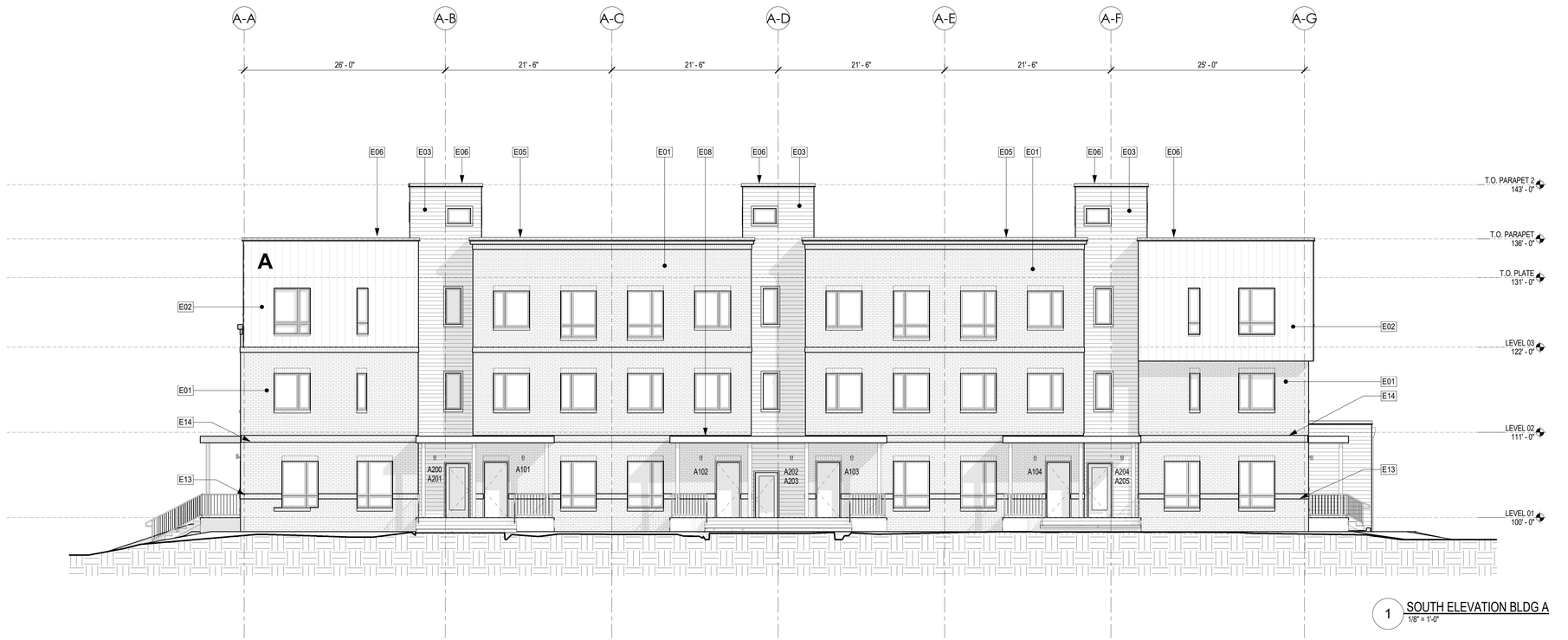
2 NORTH ELEVATION BLDG A
1/8" = 1'-0"

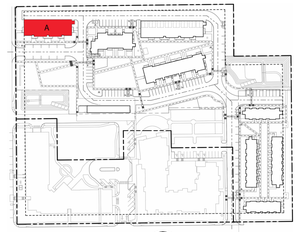


1 SOUTH ELEVATION BLDG A
1/8" = 1'-0"

BUILDING A MATERIAL PERCENTAGES		
MATERIAL	AREA SQ FT	%
BRICK (BRK-3)	8,572	59%
LAP SIDING (FC-3/FC-4)	4,145	29%
METAL SIDING (MTL-3)	1,795	12%

ELEVATION KEYNOTES

E01	BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
E02	METAL PANEL, 11 5/8 COVERAGE, 1 GROOVE, 24 GAUGE
E03	SIDING, CEMENTITOUS HARDIE PLANK LAP SIDING, SMOOTH, 8 1/4" EXPOSURE
E05	BRICK CORNICE: SOLDIER COURSE W/ DOUBLE ROWLOCK COURSE ABOVE
E06	CAP FLASHING, METAL, 4"
E07	COLLECTOR HEAD W/ OVERFLOW AND DOWNSPOUT
E08	CANOPY, CORRUGATED METAL DECK
E13	BRICK SOLDIER COURSE, BUMPED OUT 3/8"
E14	BRICK REVEAL, 4 COURSE, 3/8" DEEP
E15	WALL-MOUNTED EXTERIOR LIGHT FIXTURE: RE: ELECTRICAL & LIGHTING PLANS
E16	PAINTED METAL GUARDRAILS @ EXTERIOR LANDING, 36" HIGH TYPICAL
E26	FDC WITH APPROVED KNOX PLUGS
E27	KNOX BOX MOUNTED 4-6' ABOVE FINISH GRADE
E28	ROOFTOP MECHANICAL EQUIPMENT



PLAN KEY

VILLAGE AT WESTERLY CREEK PHASE 3

BUILDING A
800 SOUTH IRONTON STREET
AURORA, COLORADO 80014

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
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FIFTH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

BLDG A - NORTH AND SOUTH EXTERIOR ELEVATIONS

SHEET NO:

19 OF 35

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MATERIAL	AREA SQ FT	%
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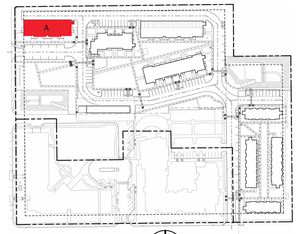
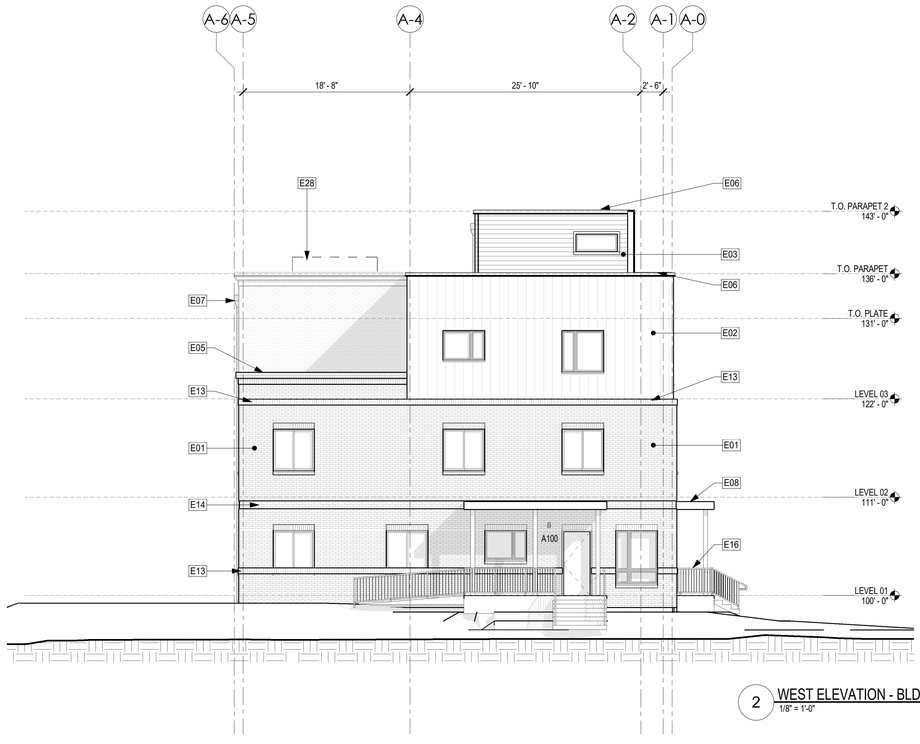
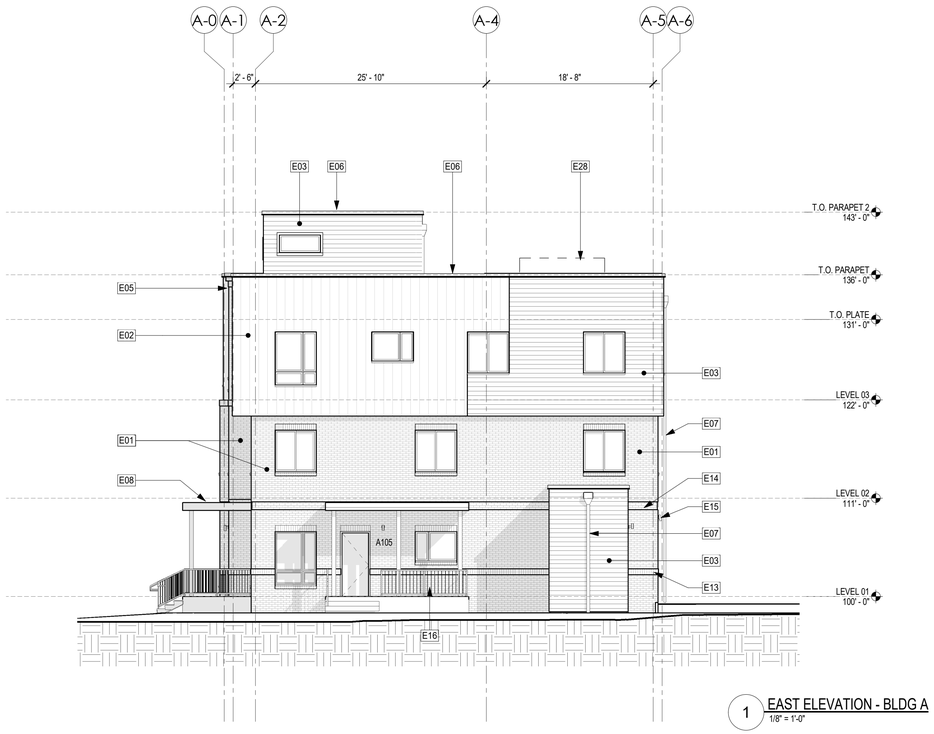


PLAN KEY



2 WEST ELEVATION - BLDG A
1/8" = 1'-0"



1 EAST ELEVATION - BLDG A
1/8" = 1'-0"

VILLAGE AT WESTERLY CREEK PHASE 3

BUILDING A
800 SOUTH IRONTON STREET
AURORA, COLORADO 80014

DRAWING SET

DEVELOPMENT APPLICATION

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FIFTH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

BLDG A - SITE EAST AND WEST EXTERIOR ELEVATIONS

SHEET NO:

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BUILDING B MATERIAL PERCENTAGES		
MATERIAL	AREA SQ FT	%
BRICK (BRK-2)	6,378	60%
LAP SIDING (FC-2/FC-4)	3,364	31%
METAL SIDING (MTL-1)	889	9%

