

NOT FOR CONSTRUCTION

Label as just a drainage easement. It appears that a variance for access to the pond is being considered off the ROW, so an access easement is not required.

CPE RESPONSE:
ADJUSTED CALLOUT TO READ JUST "PR DRAINAGE EASEMENT" w/ "bu dig."

CALL 811 FORTY-EIGHT HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

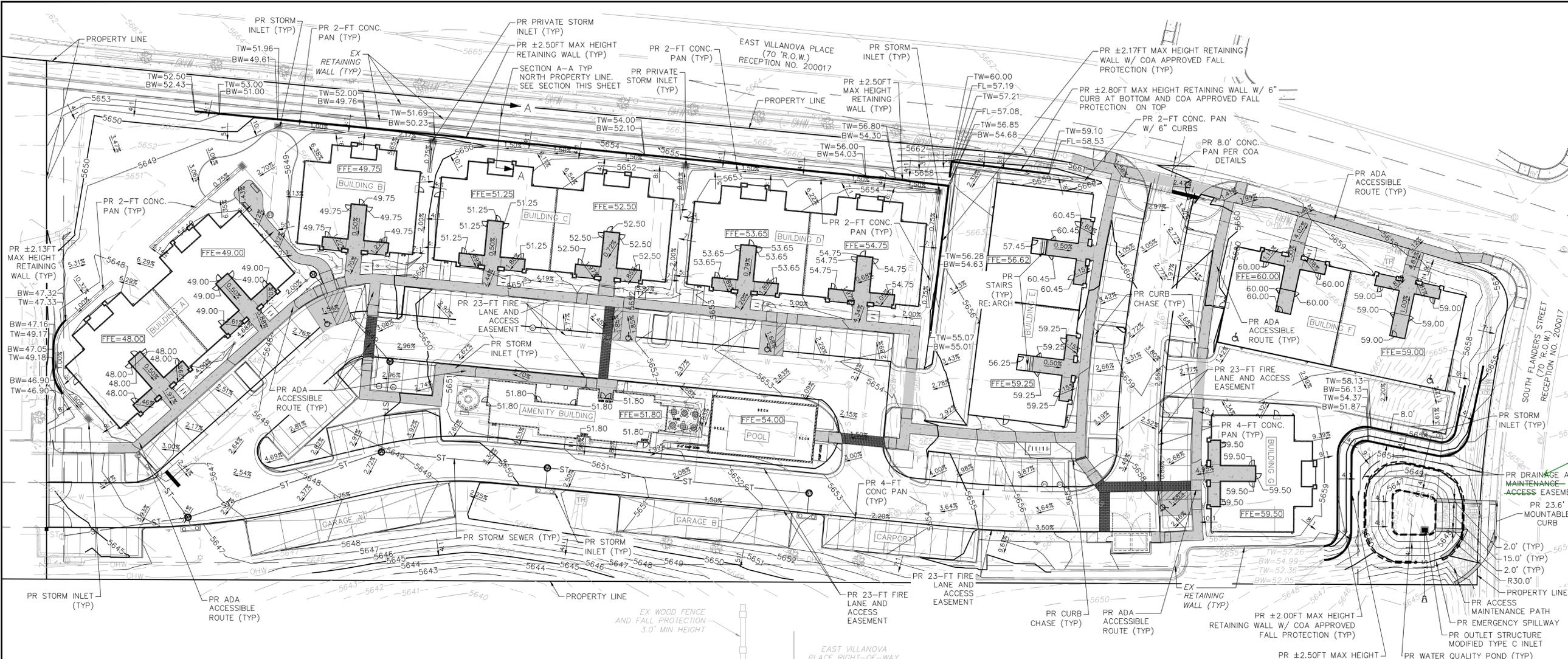
SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REVISIONS			
REV. NO	DATE	DESCRIPTION	BY

Botnick REALTY COMPANY

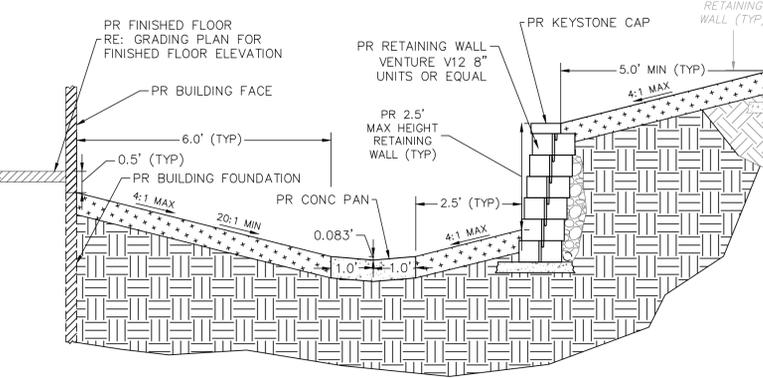
STERLING HILLS SUBDIVISION FILING NO. 13
BLOOM AT STERLING HILLS SITE PLAN

PROJECT #	1608
DATE	01/27/23
SHEET TITLE	GRADING PLAN
SITE PLAN #	01
SHEET #	3



- GRADING PLAN NOTES:**
1. ALL CROSS WALKS ARE ADA COMPLIANT AND INCLUDED AS A PART OF THE ADA ACCESSIBLE ROUTE UNLESS OTHERWISE NOTED.
 2. ALL STORM SEWER IS PRIVATE UNLESS NOTED OTHERWISE.
 3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE CONCRETE PANS AND/OR SWALES AROUND THE BUILDING.

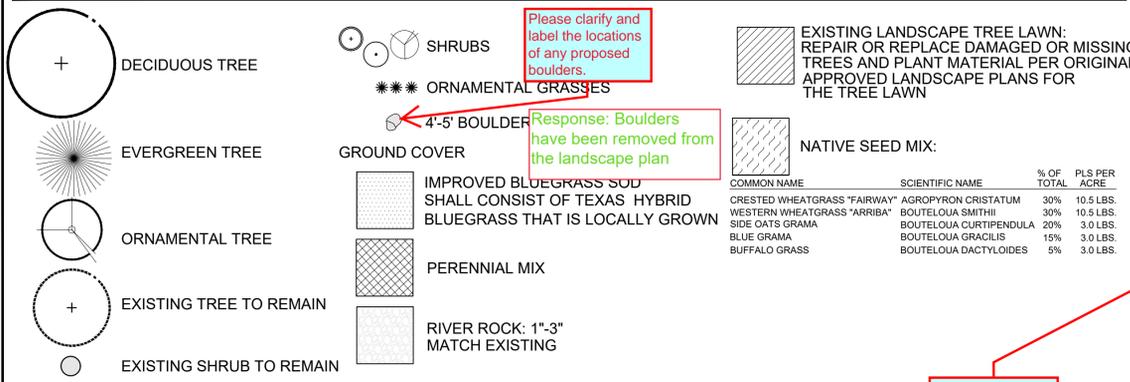
- CITY OF AURORA STORMWATER DETENTION NOTE:**
1. "THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPS REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT VOLUMES FOR THE 100-YEAR, 10-YEAR STORM EVENTS, AND FOR THE WQCV AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQCV USED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION SENIOR ENGINEER BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.