ELEVATION KEYNOTES

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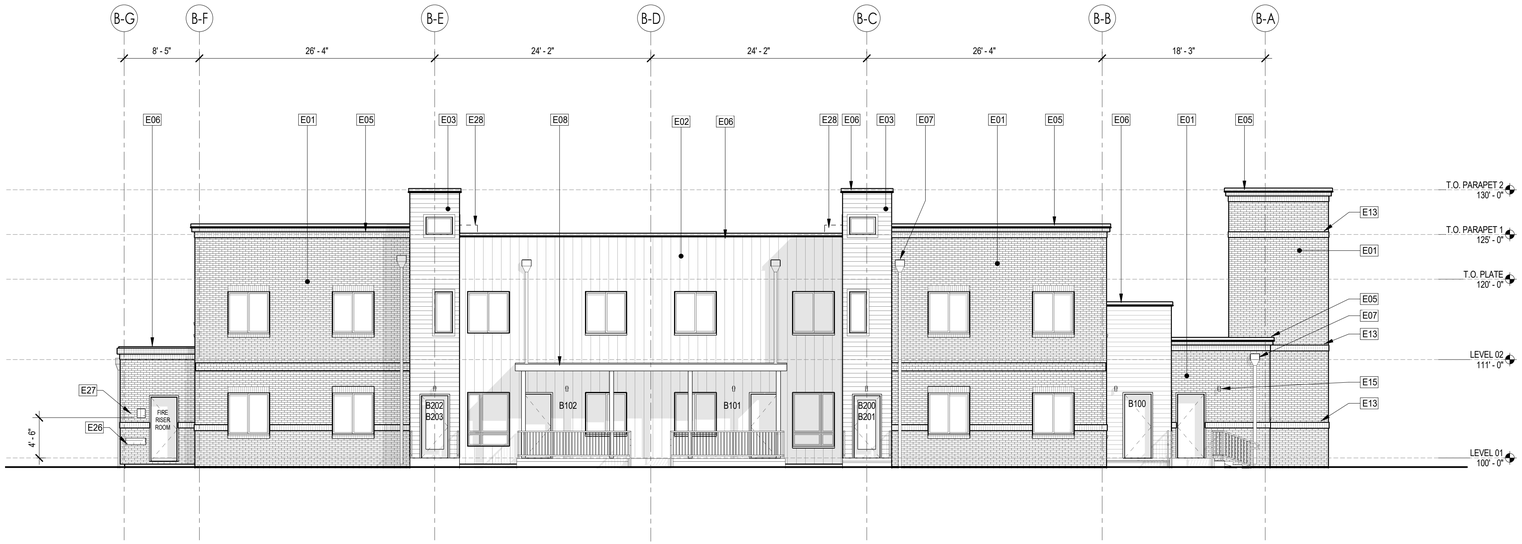
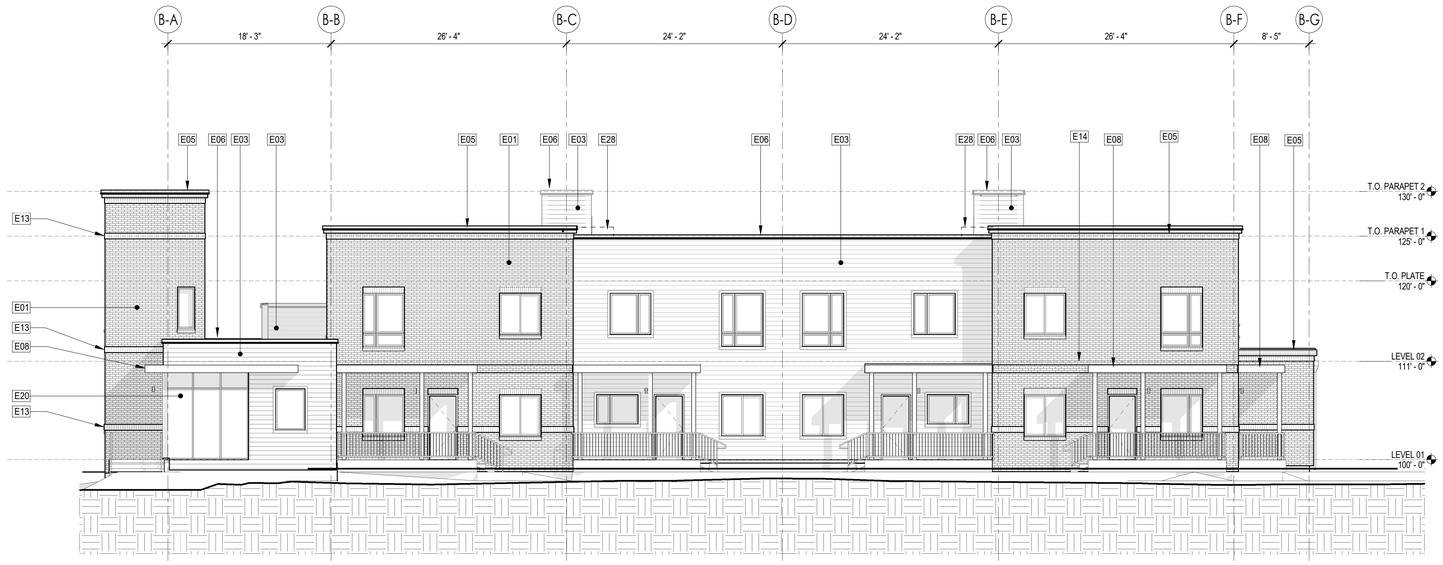
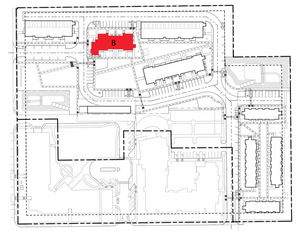


2 NORTH ELEVATION - BLDG B
1/8" = 1'-0"



1 SOUTH ELEVATION - BLDG B
1/8" = 1'-0"



PLAN KEY

VILLAGE AT WESTERLY CREEK PHASE 3

BUILDING B
820 SOUTH IRONTON STREET
AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

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FIFTH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

BLDG B - NORTH AND SOUTH EXTERIOR ELEVATIONS

SHEET NO:

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BUILDING B MATERIAL PERCENTAGES		
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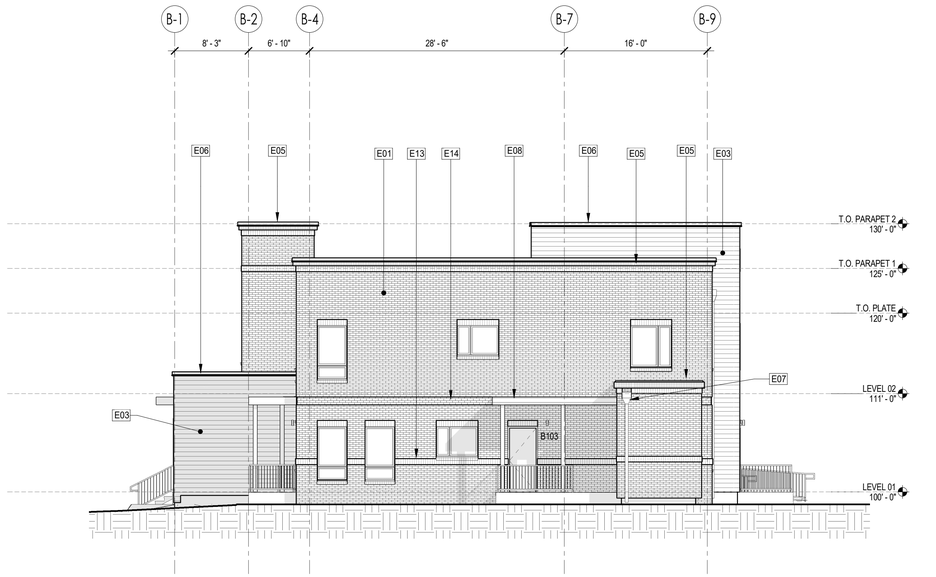
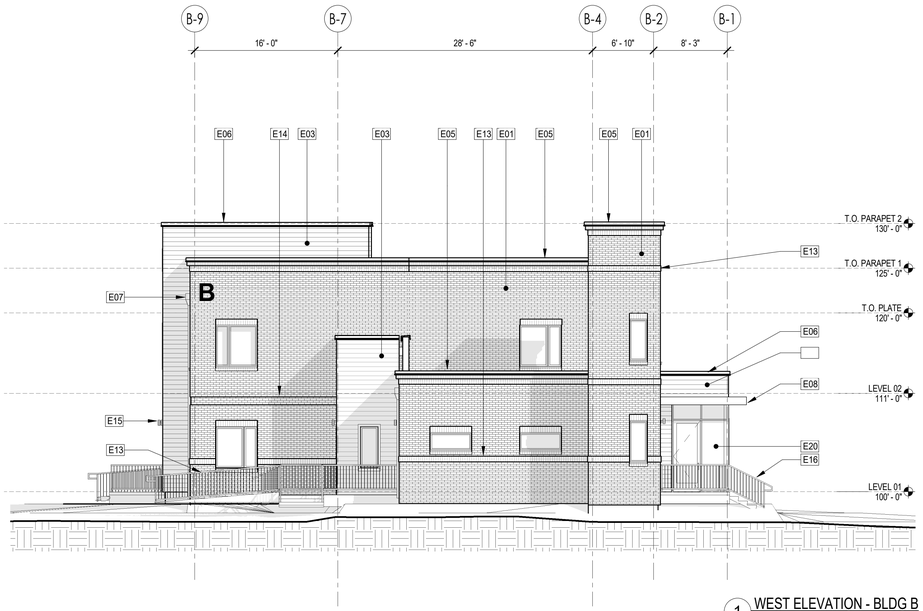
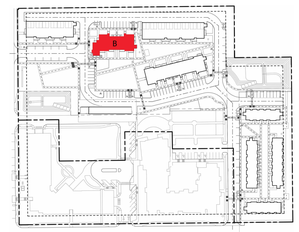
E27	KNOX BOX MOUNTED 4-6' ABOVE FINISH GRADE
E28	ROOFTOP MECHANICAL EQUIPMENT



2 EAST ELEVATION - BLDG B
1/8" = 1'-0"



1 WEST ELEVATION - BLDG B
1/8" = 1'-0"



PLAN KEY

VILLAGE AT WESTERLY CREEK PHASE 3

BUILDING B
820 SOUTH IRONTON STREET
AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
FIRST SUBMITTAL	16-0909
SECOND SUBMITTAL	16-1213
THIRD SUBMITTAL	17-0119
FOURTH SUBMITTAL	17-0217
FIFTH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

BLDG B - EAST AND WEST EXTERIOR ELEVATIONS

SHEET NO:

22 OF 35

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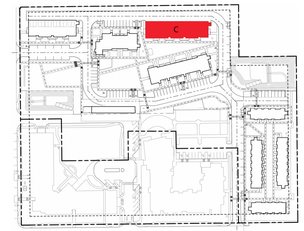
BUILDING C MATERIAL PERCENTAGES		
MATERIAL	AREA SQ FT	%
BRICK (BRK-3)	10,502	61%
LAP SIDING (FC-3/FC-4)	4,904	29%
METAL SIDING (MTL-3)	1,805	10%

ELEVATION KEYNOTES

E01	BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
E02	METAL PANEL, 11 5/8 COVERAGE, 1 GROOVE, 24 GAUGE
E03	SIDING, CEMENTITOUS HARDIE PLANK LAP SIDING, SMOOTH,
E05	BRICK CORNICE: SOLDIER COURSE W/ DOUBLE ROWLOCK ABOVE
E06	CAP FLASHING, METAL, 4"
E07	COLLECTOR HEAD W/ OVERFLOW AND DOWNSPOUT
E08	CANOPY, CORRUGATED METAL DECK
E13	BRICK SOLDIER COURSE, BUMPED OUT 3/8"
E14	BRICK REVEAL, 4 COURSE, 3/8" DEEP
E15	WALL-MOUNTED EXTERIOR LIGHT FIXTURE: RE: ELECTRICAL & LIGHTING PLANS
E16	PAINTED METAL GUARDRAILS @ EXTERIOR LANDING, 36" HIGH TYPICAL
E18	EXTERIOR WALL PACK: RE: ELECTRICAL & LIGHTING PLANS
E21	GAS/ELECTRIC METER LOCATION
E26	FDC WITH APPROVED KNOX PLUGS
E27	KNOX BOX MOUNTED 4-6' ABOVE FINISH GRADE
E28	ROOFTOP MECHANICAL EQUIPMENT

2 NORTH ELEVATION - BLDG C
1/8" = 1'-0"

1 SOUTH ELEVATION - BLDG C
1/8" = 1'-0"



PLAN KEY

VILLAGE AT WESTERLY CREEK PHASE 3

BUILDING C
830 SOUTH IRONTON STREET
AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
FIRST SUBMITTAL	16-0909
SECOND SUBMITTAL	16-1213
THIRD SUBMITTAL	17-0119
FOURTH SUBMITTAL	17-0217
FIFTH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

BLDG C - NORTH AND SOUTH EXTERIOR ELEVATIONS

SHEET NO:

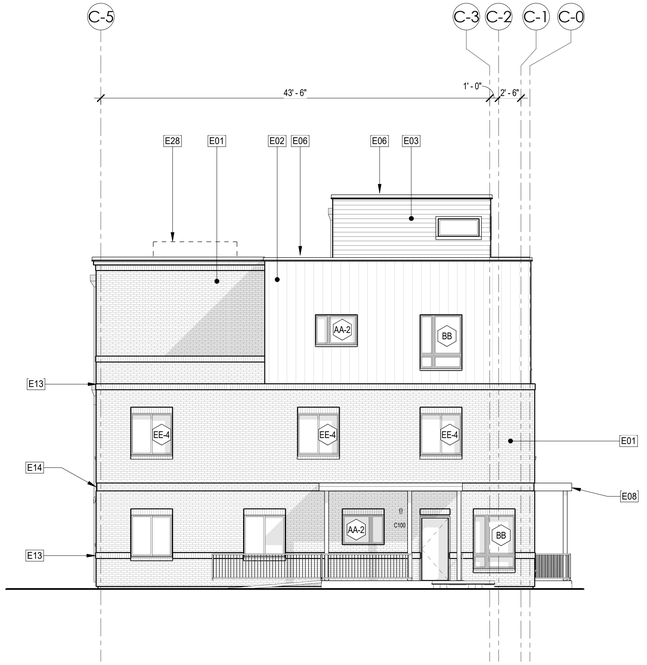
23 OF 35

©2 0 1 6 STUDIO COMPLETIVA, INC. ALL RIGHTS RESERVED.