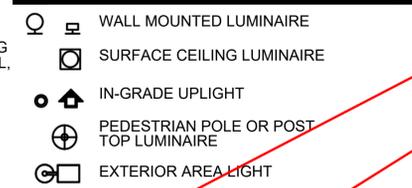
GRADING PLAN LEGEND

PROPERTY LINE	---
EXISTING RIGHT OF WAY	---
EXISTING EASEMENT	---
EXISTING BUILDING	▒
EXISTING CURB & GUTTER	---
EXISTING FENCE	---
EXISTING MAJOR CONTOUR	--- 452 ---
EXISTING MINOR CONTOUR	--- 452 ---
FUTURE MAJOR CONTOUR	--- 452 ---
FUTURE MINOR CONTOUR	--- 452 ---
EXISTING STORM PIPE	ST-ST
EXISTING STORM STRUCTURES	ST
PROPOSED BUILDING	▒
PROPOSED SITE WALL	---
PROPOSED CURB & GUTTER	---
PROPOSED GUARD RAIL	---
PROPOSED FENCE	---
PROPOSED CONCRETE WALK	▒
PROPOSED CONCRETE PAVEMENT	▒
PROPOSED MAJOR CONTOUR	--- 450 ---
PROPOSED MINOR CONTOUR	--- 452 ---
PROPOSED STORM PIPE	ST-ST
PROPOSED STORM STRUCTURES	ST

LANDSCAPE LEGEND:



LIGHTING FIXTURE SYMBOLS



REFER TO LIGHTING & PHOTOMETRIC PLAN FOR ALL ELECTRICAL INFORMATION

PLANT MATERIAL SCHEDULE:

QTY	KEY	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	PLANTING SIZE	NOTES	WATER USAGE
SHADE TREES							
4	af	ACER X FREMANII	AUTUMN BLAZE MAPLE	25'-30'	2.5" CAL.	B & B	VL-M
9	em	EMERALD QUEEN MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'	25'-30'	2.5" CAL.	B & B	VL-M
7	co	CELTIS OCCIDENTALIS	COMMON HACKBERRY	40'-50'	2.5" CAL.	B & B	VL
5	qb	QUERCUS BICOLOR	SWAMP WHITE OAK	40'-80'	2.5" CAL.	B & B	VL-M
6	gt	GLEDITSIA TRIACANTHOS INERMIS	IMPERIAL HONEY LOCUST	40'-40'	2.5" CAL.	B & B	VL
5	gd	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	50'-40'	2.5" CAL.	B & B	VL
EVERGREEN TREES							
7	cb	PICEA PUNGENS 'CONTINENTAL'	CONTINENTAL BLUE SPRUCE	15'-20'	6" -10" HT.	B & B	VL
6	pn	PINUS NIGRA	AUSTRIAN PINE	30'-40'	6" -10" HT.	B & B	VL
9	pp	PONDEROSA PINE	PINUS PONDEROSA	30'-40'	6" -10" HT.	B & B	VL
5	sp	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	30'-40'	6" -10" HT.	B & B	VL
ORNAMENTAL TREES							
15	sm	MALUS SP. 'SPRINGSNOW'	SPRINGSNOW CRABAPPLE	15'-20'	2" CAL.	B & B	L
6	pc	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	20'-30'	2" CAL.	B & B	L
10	tm	TATARIAN MAPLE	ACER TATARICUM 'GARANN'	15'-20'	2" CAL.	B & B	VL-M
8	wh	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	15'-20'	2" CAL.	B & B	VL-M
5	st	SKY TOWER GINKGO TREE	GINKGO BILOBA 'JN9 SKY TOWER'	15'-20'	2" CAL.	B & B	VL-M
SHRUBS							
137	ra	RHUS AORMATICA 'GRO LOW'	GROW LOW FRAGRANT SUMAC	2'-3'	5 GAL.	CONT.	L-M
76	nm	ROSA 'NEARLY WILD'	NEARLY WILD ROSE	2'-3'	5 GAL.	CONT.	L-M
84	mn	PHYSOCARPUS MANOGYNUS	MOUNTAIN NINEBARK	3'-5'	5 GAL.	CONT.	L-M
162	ea	EUONYMUS ALTATUS 'COMPACTA'	DWARF BURNING BUSH	4'-5'	5 GAL.	CONT.	L-M
97	cc	CARYOPTERIS X CLANDONENSIS	BLUEMIST SPIREA	2'-3'	5 GAL.	CONT.	L-M
69	pm	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	4'-4'	5 GAL.	CONT.	L
92	pf	POTENTILLA FRUTICOSA	POTENTILLA	3'-3'	5 GAL.	CONT.	L
95	aw	SPIREA BUMALDA 'ANTHONEY WATERER'	ANTHONEY WATERER SPIREA	3'-3'	5 GAL.	CONT.	VL
130	sj	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	12'-15'	6" HT.	CONT.	VL-M
ORNAMENTAL GRASS							
200	fr	CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	2'-3'	1 GAL.	CONT.	M
170	cw	AGROPYRON CRISTATUM	CRESTED WHEATGRASS	18"-24"	1 GAL.	CONT.	M

Please correct the property line, as it not correct.

Response: Property line has been updated.

Please clarify and label the locations of any proposed boulders.

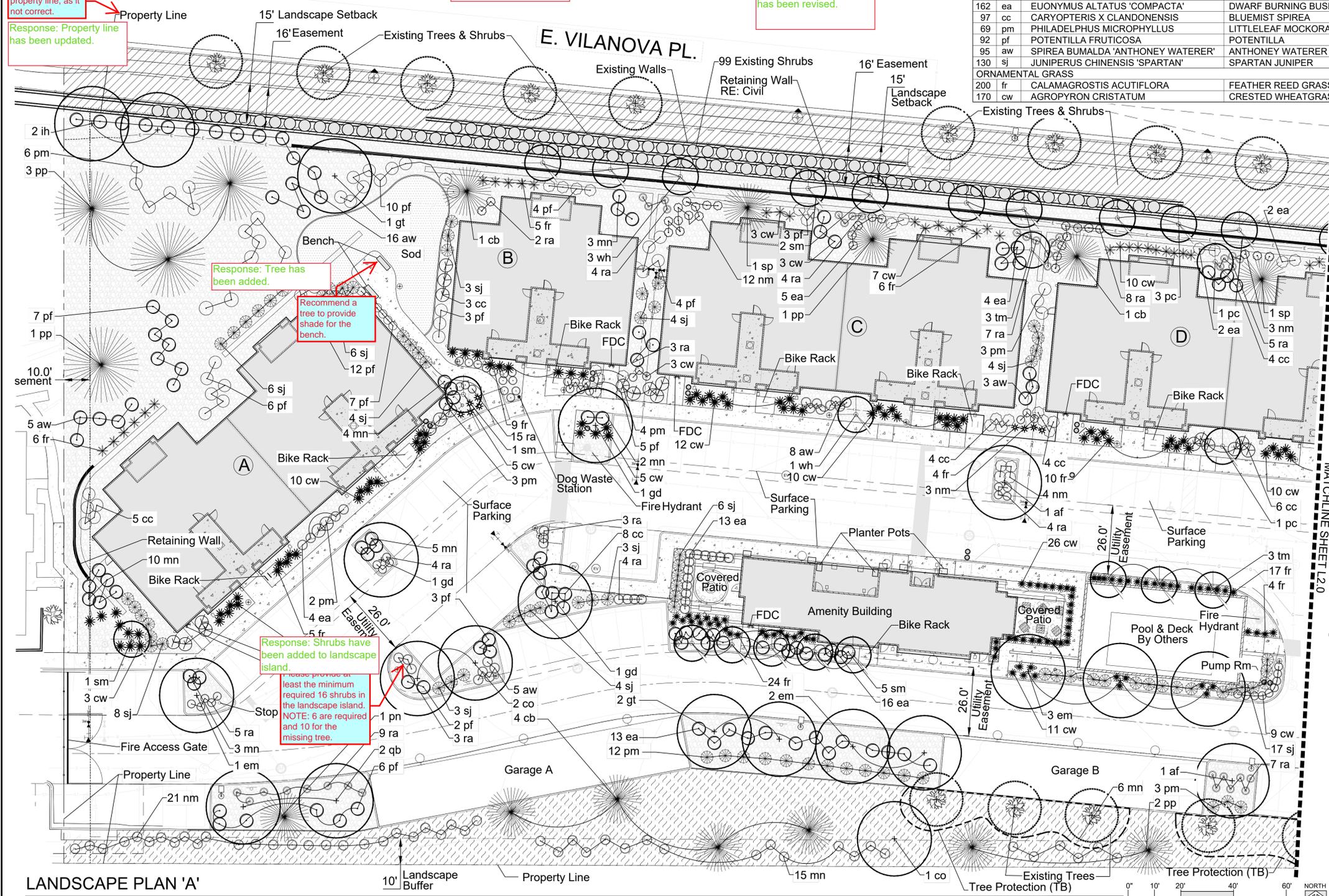
Response: Boulders have been removed from the landscape plan

Response: IH tree annotation has been changed to gt

Please add the proposed 2 ih trees to the plant list.

Please correct the quantities for the qb trees or add one more to the planting plans.

Response: Plant quantity has been revised.



LANDSCAPE PLAN 'A'

LANDSCAPE NOTES:

- 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.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

CENTERPOINT ENGINEERING
Civil Design | Land Planning
1626 COLE BLVD | SUITE 125 | LAKEWOOD, CO 80401

NOT FOR CONSTRUCTION

811
Know what's below.
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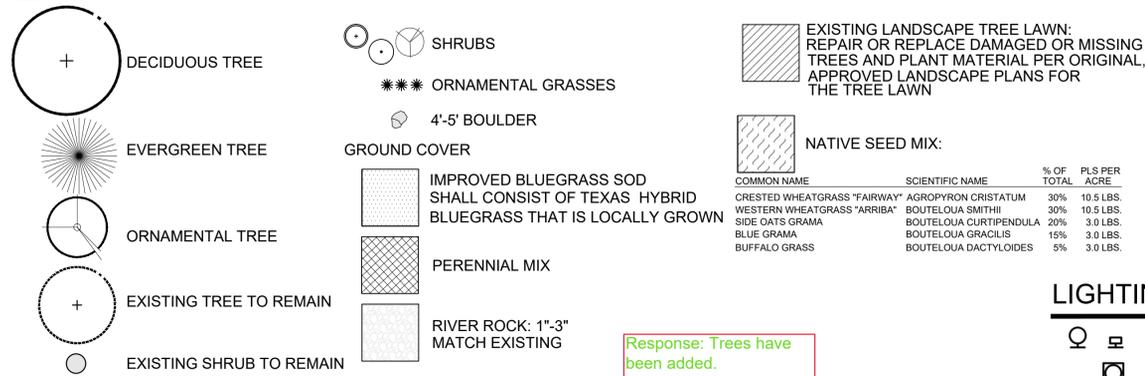
Botnick REALTY COMPANY
STERLING HILLS SUBDIVISION FILING NO. 13
BLOOM AT STERLING HILLS SITE PLAN

PROJECT #	1608
DATE	01/27/23
SHEET TITLE	Landscape Plan 'A'
SITE PLAN #	01
SHEET #	5

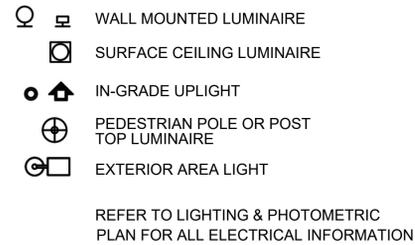
STACKlot
LAWN CARE | IRRIGATION | LANDSCAPE ARCHITECTURE | DESIGN
3434 SOUTH GERRITZ STREET
LITTLETON, COLORADO 80120
303.555.7777
WWW.STACKLOT.COM

FILE PATH: \\net\stucklot\2022\22-0037_Sterling Hills_MF_Aurora\DESIGN\03_DRAWINGS\LA-Bases_1.26.23.dwg PLOT TIME: 1/27/2023 12:57:53 PM BY: Justin