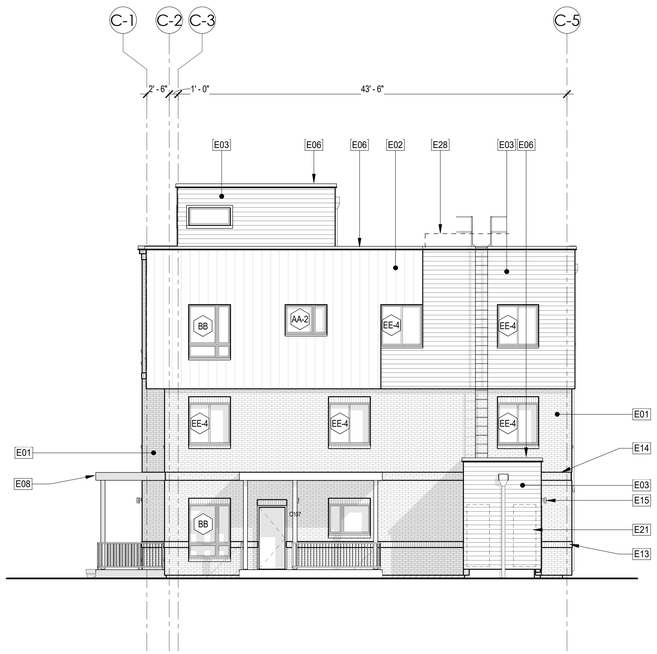
BUILDING C MATERIAL PERCENTAGES		
MATERIAL	AREA SQ FT	%
BRICK (BRK-3)	10,502	61%
LAP SIDING (FC-3/FC-4)	4,902	29%
METAL SIDING (MTL-3)	1,805	10%

ELEVATION KEYNOTES

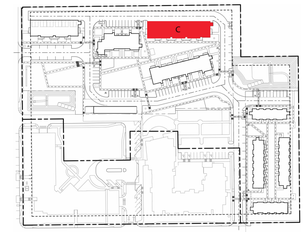
E01	BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
E02	METAL PANEL, 11 5/8 COVERAGE, 1 GROOVE, 24 GAUGE
E03	SIDING, CEMENTITOUS HARDIE PLANK LAP SIDING, SMOOTH,
E05	BRICK CORNICE: SOLDIER COURSE W/ DOUBLE ROWLOCK ABOVE
E06	CAP FLASHING, METAL, 4"
E07	COLLECTOR HEAD W/ OVERFLOW AND DOWNSPOUT
E08	CANOPY, CORRUGATED METAL DECK
E13	BRICK SOLDIER COURSE, BUMPED OUT 3/8"
E14	BRICK REVEAL, 4 COURSE, 3/8" DEEP
E15	WALL-MOUNTED EXTERIOR LIGHT FIXTURE: RE: ELECTRICAL & LIGHTING PLANS
E16	PAINTED METAL GUARDRAILS @ EXTERIOR LANDING, 36" HIGH TYPICAL
E18	EXTERIOR WALL PACK: RE: ELECTRICAL & LIGHTING PLANS
E21	GAS/ELECTRIC METER LOCATION
E26	FDC WITH APPROVED KNOX PLUGS
E27	KNOX BOX MOUNTED 4-6' ABOVE FINISH GRADE
E28	ROOFTOP MECHANICAL EQUIPMENT



2 WEST ELEVATION - BLDG C
1/8" = 1'-0"



1 EAST ELEVATION - BLDG C
1/8" = 1'-0"



PLAN KEY

VILLAGE AT WESTERLY CREEK PHASE 3

BUILDING C
830 SOUTH IRONTON STREET
AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
FIRST SUBMITTAL	16-0909
SECOND SUBMITTAL	16-1213
THIRD SUBMITTAL	17-0119
FOURTH SUBMITTAL	17-0217
FIFTH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:
BLDG C - EAST AND WEST EXTERIOR ELEVATIONS

SHEET NO:
24 OF 35

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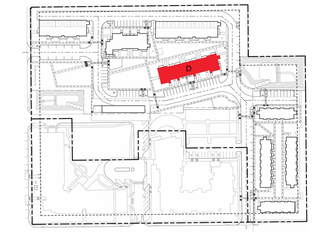
BUILDING D MATERIAL PERCENTAGES		
MATERIAL	AREA SQ FT	%
BRICK (BRK-2)	7,891	60%
LAP SIDING (FC-2/FC-4)	3,927	30%
METAL SIDING (MTL-2)	1,352	10%

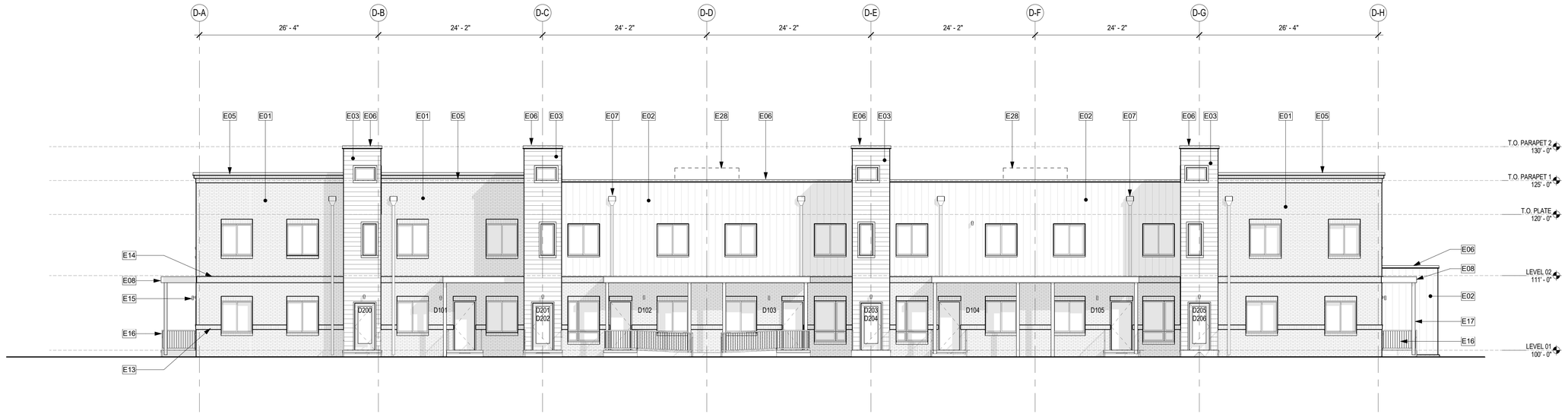
ELEVATION KEYNOTES

E01	BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
E02	METAL PANEL, 11 5/8 COVERAGE, 1 GROOVE, 24 GAUGE
E03	SIDING, CEMENTITOUS HARDIE PLANK LAP SIDING, SMOOTH, 8 1/4" EXPOSURE
E05	BRICK CORNICE: SOLDIER COURSE W/ DOUBLE ROWLOCK COURSE ABOVE
E06	CAP FLASHING, METAL, 4"
E07	COLLECTOR HEAD W/ OVERFLOW AND DOWNSPOUT
E08	CANOPY, CORRUGATED METAL DECK
E13	BRICK SOLDIER COURSE, BUMPED OUT 3/8"
E14	BRICK REVEAL, 4 COURSE, 3/8" DEEP
E15	WALL-MOUNTED EXTERIOR LIGHT FIXTURE: RE: ELECTRICAL & LIGHTING PLANS
E16	PAINTED METAL GUARDRAILS @ EXTERIOR LANDING, 36" HIGH TYPICAL
E17	PT WOOD POST FOR CANOPY, W/ ATTACHED DOWNSPOUT TYP
E26	FDC WITH APPROVED KNOX PLUGS
E27	KNOX BOX MOUNTED 4-6" ABOVE FINISH GRADE
E28	ROOFTOP MECHANICAL EQUIPMENT

2 NORTH ELEVATION - BLDG D
1/8" = 1'-0"



PLAN KEY



1 SOUTH ELEVATION - BLDG D
1/8" = 1'-0"

VILLAGE AT WESTERLY CREEK PHASE 3

BUILDING D
840 SOUTH IRONTON STREET
AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
FIRST SUBMITTAL	16-0909
SECOND SUBMITTAL	16-1213
THIRD SUBMITTAL	17-0119
FOURTH SUBMITTAL	17-0217
FIFTH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

BLDG D - NORTH AND SOUTH EXTERIOR ELEVATIONS

SHEET NO:

25 OF 35

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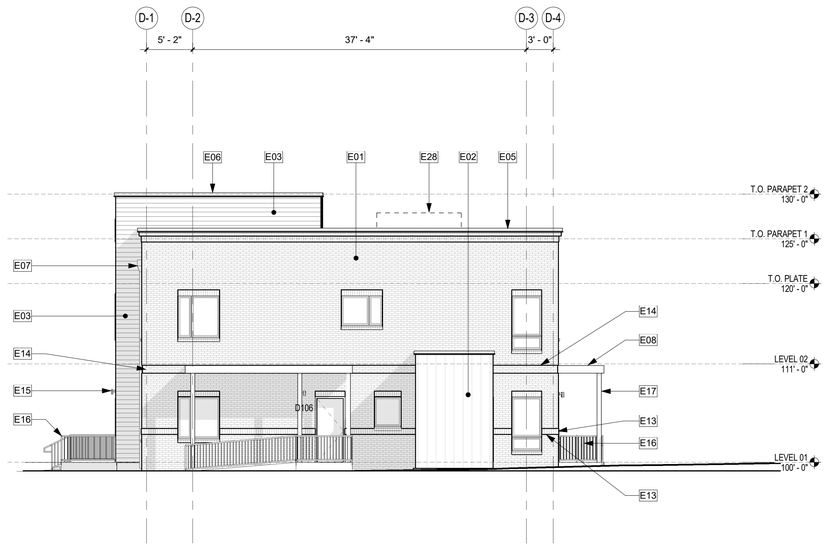
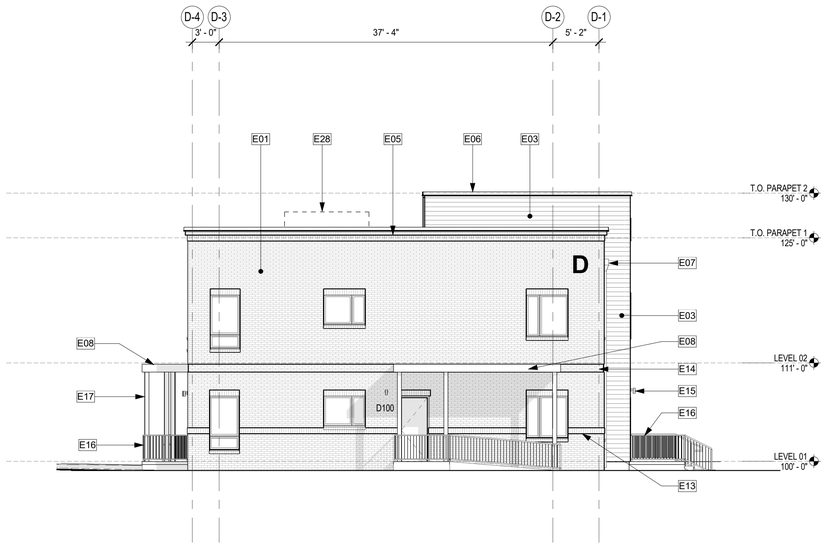
BUILDING D MATERIAL PERCENTAGES		
MATERIAL	AREA SQ FT	%
BRICK (BRK-2)	7,891	60%
LAP SIDING (FC-2/FC-4)	3,927	30%
METAL SIDING (MTL-2)	1,352	10%

ELEVATION KEYNOTES

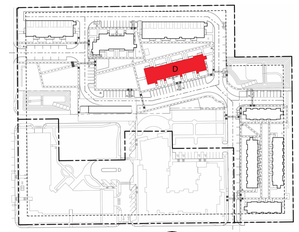
E01	BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
E02	METAL PANEL, 11 5/8 COVERAGE, 1 GROOVE, 24 GAUGE
E03	SIDING, CEMENTITOUS HARDIE PLANK LAP SIDING, SMOOTH, 8 1/4" EXPOSURE
E05	BRICK CORNICE: SOLDIER COURSE W/ DOUBLE ROWLOCK COURSE ABOVE
E06	CAP FLASHING, METAL, 4"
E07	COLLECTOR HEAD W/ OVERFLOW AND DOWNSPOUT
E08	CANOPY, CORRUGATED METAL DECK
E13	BRICK SOLDIER COURSE, BUMPED OUT 3/8"
E14	BRICK REVEAL, 4 COURSE, 3/8" DEEP
E15	WALL-MOUNTED EXTERIOR LIGHT FIXTURE: RE: ELECTRICAL & LIGHTING PLANS
E16	PAINTED METAL GUARDRAILS @ EXTERIOR LANDING, 36" HIGH TYPICAL
E17	PT WOOD POST FOR CANOPY, W/ ATTACHED DOWNSPOUT TYP
E26	FDC WITH APPROVED KNOX PLUGS
E27	KNOX BOX MOUNTED 4-6' ABOVE FINISH GRADE
E28	ROOFTOP MECHANICAL EQUIPMENT



2 EAST ELEVATION - BLDG D
1/8" = 1'-0"



1 WEST ELEVATION - BLDG D
1/8" = 1'-0"



PLAN KEY

VILLAGE AT WESTERLY CREEK PHASE 3

BUILDING D
840 SOUTH IRONTON STREET
AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
FIRST SUBMITTAL	16-0909
SECOND SUBMITTAL	16-1213
THIRD SUBMITTAL	17-0119
FOURTH SUBMITTAL	17-0217
FIFTH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:
BLDG D - EAST AND WEST EXTERIOR ELEVATIONS