LANDSCAPE LEGEND:

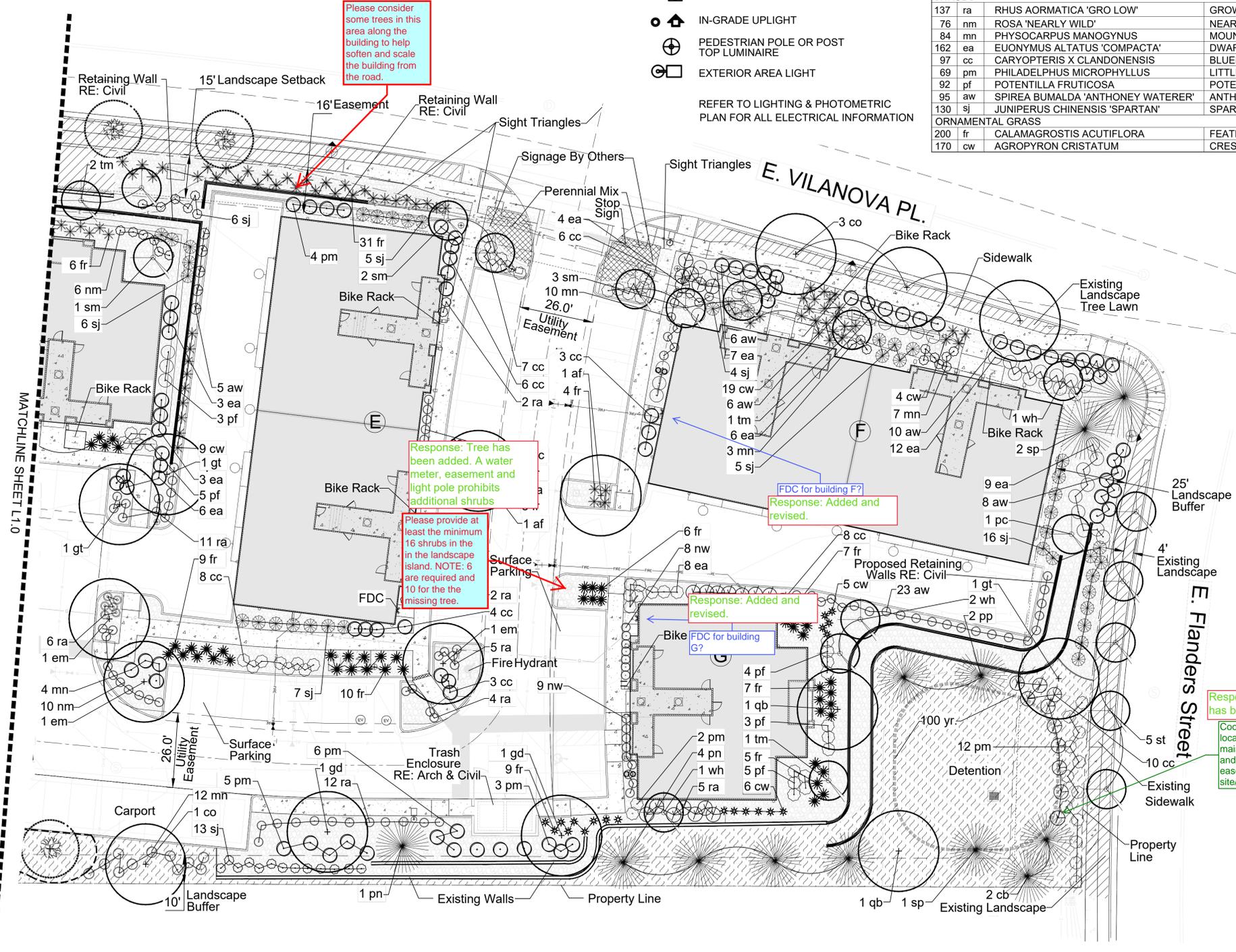


LIGHTING FIXTURE SYMBOLS



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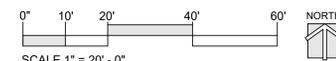
NOT FOR CONSTRUCTION

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REV. NO	DATE	DESCRIPTION	BY

PROJECT #	1608
DATE	01/27/23
SHEET TITLE	Landscape Plan 'B'
SITE PLAN #	01
SHEET #	6

FILE PATH: \\net\stuckel\2022\22-0037 Sterling Hills MF Aurora\DESIGN\03 DRAWINGS\LA-Bases 1.26.23.dwg PLOT TIME: 1/27/2023 12:58:17 PM BY: jstark



LANDSCAPE PLAN 'B'

NOT FOR CONSTRUCTION



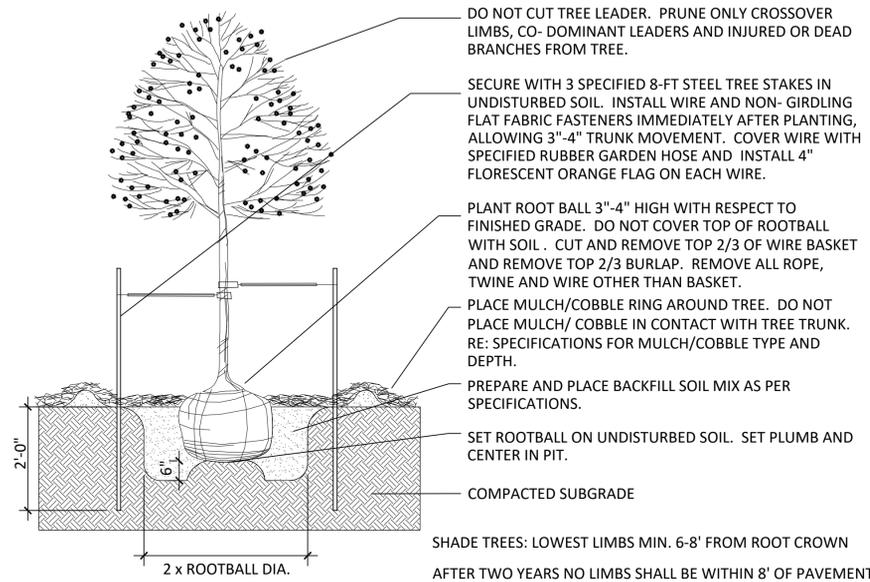
Know what's below.
Call before you dig.
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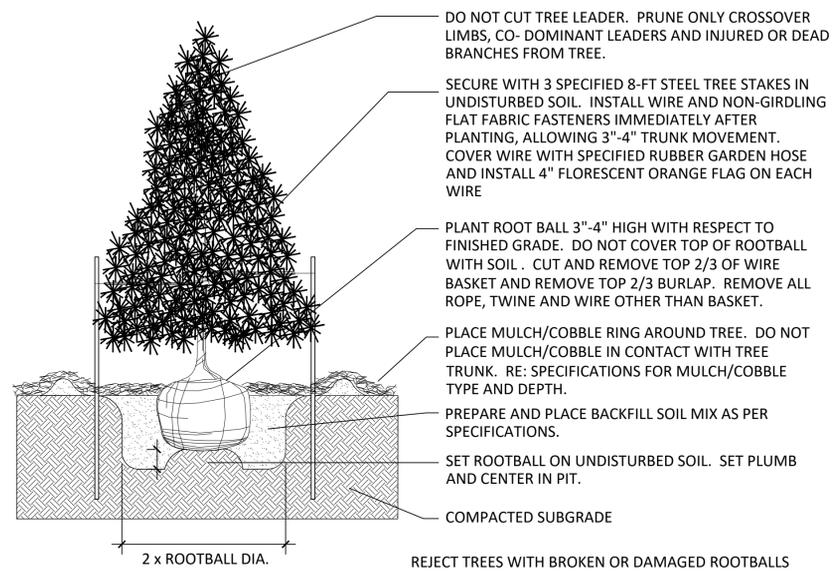
REVISIONS			
REV. NO	DATE	DESCRIPTION	BY

Botnick REALTY COMPANY
STERLING HILLS SUBDIVISION FILING NO. 13
BLOOM AT STERLING HILLS SITE PLAN

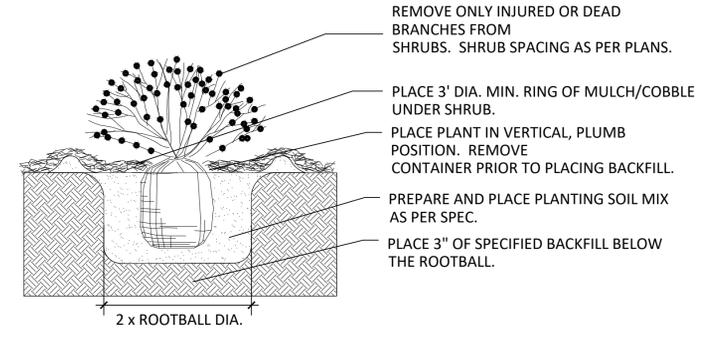
PROJECT #	1608
DATE	01/27/23
SHEET TITLE	Landscape Details
SITE PLAN #	01
SHEET #	8



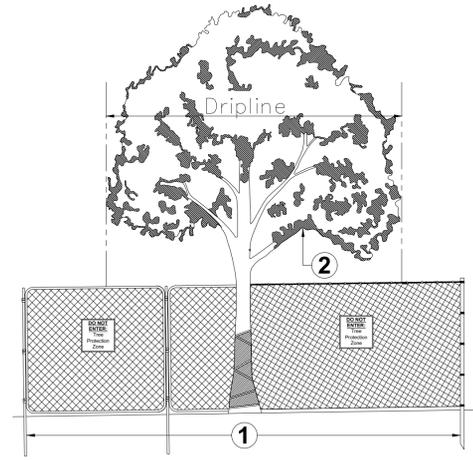
1 DECIDUOUS TREE NOT TO SCALE



2 EVERGREEN TREE PLANTING NOT TO SCALE



3 SHRUB PLANTING NOT TO SCALE



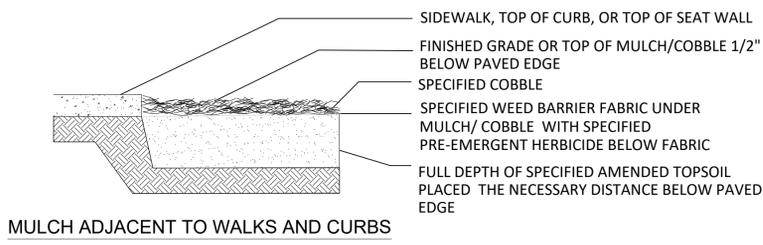
Area 1: Tree Protection Zone and Critical Root Zone Protection
The Tree Protection Zone (TPZ) shall be equal to dripline or 1.5 feet radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line), whichever is greater.
A. Min 6' in height steel chain link fence is required unless otherwise approved by owner. Steel chain link fence panels or rolls are acceptable.
1. When chain link rolls are installed, it shall be fastened to heavy duty steel posts with safety caps at minimum five (5) attachment points with 12-gauge wire, including points at top and bottom. Weave wire through top of roll to eliminate sag.
2. Posts shall be driven 2' to 3' below grade and spaced at max. five to ten foot (5' - 10') o.c. intervals. Fencing must be kept taut at all times.
3. "Tree Protection Zone" signs shall be placed one (1) per each tree protection zone minimum or more per direction of City Forester; maintain in the location and condition in which approved.
4. TPZ, including signage, shall be maintained in the location and condition in which approved.

The Critical Root Zone (CRZ) shall be equal to one foot radially from the tree for every one inch of trunk diameter at breast height.

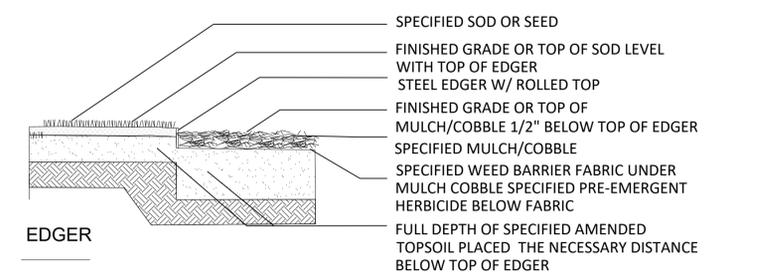
Area 2: Canopy Protection
Contact OCF if potential for damage exists and/or if pruning is needed for any clearance issues prior to performing work.