SHEET NO:
26 OF 35

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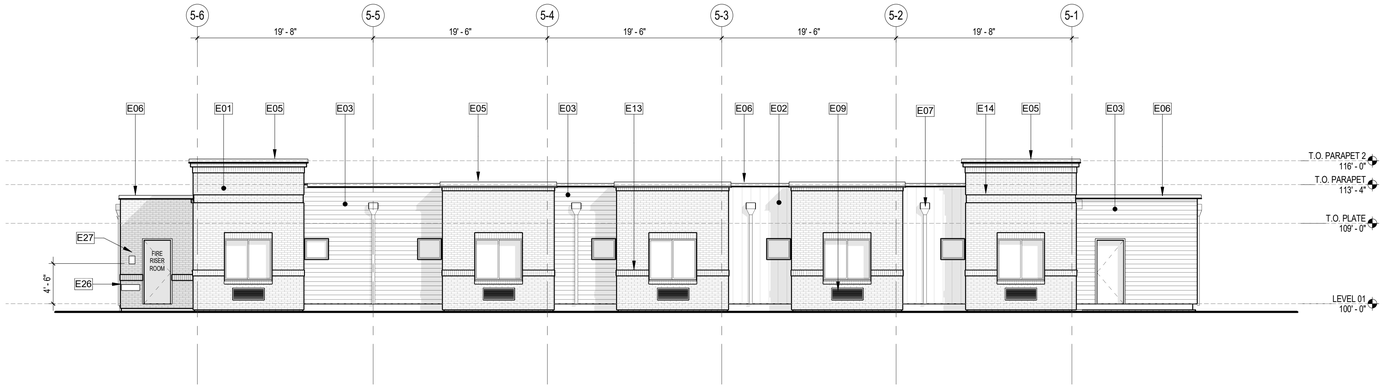
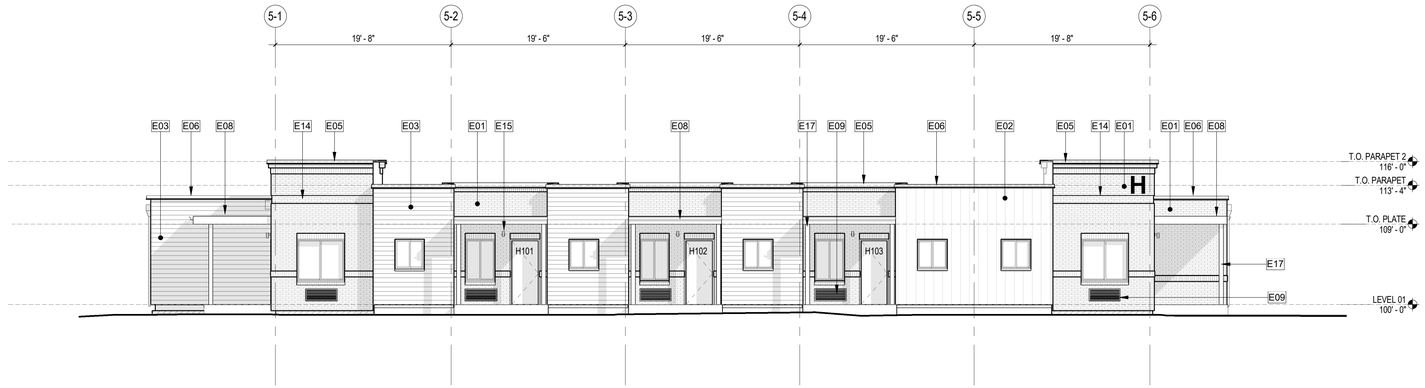
MATERIAL PERCENTAGE - BLDG H		
MATERIAL	AREA SQ FT	%
BRICK (BRK-1)	2,682	62%
LAP SIDING (FC1/FC4)	1,217	28%
METAL SIDING (MTL-1)	442	10%

ELEVATION KEYNOTES

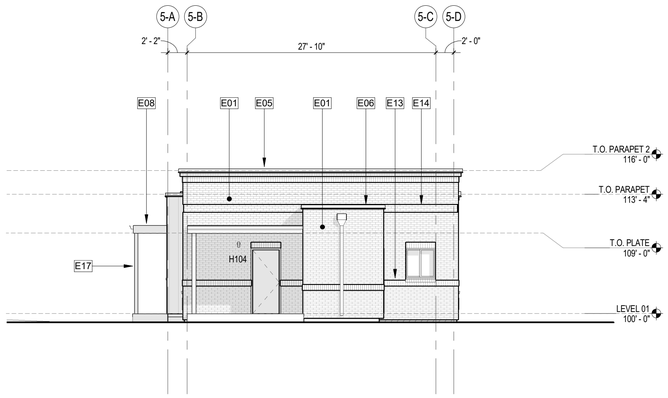
E	GARBAGE DISPOSAL
E01	BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
E02	METAL PANEL, 11 5/8 COVERAGE, 1 GROOVE, 24 GAUGE
E03	SIDING, CEMENTITOUS HARDIE PLANK LAP SIDING, SMOOTH, 8 1/4" EXPOSURE
E05	BRICK CORNICE: SOLDIER COURSE W/ DOUBLE ROWLOCK COURSE ABOVE
E06	CAP FLASHING, METAL, 4"
E07	COLLECTOR HEAD W/ OVERFLOW AND DOWNSPOUT
E08	CANOPY, CORRUGATED METAL DECK
E09	PTAC HEATING AND AIR CONDITIONING WALL UNITS
E13	BRICK SOLDIER COURSE, BUMPED OUT 3/8"
E14	BRICK REVEAL, 4 COURSE, 3/8" DEEP
E15	WALL-MOUNTED EXTERIOR LIGHT FIXTURE: RE: ELECTRICAL & LIGHTING PLANS
E17	PT WOOD POST FOR CANOPY, W/ ATTACHED DOWNSPOUT TYP
E26	FDC WITH APPROVED KNOX PLUGS
E27	KNOX BOX MOUNTED 4-6' ABOVE FINISH GRADE



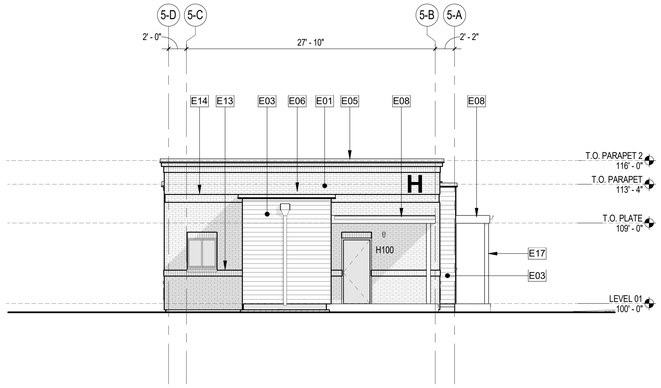
4 NORTH ELEVATION - BLDG H
1/8" = 1'-0"



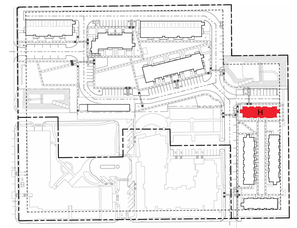
3 SOUTH ELEVATION - BLDG H
1/8" = 1'-0"



2 EAST ELEVATION - BLDG H
1/8" = 1'-0"



1 WEST ELEVATION - BLDG H
1/8" = 1'-0"



PLAN KEY

VILLAGE AT WESTERLY CREEK PHASE 3

BUILDING H
10935 E. KENTUCKY AVENUE
AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
1ST SUBMITTAL	16-0909
2ND SUBMITTAL	16-1213
3RD SUBMITTAL	17-0119
4TH SUBMITTAL	17-0217
5TH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

BLDG H EXTERIOR ELEVATIONS

SHEET NO:

27 OF 35

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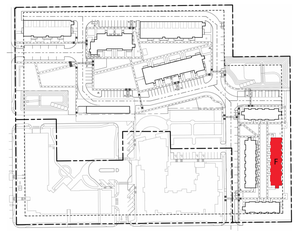
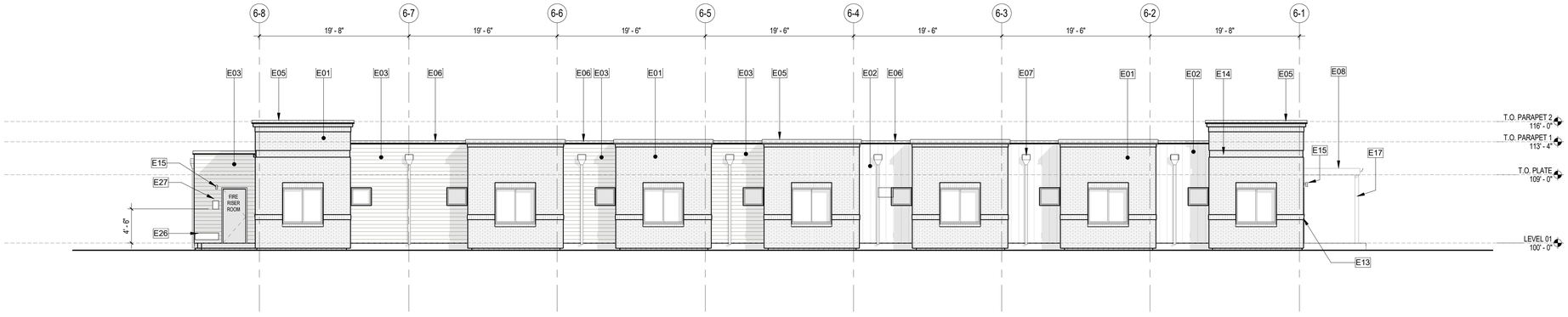
BUILDING F MATERIAL PERCENTAGES		
MATERIAL	AREA SQ FT	%
BRICK (BRK-1)	3253	61%
LAP SIDING (FC-1/FC-4)	1483	29%
METAL SIDING (MTL-1)	552	10%

ELEVATION KEYNOTES

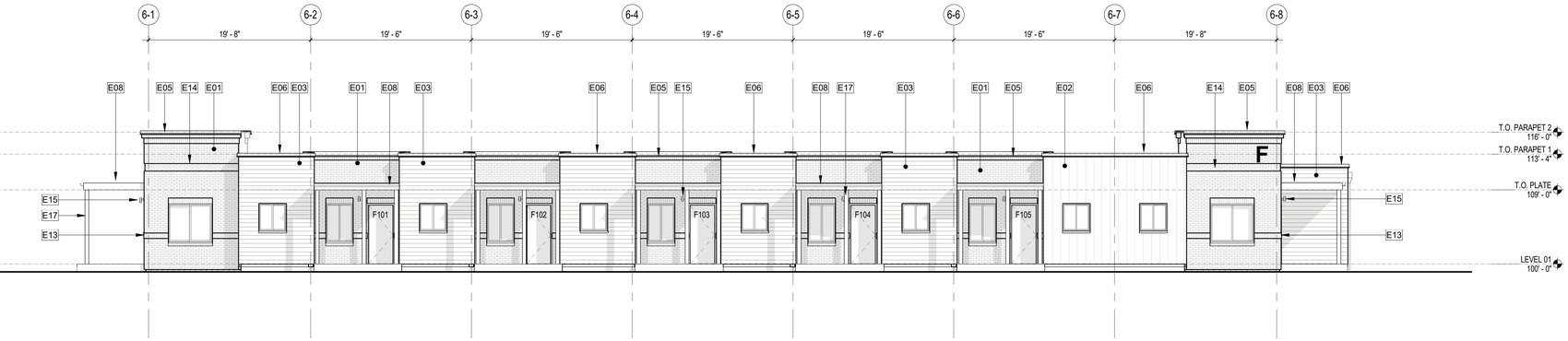
E01	BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
E02	METAL PANEL, 11 5/8 COVERAGE, 1 GROOVE, 24 GAUGE
E03	SIDING, CEMENTITOUS HARDIE PLANK LAP SIDING, SMOOTH, 8 1/4" EXPOSURE
E05	BRICK CORNICE: SOLDIER COURSE W/ DOUBLE ROWLOCK COURSE ABOVE
E06	CAP FLASHING, METAL, 4"
E07	COLLECTOR HEAD W/ OVERFLOW AND DOWNSPOUT
E08	CANOPY, CORRUGATED METAL DECK
E13	BRICK SOLDIER COURSE, BUMPED OUT 3/8"
E14	BRICK REVEAL, 4 COURSE, 3/8" DEEP
E15	WALL-MOUNTED EXTERIOR LIGHT FIXTURE: RE: ELECTRICAL & LIGHTING PLANS
E17	PT WOOD POST FOR CANOPY, W/ ATTACHED DOWNSPOUT TYP
E26	FDC WITH APPROVED KNOX PLUGS
E27	KNOX BOX MOUNTED 4-6' ABOVE FINISH GRADE



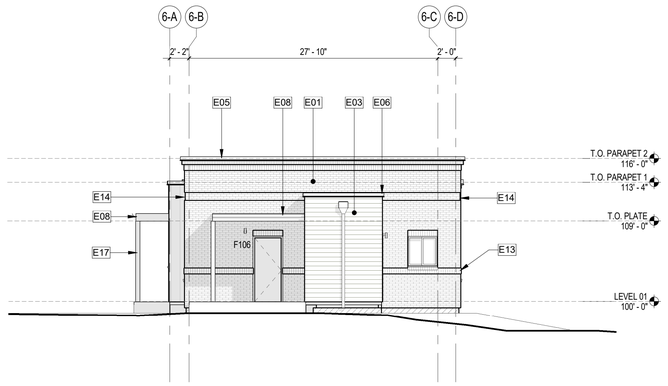
PLAN KEY



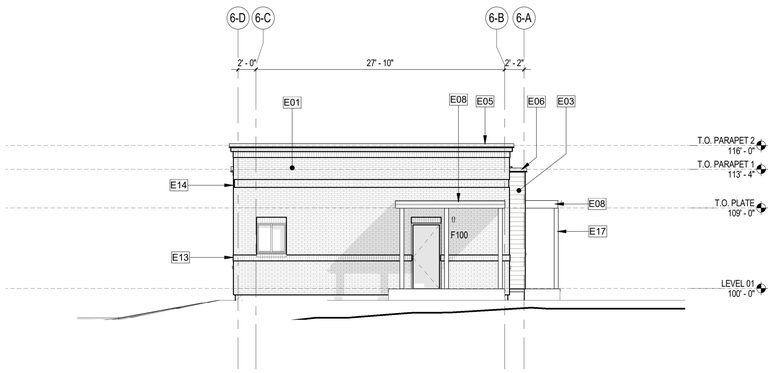
4 EAST ELEVATION - BLDG F
1/8" = 1'-0"



3 WEST ELEVATION - BLDG F
1/8" = 1'-0"



2 SOUTH ELEVATION - BLDG F
1/8" = 1'-0"



1 NORTH ELEVATION - BLDG F
1/8" = 1'-0"

VILLAGE AT WESTERLY CREEK PHASE 3

BUILDINGS F
10925 EAST KENTUCKY AVE.
AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
1ST SUBMITTAL	16-0909
2ND SUBMITTAL	16-1213
3RD SUBMITTAL	17-0119
4TH SUBMITTAL	17-0217
5TH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

BLDG F EXTERIOR ELEVATIONS

SHEET NO:

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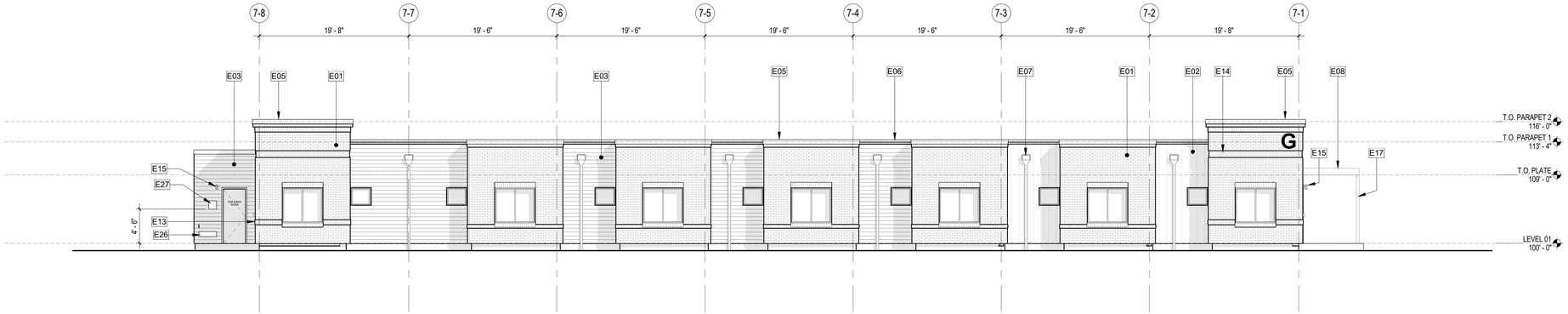
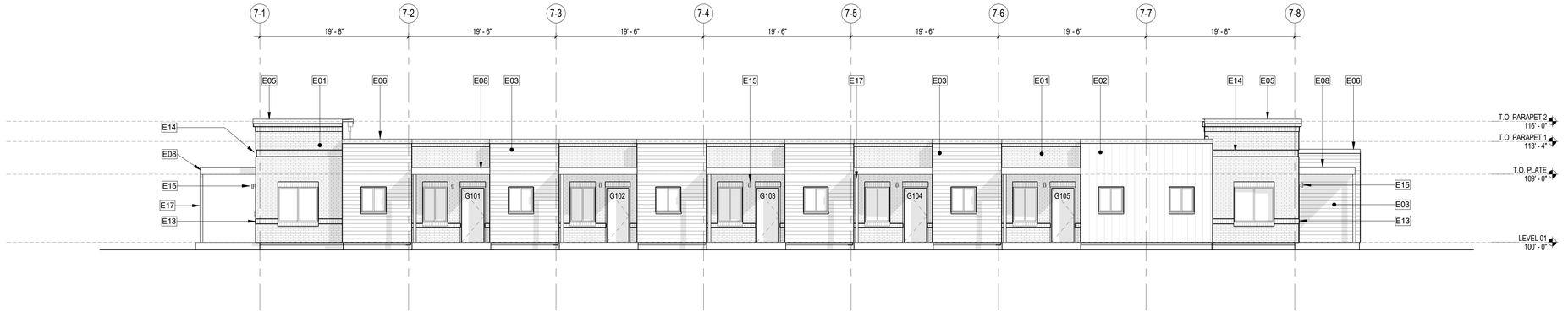
BUILDING G MATERIAL PERCENTAGES		
MATERIAL	AREA SQ FT	%
BRICK (BRK-1)	3,046	60%
LAP SIDING (FC-1/FC-4)	1,578	31%
METAL SIDING (MTL-1)	452	9%

ELEVATION KEYNOTES

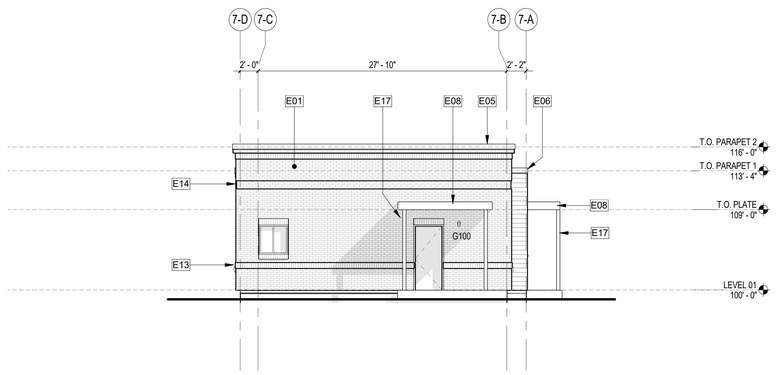
E01	BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
E02	METAL PANEL, 11 5/8 COVERAGE, 1 GROOVE, 24 GAUGE
E03	SIDING, CEMENTITOUS HARDIE PLANK LAP SIDING, SMOOTH, 8 1/4" EXPOSURE
E05	BRICK CORNICE: SOLDIER COURSE W/ DOUBLE ROWLOCK COURSE ABOVE
E06	CAP FLASHING, METAL, 4"
E07	COLLECTOR HEAD W/ OVERFLOW AND DOWNSPOUT
E08	CANOPY, CORRUGATED METAL DECK
E13	BRICK SOLDIER COURSE, BUMPED OUT 3/8"
E14	BRICK REVEAL, 4 COURSE, 3/8" DEEP
E15	WALL-MOUNTED EXTERIOR LIGHT FIXTURE: RE: ELECTRICAL & LIGHTING PLANS
E17	PT WOOD POST FOR CANOPY, W/ ATTACHED DOWNSPOUT TYP
E26	FDC WITH APPROVED KNOX PLUGS
E27	KNOX BOX MOUNTED 4-6' ABOVE FINISH GRADE



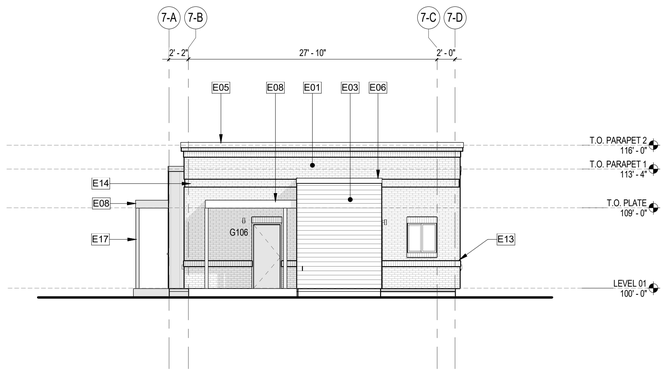
1 WEST ELEVATION - BLDG G
1/8" = 1'-0"



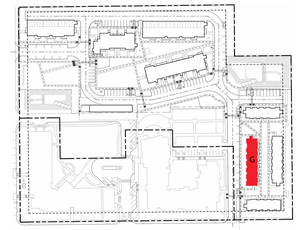
2 EAST ELEVATION - BLDG G
1/8" = 1'-0"



3 SOUTH ELEVATION - BLDG G
1/8" = 1'-0"



4 NORTH ELEVATION - BLDG G
1/8" = 1'-0"



PLAN KEY

VILLAGE AT WESTERLY CREEK PHASE 3

BUILDING G
10915 E. KENTUCKY AVE.
AURORA, CO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
FIRST SUBMITTAL	16-0909
SECOND SUBMITTAL	16-1213
THIRD SUBMITTAL	17-0119
FOURTH SUBMITTAL	17-0217
FIFTH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

BLDG G EXTERIOR ELEVATIONS

SHEET NO:

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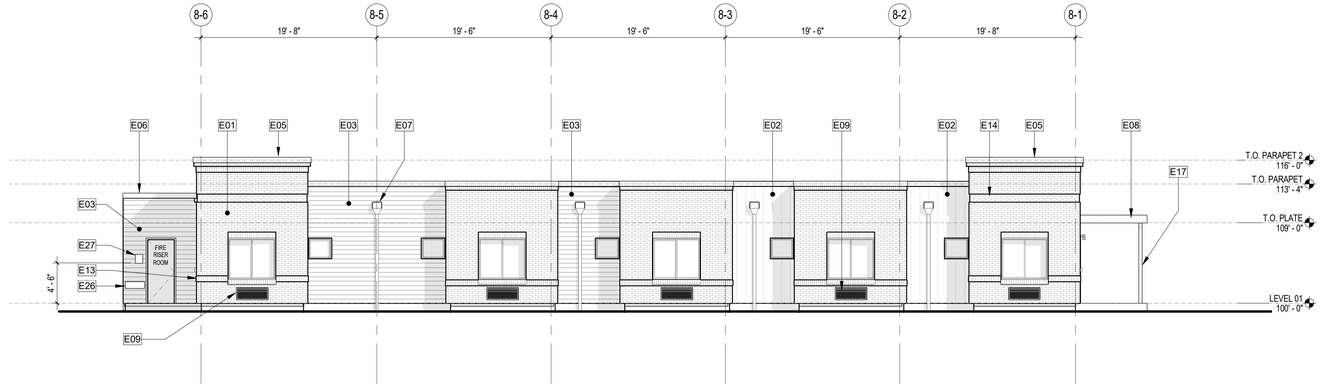
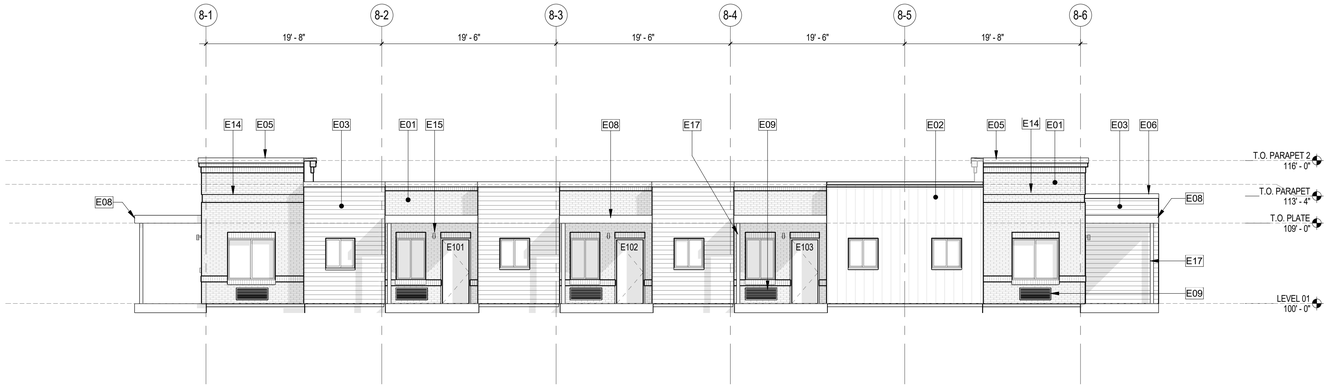
BLDG H MATERIAL PERCENTAGES		
MATERIAL	AREA SQ FT	%
BRICK (BRK-1)	2,359	61%
LAP SIDING (FC1/FC4)	1,073	28%
METAL SIDING (MTL-1)	436	11%