- Notes**
- OCF Tree Retention and Protection Specifications shall be followed throughout duration of work.
 - After TPZ is approved;
 - TPZ shall not be resized, modified, removed, or altered in any manner without prior written approval. TPZ shall be maintained in place as approved until removal is authorized by OCF.
 - Entrance/access to the TPZ is not permitted without prior written approval from the owner.
 - No materials, debris, equipment, or site amenities shall be stored within the TPZ.
 - While TPZ fencing is in place, trees shall be deep-root watered at an interval of once every two weeks when temperatures are at or above 40 degrees F. Trees shall be watered at the rate of twenty-five (25) gallons per inch DBH.

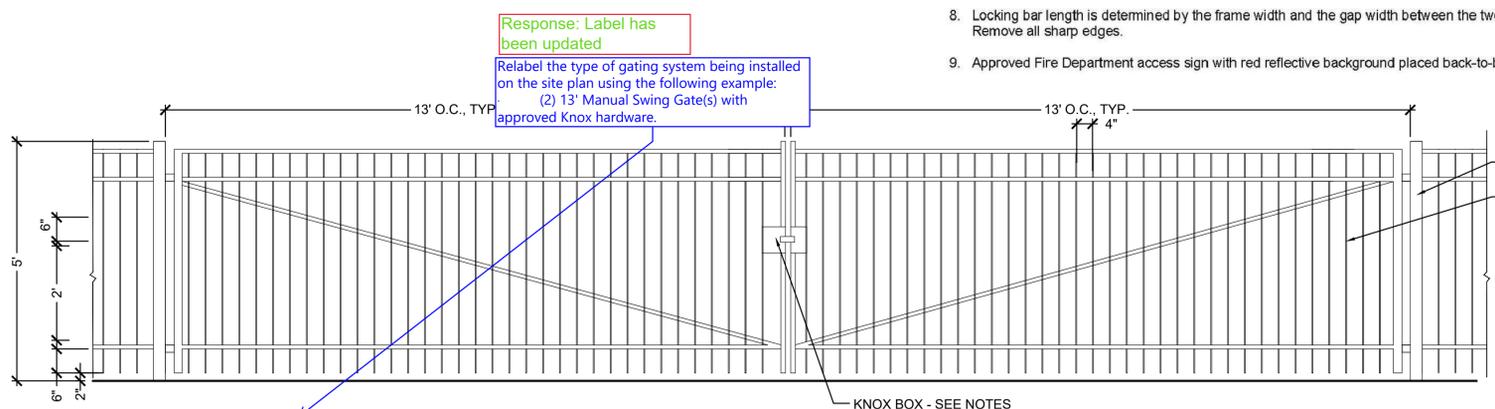
4 TREE PROTECTION PLAN NOT TO SCALE



MULCH ADJACENT TO WALKS AND CURBS

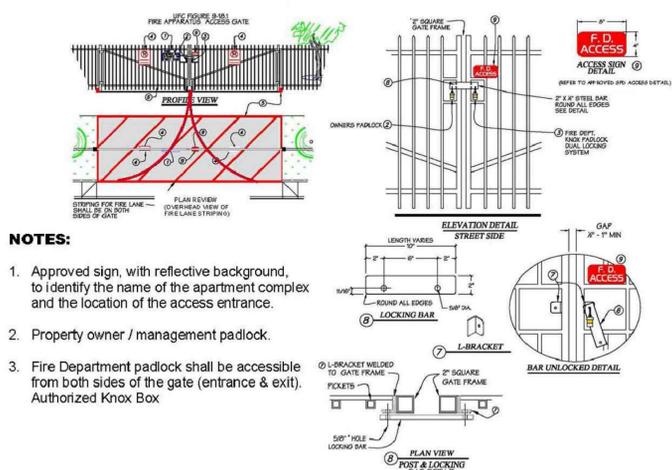


5 EDGE TREATMENT NOT TO SCALE



6 FIRE ACCESS GATE NOT TO SCALE

KNOX PADLOCK LOCKING SWING GATE DETAIL



- Approved Fire Lane signs with reflective background, placed back to back, and fastened on all four corners.
- Six-inch parking lot striping at the locations shown on concrete curbs and applied to asphalt.
- The minimum overall width of the gate opening shall be 26 feet.
- Weld Modifier L-bracket to gate frame. Round all edges & round all corners.
- Locking bar length is determined by the frame width and the gap width between the two gates. Remove all sharp edges.
- Approved Fire Department access sign with red reflective background placed back-to-back.

Response: Label has been updated
Relabel the type of gating system being installed on the site plan using the following example:
(2) 13' Manual Swing Gate(s) with approved Knox hardware.

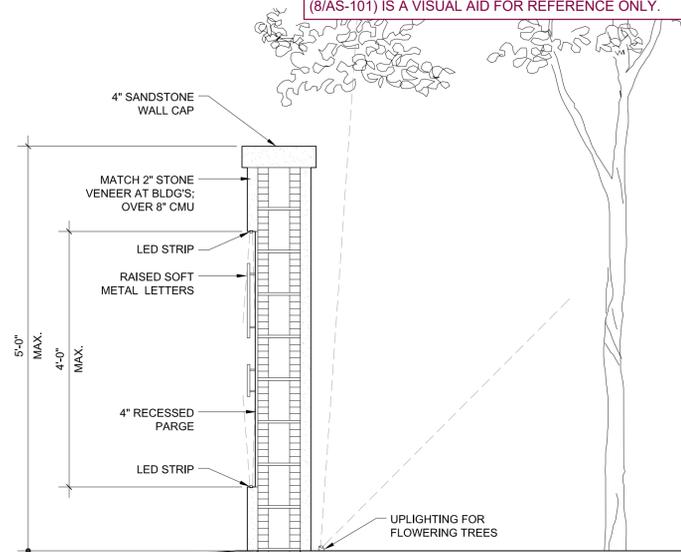


please add dimensions can be something like maz of

DMA RESPONSE:
PLEASE REFER TO DETAIL 7/AS-101 (SHEET 10) FOR THE HEIGHT AND DEPTH DIMENSIONS OF THE SIGNAGE WALL. PLEASE REFER TO DETAIL 5/AS-101 (SHEET 10) FOR SIGNAGE WALL RADIUS DIMENSIONS AND MAXIMUM OVERALL WIDTH AND LENGTH DIMENSIONS. PLEASE REFER TO DETAIL 6/AS-101 (SHEET 10) FOR THE MAXIMUM AREA OF THE ACTUAL SIGN ON THE STONE WALL. 3D VIEW OF THE SIGN (8/AS-101) IS A VISUAL AID FOR REFERENCE ONLY.