ELEVATION KEYNOTES

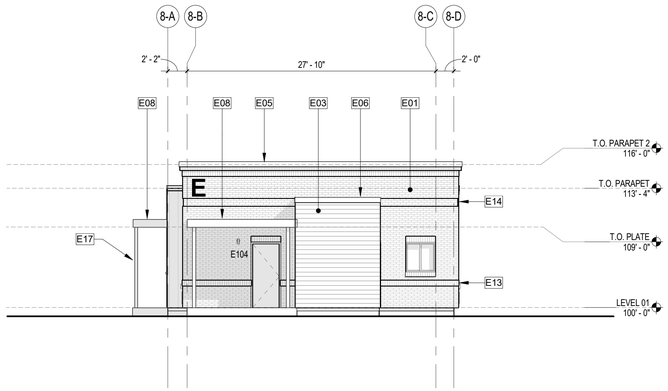
E01	BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
E02	METAL PANEL, 11 5/8 COVERAGE, 1 GROOVE, 24 GAUGE
E03	SIDING, CEMENTITOUS HARDIE PLANK LAP SIDING, SMOOTH, 8 1/4" EXPOSURE
E05	BRICK CORNICE: SOLDIER COURSE W/ DOUBLE ROWLOCK COURSE ABOVE
E06	CAP FLASHING, METAL, 4"
E07	COLLECTOR HEAD W/ OVERFLOW AND DOWNSPOUT
E08	CANOPY, CORRUGATED METAL DECK
E09	PTAC HEATING AND AIR CONDITIONING WALL UNITS
E13	BRICK SOLDIER COURSE, BUMPED OUT 3/8"
E14	BRICK REVEAL, 4 COURSE, 3/8" DEEP
E15	WALL-MOUNTED EXTERIOR LIGHT FIXTURE: RE: ELECTRICAL & LIGHTING PLANS
E17	PT WOOD POST FOR CANOPY, W/ ATTACHED DOWNSPOUT TYP
E26	FDC WITH APPROVED KNOX PLUGS
E27	KNOX BOX MOUNTED 4-6' ABOVE FINISH GRADE



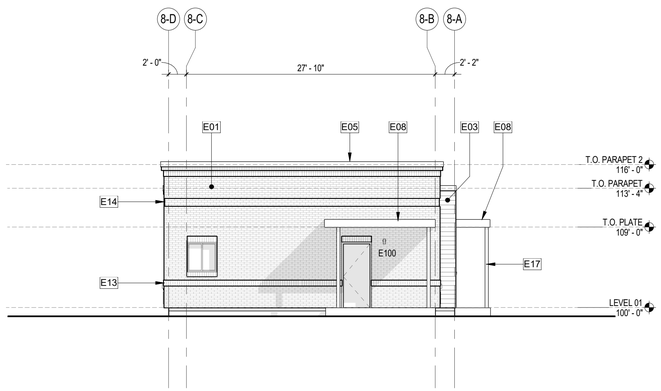
4 SOUTH ELEVATION - BLDG E
1/8" = 1'-0"



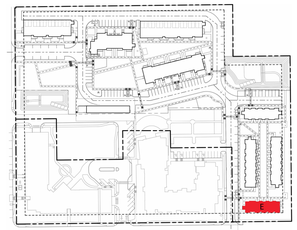
3 NORTH ELEVATION - BLDG E
1/8" = 1'-0"



2 WEST ELEVATION - BLDG E
1/8" = 1'-0"



1 EAST ELEVATION - BLDG E
1/8" = 1'-0"



PLAN KEY

VILLAGE AT WESTERLY CREEK PHASE 3

BUILDING E
10905 E. KENTUCKY AVE.
AURORA, CO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
FIRST SUBMITTAL	16-0909
SECOND SUBMITTAL	16-1213
THIRD SUBMITTAL	17-0119
FOURTH SUBMITTAL	17-0217
FIFTH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

BLDG E EXTERIOR ELEVATIONS

SHEET NO:

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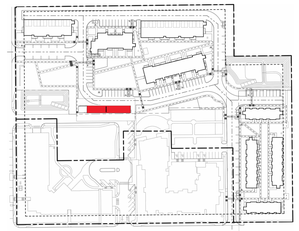
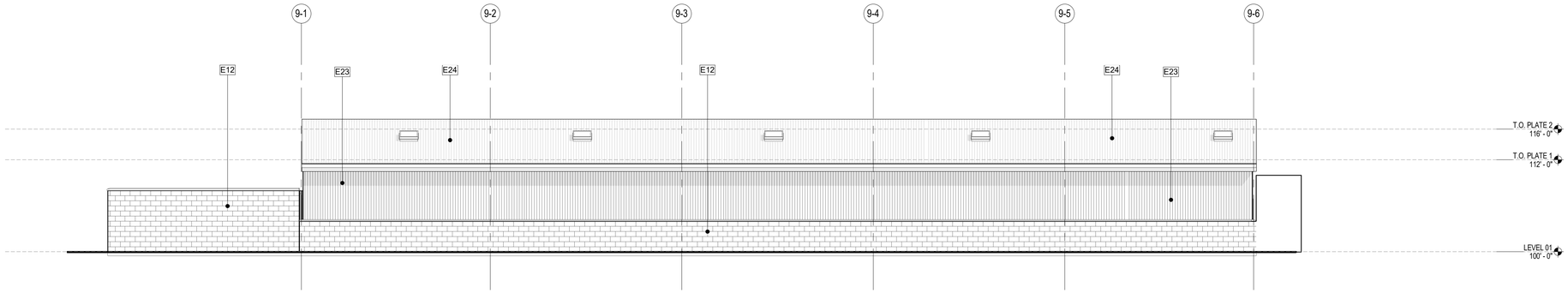
ELEVATION KEYNOTES

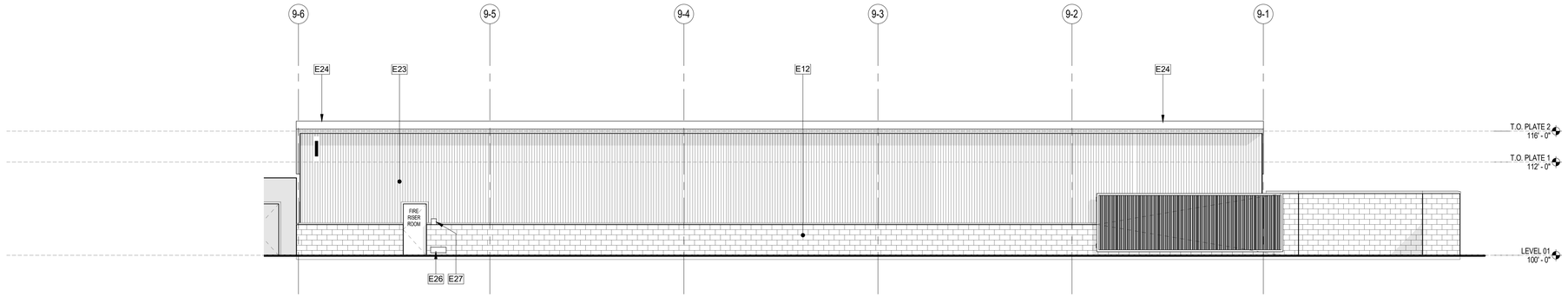
E12	CMU BLOCK SPLIT FACE 8"X16"
E23	METAL CLADDING: RE: PEMB DRAWINGS
E24	METAL ROOF: RE: PEMB DRAWINGS
E26	FDC WITH APPROVED KNOX PLUGS
E27	KNOX BOX MOUNTED 4-6' ABOVE FINISH GRADE



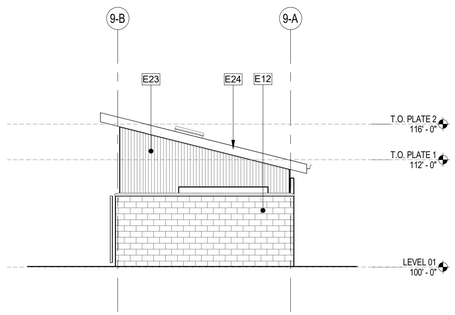
PLAN KEY



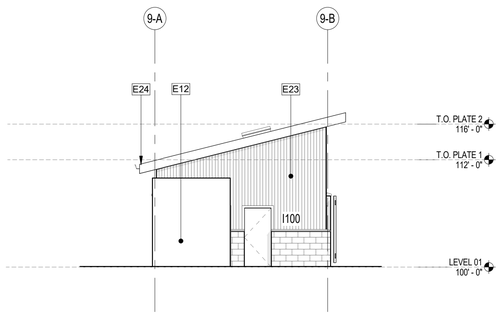
2 SITE SOUTH ELEVATION
1/8" = 1'-0"



4 SITE NORTH ELEVATION
1/8" = 1'-0"



1 SITE WEST ELEVATION
1/8" = 1'-0"



3 SITE EAST ELEVATION
1/8" = 1'-0"

VILLAGE AT WESTERLY CREEK PHASE 3

BUILDING I - MAINTENANCE
822 SOUTH IRONTON STREET
AURORA, CO 80014

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
1ST SUBMITTAL	16-0909
2ND SUBMITTAL	16-1213
3RD SUBMITTAL	17-0119
4TH SUBMITTAL	17-0217
5TH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

BLDG 09 (MAINTENANCE BLDG) EXTERIOR ELEVATIONS

SHEET NO:

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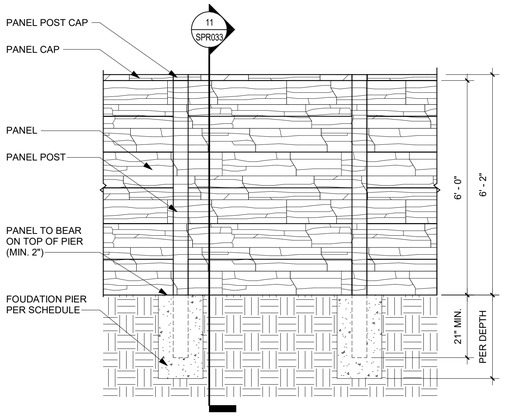
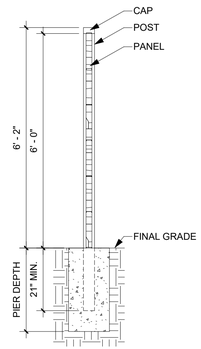
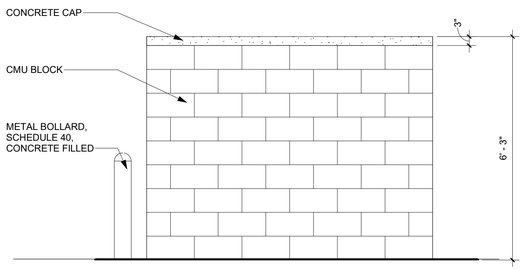


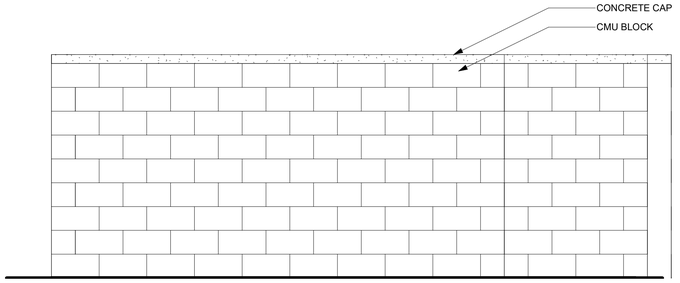
10 PRECAST STONE FENCE ELEVATION - DA
1/2" = 1'-0"



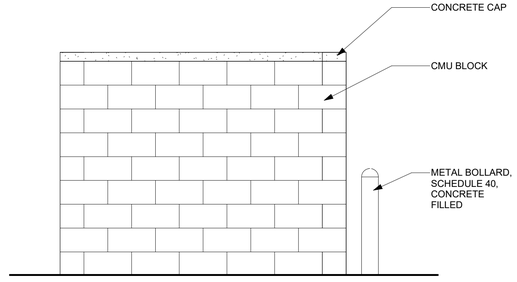
11 PRECAST STONE FENCE SECTION - DA
1/2" = 1'-0"



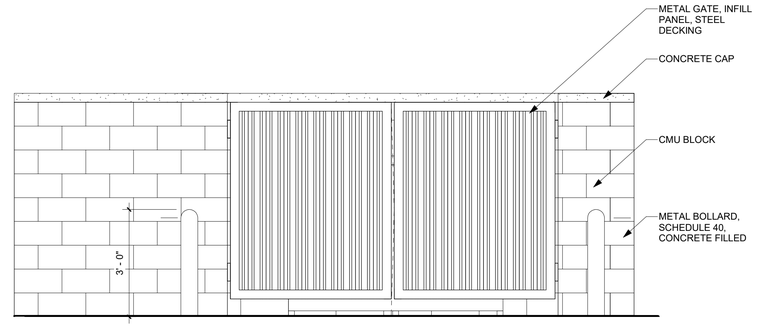
5 TRASH ENCLOSURE ELEVATION - EAST - DA
1/2" = 1'-0"



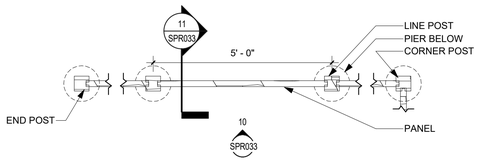
4 TRASH ENCLOSURE ELEVATION - NORTH - DA
1/2" = 1'-0"



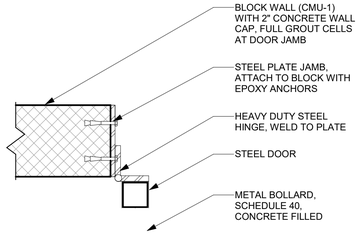
3 TRASH ENCLOSURE ELEVATION - WEST - DA
1/2" = 1'-0"



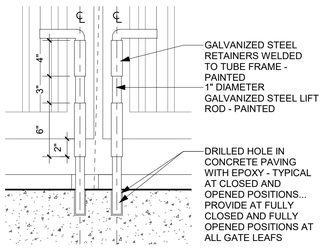
2 TRASH ENCLOSURE ELEVATION - SOUTH -DA
1/2" = 1'-0"



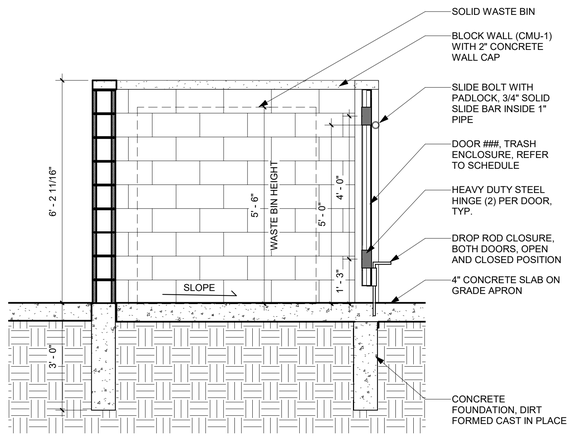
9 PRECAST STONE FENCE PLAN - DA
1/2" = 1'-0"



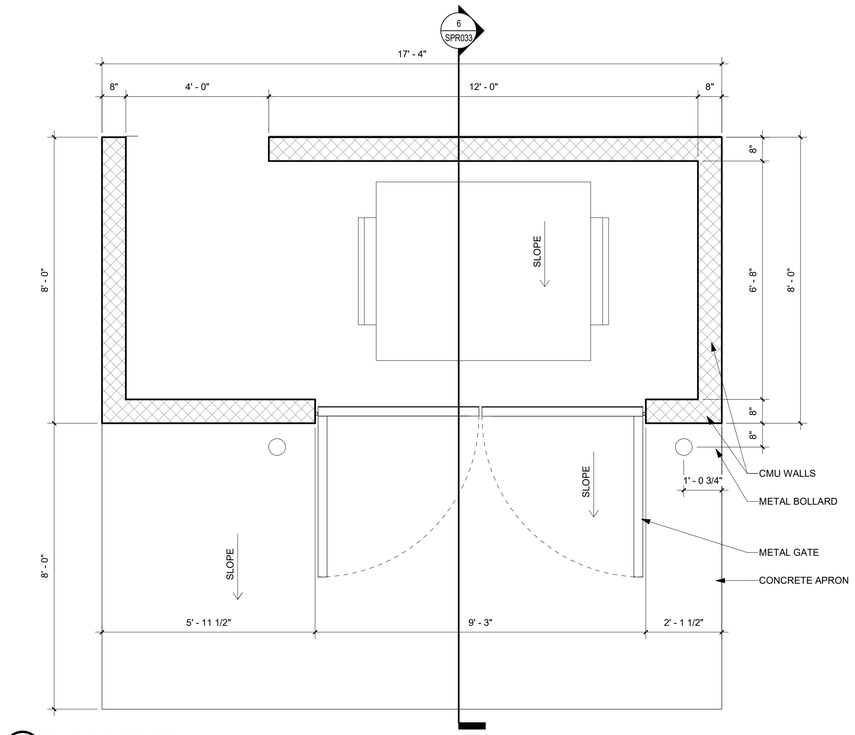
7 TRASH ENCLOSURE - GATE PLAN DETAIL, TYP. - DA
1 1/2" = 1'-0"



8 DROP RODS, TYP. - DA
1 1/2" = 1'-0"



6 TRASH ENCLOSURE SECTION, TYP. - DA
1/2" = 1'-0"



1 TRASH ENCLOSURE PLAN - DA
1/2" = 1'-0"

VILLAGE AT WESTERLY CREEK PHASE 3

S. IRONTON ST. & E. KENTUCKY AVE.
AURORA, CO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
1ST SUBMITTAL	16-0909
2ND SUBMITTAL	16-1213
3RD SUBMITTAL	17-0119
4TH SUBMITTAL	17-0217
5TH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

SITE DETAILS - TRASH ENCLOSURE, TYPE 01

SHEET NO:

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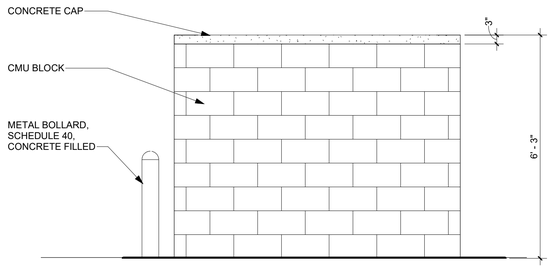
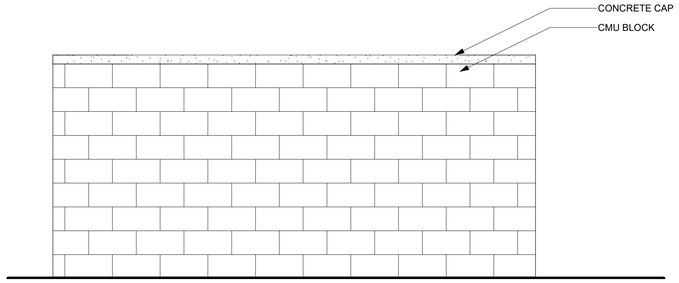
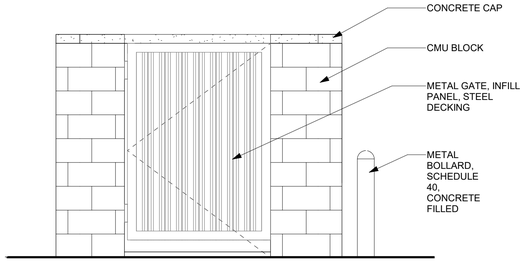


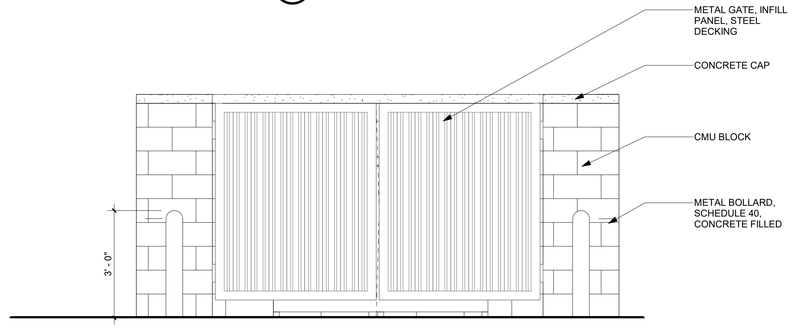
5 TRASH ENCLOSURE ELEVATION - EAST - DA
1/2" = 1'-0"



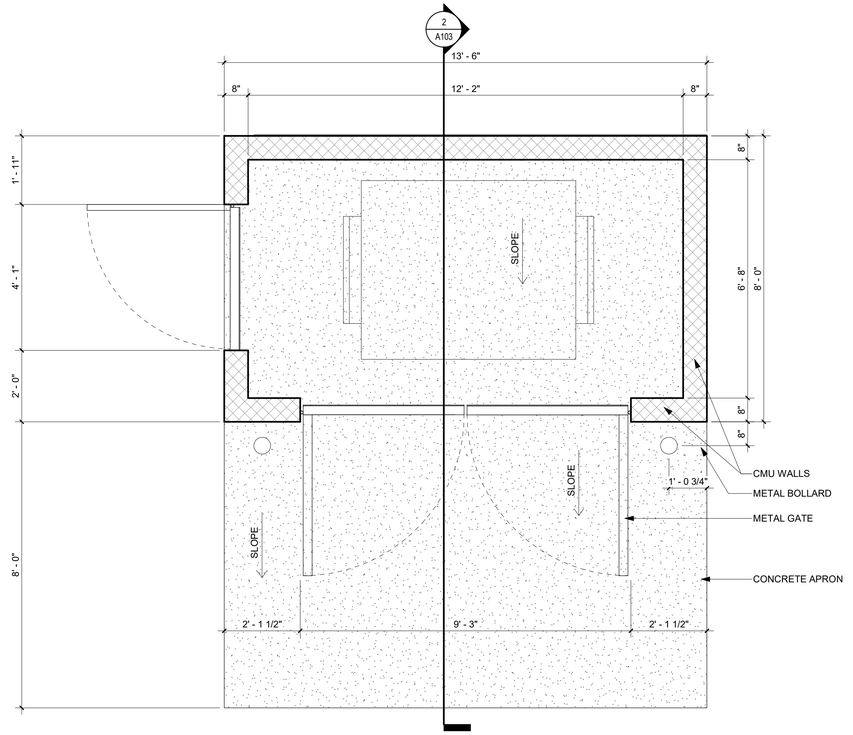
4 TRASH ENCLOSURE ELEVATION - NORTH - DA
1/2" = 1'-0"



3 TRASH ENCLOSURE ELEVATION - WEST - DA
1/2" = 1'-0"



2 TRASH ENCLOSURE ELEVATION - SOUTH - DA
1/2" = 1'-0"



1 TRASH ENCLOSURE PLAN - DA
1/2" = 1'-0"

VILLAGE AT WESTERLY CREEK PHASE 3

S. IRONTON ST. & E. KENTUCKY AVE.
AURORA, CO

DRAWING SET

08/31/16

SET ISSUE DATES:	
1ST SUBMITTAL	16-0909
2ND SUBMITTAL	16-1213
3RD SUBMITTAL	17-0119
4TH SUBMITTAL	17-0217
5TH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

SITE DETAILS - TRASH ENCLOSURE, TYPE 02, & CARPORT ELEVATIONS

SHEET NO:

33 OF 35

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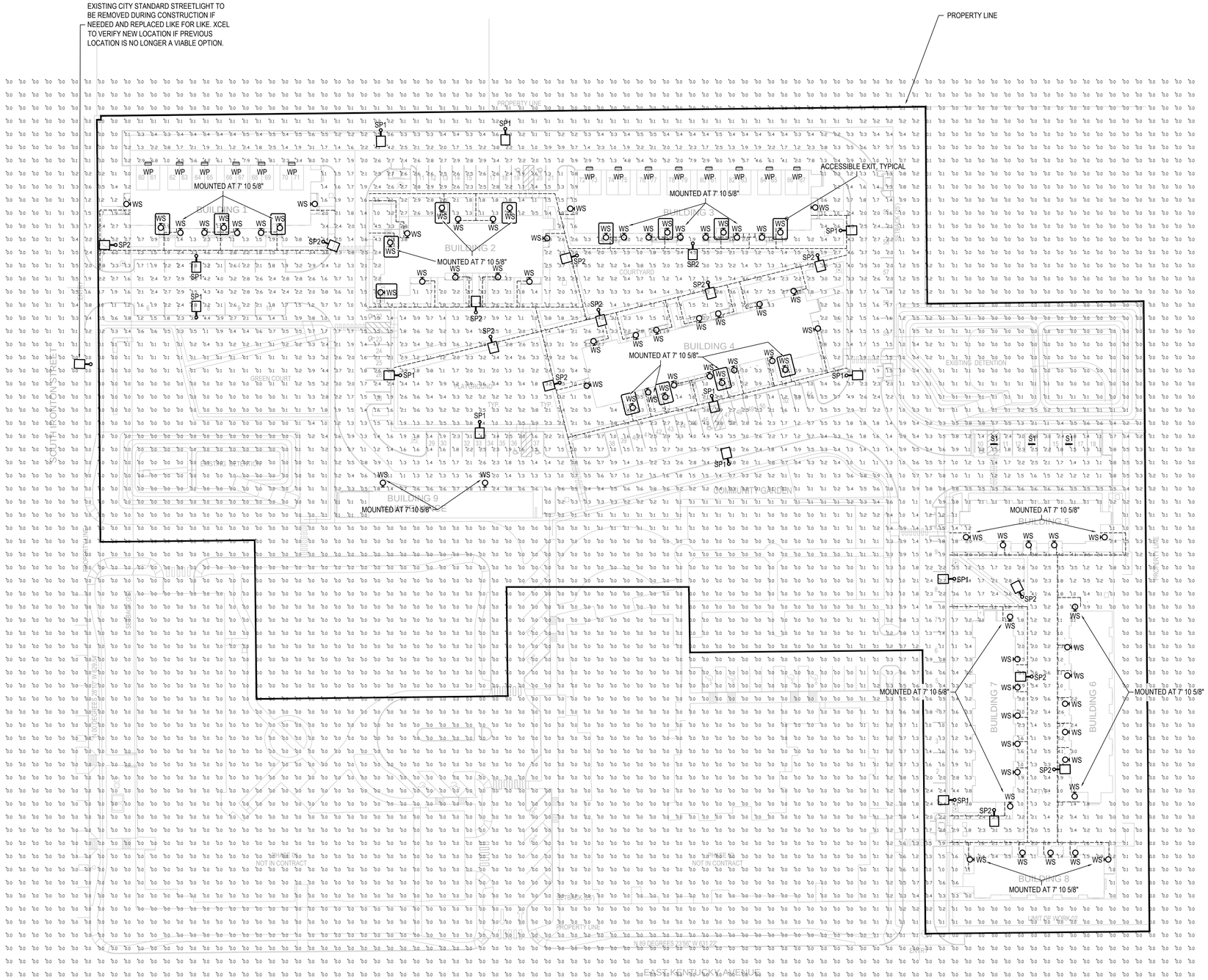

1 SITE LIGHTING PHOTOMETRIC WEST

SCALE: 1" = 40'-0"

PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
5. PROVIDE HOUSE SIDE SHIELDS FOR ALL FULL CUT-OFF LIGHT FIXTURES THAT ARE INSTALLED WITHIN A DISTANCE OF 2.5 TIMES THE MOUNTING HEIGHT OF THE PROPERTY LINE.
6. BUILDING FOOTPRINTS WILL VARY PENDING ON FINAL HOME SELECTION.