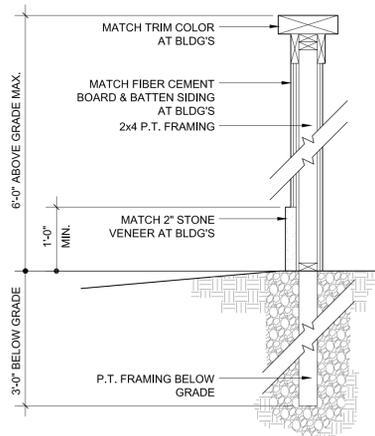
SITE SIGNAGE 3D

SCALE: N.T.S.



SITE SIGNAGE WALL SECTION

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



TRASH ENCLOSURE WALL SECTION

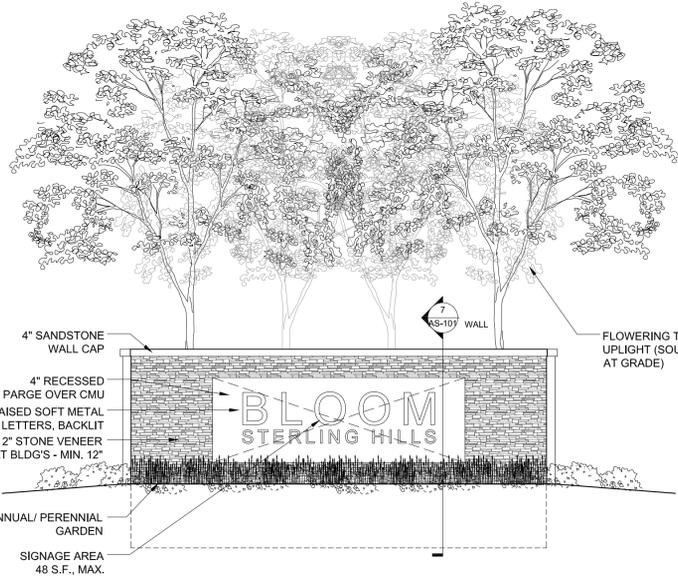
SCALE: 3/4" = 1'-0"

SIGNAGE CODE INFORMATION

AURORA UNIFIED DEVELOPMENT CODE
4.10.4 PERMITTED RESIDENTIAL SIGNS

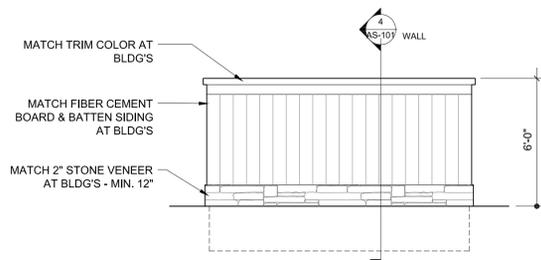
TABLE 4.10-1:
MULTI-FAMILY DWELLINGS
1 / STREET FRONTAGE (MONUMENT OR WALL)
96 SF MAX.

NOTE: EACH SIGN (2 TOTAL) TO BE APPROX. 48 SF IN SURFACE AREA



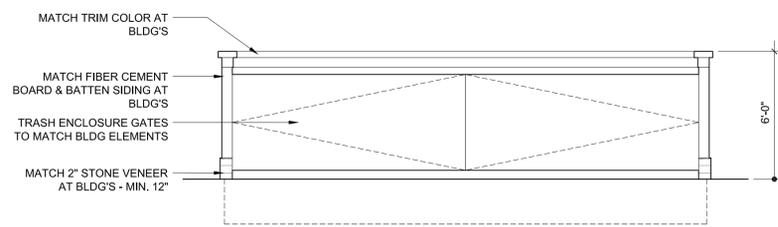
SITE SIGNAGE ELEVATION

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



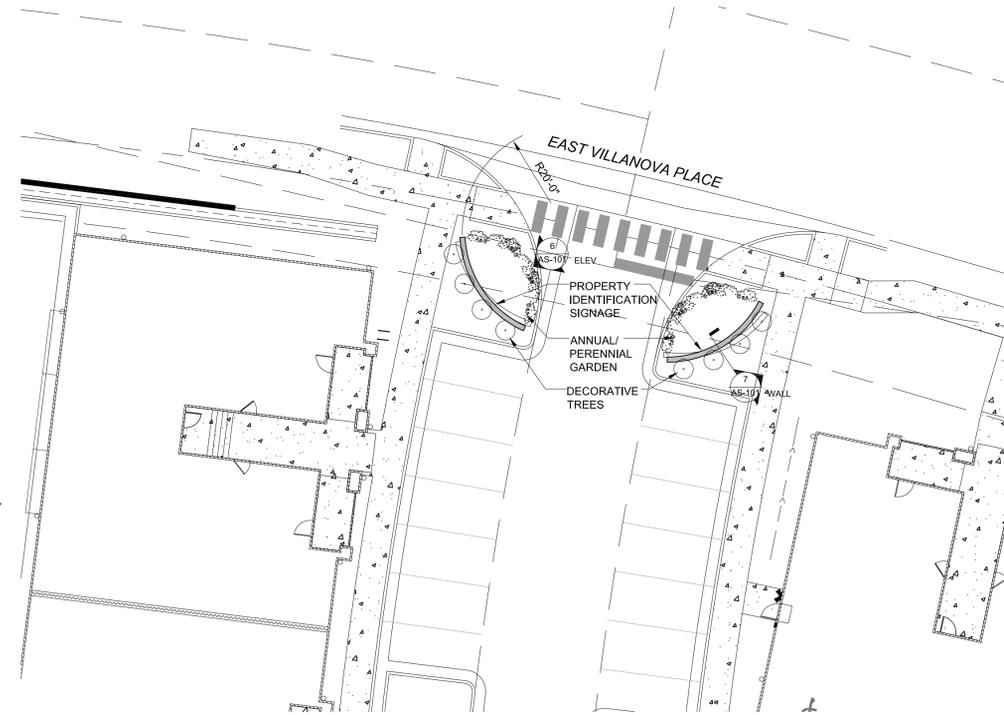
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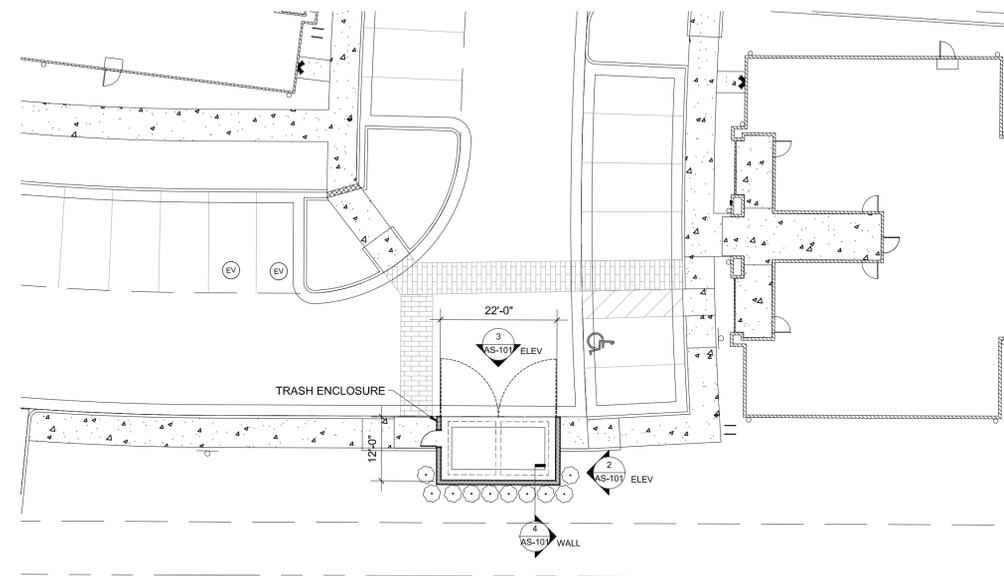
TRASH ENCLOSURE ELEVATION