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

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

VILLAGE AT WESTERLY CREEK PHASE 3

S. IRONTON ST. & E. KENTUCKY AVE. AURORA, CO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
FIRST SUBMITTAL	16-0909
SECOND SUBMITTAL	16-1213
THIRD SUBMITTAL	17-0119
FOURTH SUBMITTAL	17-0217
5TH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

LIGHTING PHOTOMETRIC

SHEET NO:

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Metalux

DESCRIPTION

SWLED is a versatile LED surface or wall mount luminaire which can be used in a broad range of commercial and industrial applications. This series provides customers with a high quality luminaire utilizing the latest LED, solid state lighting and electronic driver technology for optimal performance and maximized energy efficiency. Offered with three different lens distributions and three different lens options which provides uniform light distribution that is an ideal choice for general purpose lighting where customers want to move away from traditional fluorescent solutions.

Catalog #		Type
Project		S1
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Housing consists of die formed cold rolled steel with decorative white opaque injection molded end plates. Reflector/channel wireway cover secured by fasteners for easy wireway access. Channel back has numerous KO's for easy installation.

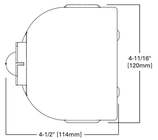
Controls
The SWLED is Powered by Fifth Light, with a standard 0-10V continuous dimming driver that works with any 0-10V control/ dimmer. Combine with energy saving products like occupancy sensors, daylighting controls and lighting relay panels to maximize energy savings. In addition, the SWLED can include a factory-installed integrated sensor system for occupancy and daylight dimming control and manual control from an optional handheld remote. Or, specify the Digital Addressable Lighting Interface (DALI) drivers (consult factory for 1% dimming), for use with Fifth Light controls. See ordering information for details on all three options.

Electrical
Long-Life LED system coupled with electrical driver to deliver optimal performance. LED's available in 3500K, 4000K or 5000K with a typical CRI 85. Projected life is 60,000 hours at 70% lumen output. Electronic drivers are available for 120-277V applications. A 0-10V dimming driver is standard.

Emergency Battery Pack Option
Optional 120v-277v integral emergency battery pack is available in 7-watts or 14-watts to meet critical life-safety lighting requirements. The 90-minute batteries provide constant power to the LED system, ensuring code-compliance. A test switch/indicator button can be tested safely from the ground using a laser pointer, while the patented EZ Key prevents accidental discharge of the battery during construction. See ordering information for details.

Finish
Highly reflective post painted finish (PAF) standard offering customers the optimal finish and handling. Additionally, each housing is treated in a multistage iron phosphate pretreatment, insuring maximum bonding and rust inhibitor.

Shielding
Specially designed LED lens blends and linear optics allows us to offer three different lens versions



- LC (clear), LN (Semi-Frost with narrow distribution) and LW (full frost with wide distribution). This lenses provide different lighting distribution allowing customers to choice between smooth even illumination. Lens is securely held in place by removable injection molded white end caps that can be easily removed for installation and maintenance.

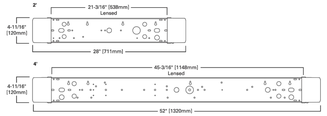
Installation
Fixture may be surface (wall or ceiling) and suspended mounted. See accessories below for ordering information.

Compliance
Modules are UL recognized components and indoor luminaires are cULus listed for up to 40°C ambient environments, RoHS compliant, and LED modules comply with IESNA LM-79 and LM-80 standards. DesignLights Consortium™ Qualified and classified for DLC Standard, refer to www.designlights.org for details.

SWLED
LED

Surface and Wall LED

MOUNTING DATA



CERTIFICATION DATA
cULus - 1598
Damp Location Listed
LM79/LM80 Compliant
ROHS Compliant
DesignLights Consortium™ Qualified
NOM Compliant

LINEAR DISCONNECT
Safe and convenient means of disconnecting power

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2016-04-07 13:43:21

EATON
Powering Business Worldwide

LUMIÈRE®

DESCRIPTION

Westwood 714 and 714-2 are ultra-compact wall fixtures for use with PAR20 metal halide lamps. Both models are provided with a remote ballast/housing assembly and are suitable for use with 120, 208, 240, 277 or 347V line voltage (specify). Model 714 provides downlight or uplight by way of the 180° rotational fixture head. Model 714-2 provides combination uplight and downlight. Various lenses, louvers and color or dichroic filters can be combined - up to three at once - to create multiple lighting effects. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

Catalog #		Type
Project		WS
Comments		Date
Prepared by		

SPECIFICATION FEATURES

A ... Material
Housing and hood are precision-machined from corrosion-resistant 6061-T6 aluminum billet. Mounting canopy is constructed from corrosion-resistant silicone aluminum.

B ... Finish
Fixtures are double protected by a chromate conversion undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

C ... Hood
Hood is removable for easy relamping and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects. Weep holes prevent water collection on the uplight position.

D ... Gasket
Housing and hood are sealed with a high temperature silicone o-ring gasket to prevent water intrusion.

E ... Lens
Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.

F ... Mounting & Adjustability
Both models mount over a standard 4" J-box and connect to a remote metal halide ballast/housing assembly (provided). Model 714 provides downlight or uplight by way of the 180° rotational fixture head. Model 714-2 provides combination uplight and downlight. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

G ... Hardware
Stainless steel hardware is standard to provide maximum corrosion-resistance.

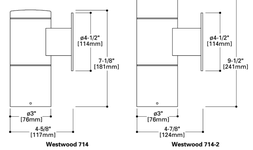
H ... Socket
Ceramic socket with 250° C Teflon® coated lead wires and medium base.

I ... Ballast
Remote core & coil ballast is standard (120/208/240/277/347V). Maximum remote mounting distance for a core & coil ballast is 50'. Remote electronic ballast (120/277V) is available as an option by adding the prefix "EL" to the ballast/mounting code. Maximum remote mounting distance for an electronic ballast depends upon the ballast manufacturer and may require the use of special low capacitance wire, separate conduit runs for lead wires, or other special installation requirements. See ballast manufacturer's installation instructions or contact the factory for remote mounting distance and installation requirements.

J ... Lamp
Not included. Available from Lumière as an accessory - see reverse side of this page.

K ... Labels & Approvals
UL and cUL listed, standard wet label. IP65 rated. Manufactured to ISO 9001-2000 Quality Systems Standard. IBEW union made.

L ... Warranty
Lumière warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers, ballasts and lamps carry the original manufacturer's warranty.



WESTWOOD
714
714-2

39W (max.) PAR20
Metal Halide

Wall

IP65

COOPER Lighting
www.cooperlighting.com

Specifications and Dimensions subject to change without notice.
Consult your representative for additional options and finishes.

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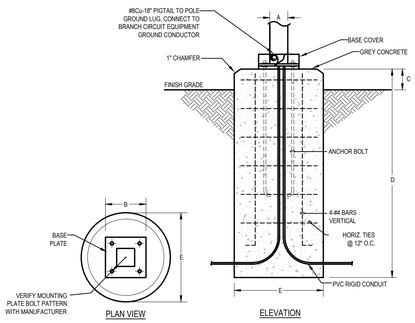
LUMINAIRE SCHEDULE

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING
	S1	STRIP LIGHT CARPORTS	9'-0" AFG	N/A	METALUX 4SWLED-LD4-8SL-LC-UNV-L835-CD1-SVPD1-U	12.8W LED	1.00	12.8W	UNDER CANOPY
	SP1	SITE POLE DRIVES/PARKING	25'-0" AFG	BRONZE	MCGRAW-EDISON GLEON-AE-02-LED-E1-SL3-BZ	113W LED	1.00	113W	FULL CUT-OFF
	SP2	SITE POLE SIDEWALKS	15'-0" AFG	BRONZE	MCGRAW-EDISON GLEON-AE-01-LED-E1-SL3-BZ	59W LED	1.00	59W	FULL CUT-OFF
	WP	WALL PACK GARAGE ENTRIES	10'-0" AFF	BRONZE	LUMARK XTOR2A-BZ	18W LED	1.00	18W	FULL CUT-OFF
	WS	WALL SCONCE ENTRIES	7'-3.5" AFF UNLESS NOTED OTHERWISE	BRONZE	LUMIERE 714-MH39PAR20-120-BZ	39W MH	1.00	39W	FULL CUT-OFF



TYPE	HEIGHT	A	ANCHOR BOLT SIZE	C	D	E
SP1	25'	5" SQUARE	PER MANUFACTURERS RECOMMENDATIONS	30"	90°	18"
SP2	15'	5" SQUARE	PER MANUFACTURERS RECOMMENDATIONS	30"	90°	18"

3 POLE BASE DETAIL

SCALE: NTS

GENERAL NOTES:

1. HEIGHT IS INDICATED AS FROM GRADE TO TOP OF FIXTURE FOR ALL FIXTURES.

Lumark

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

Catalog #		Type
Project		WP
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 7W and 18W. The large housing is available in the 26W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

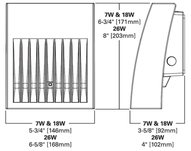
Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 7W models operate in -40°C to 40°C (-40°F to 104°F). 18W and 26W models operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 90% of initial light output after 72,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

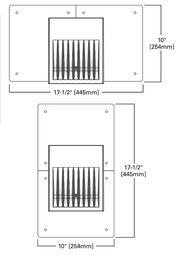
Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

DIMENSIONS



ESCUTCHEON PLATES



XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
RoHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR1A/XTOR2A=0.34
XTOR3A=0.45

SHIPPING DATA:
Approximate Net Weight:
3.7 – 5.25 lbs. (1.7 – 2.4 kgs.)

EATON
Powering Business Worldwide

*www.designlights.org

TD514013EN
2015-05-29 11:34:51

Streetworks

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		SP1/SP2
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

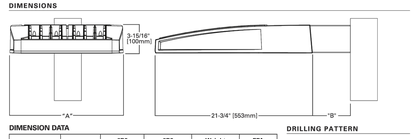
Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance exceeded at 60,000 hours. Available in standard 1A drive current and optional 800mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

DIMENSIONS

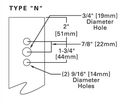


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (548mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN



GAN
GALLEON LED

1-10 Light Squares
Solid State LED

AREA / ROADWAY LUMINAIRE

CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated

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

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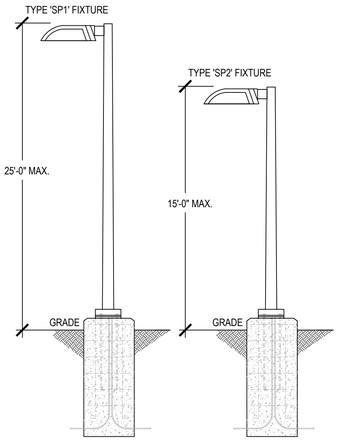

1 SITE POLE DETAILS

SCALE: NTS

VILLAGE AT WESTERLY CREEK PHASE 3

S. IRONTON ST. & E. KENTUCKY AVE. AURORA, CO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
FIRST SUBMITTAL	16-0909
SECOND SUBMITTAL	16-1213
THIRD SUBMITTAL	17-0119
FOURTH SUBMITTAL	17-0217
5TH SUBMITTAL	17-0317
SCALE	AS SHOWN

SHEET TITLE:

LIGHTING DETAILS

SHEET NO:

35 OF 35

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