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



SITE SIGNAGE PARTIAL SITE PLAN

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



TRASH ENCLOSURE PARTIAL SITE PLAN

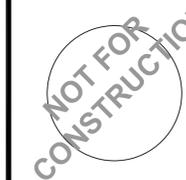
SCALE: 1/16" = 1'-0"



DESIGN
MANAGEMENT
ARCHITECTS

641 WEST MARKET ST
AKRON, OH 44303
330/762.1411

PROFESSIONAL SEAL:



MARK DeLANEY SMITH
CO. LICENSE #00403648
EXPIRATION 10/31/2023

PROPOSED
NEW CONSTRUCTION:

**BLOOM AT
STERLING
HILLS**

East Villanova Place
Aurora, CO



JOB NUMBER: 22A02

DRAWING RELEASE:

No.	Date	Description

SHEET TITLE:

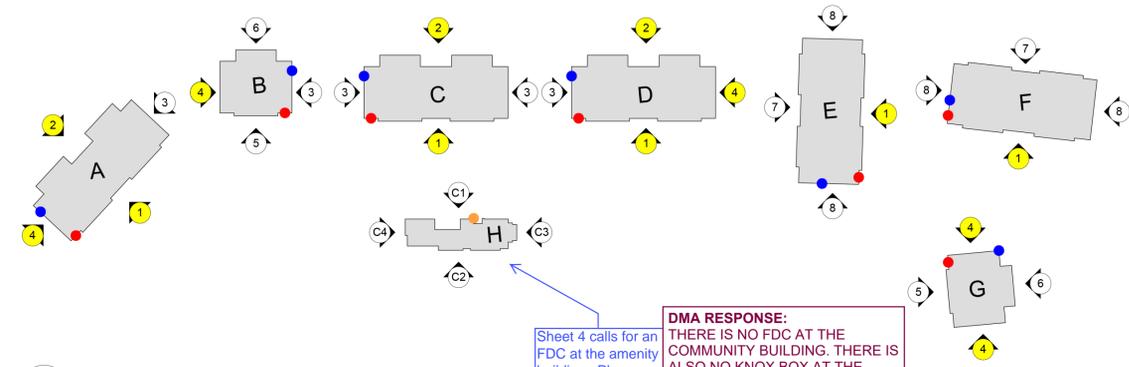
**ARCHITECTURAL
SITE DETAILS**

SHEET NUMBER:

9

BUILDINGS A, C, & D

18 TOTAL APARTMENT UNITS SHOWN
(6 UNITS PER LEVEL)



K KEY PLAN
NOT TO SCALE

DMA RESPONSE:
THERE IS NO FDC AT THE COMMUNITY BUILDING. THERE IS ALSO NO KNOX BOX AT THE COMMUNITY BUILDING. ALL DESIGN DRAWINGS HAVE BEEN UPDATED TO REMOVE THOSE ITEMS.

Sheet 4 calls for an FDC at the amenity building. Please clarify and update on all appropriate sheets.

- ELEVATION - LEGEND**
- FRONT OF APARTMENTS A, C, D, E, & F
 - REAR OF APARTMENTS A, C, & D
 - SIDE OF APARTMENTS A, B, C, D, & G (NO WINDOWS)
 - SIDE OF APARTMENTS A, B, D, & G (WINDOWS)
 - FRONT OF APARTMENTS B & G
 - REAR OF APARTMENTS B & G
 - REAR OF APARTMENTS E & F
 - SIDE OF APARTMENTS E & F (WINDOWS)
- C1:** COMMUNITY BUILDING FRONT
C2: COMMUNITY BUILDING REAR
C3: COMMUNITY BUILDING SIDE (POOL)
C4: COMMUNITY BUILDING SIDE (FIREPLACE)
- *Elevations illustrated on this sheet are highlighted in yellow on the diagram to the left*
- FIRE - LEGEND**
- FIRE DEPARTMENT CONNECTION (FDC)
 - RISER ROOM DOOR (RRD) + KNOX BOX (KB)
 - COMMUNITY BUILDING KNOX BOX (CKB)



4 ELEVATION WITH WINDOWS
SIDE OF APARTMENTS A, B, C, D, & G
SCALE: 1/8" = 1'-0"

BUILDINGS A & D (ELEVATION TYPES 1, 2, 3, 4)

FIBER CEMENT BOARD LAP SIDING	38.63%
FIBER CEMENT BOARD AND BATTEN SIDING	12.93%
STUCCO (SMOOTH FINISH) SIDING	24.13%
STONE VENEER	24.31%
TOTAL	100%

BUILDING C (ELEVATION TYPES 1, 2, 3, 3)

FIBER CEMENT BOARD LAP SIDING	31.76%
FIBER CEMENT BOARD AND BATTEN SIDING	17.27%
STUCCO (SMOOTH FINISH) SIDING	25.73%
STONE VENEER	25.23%
TOTAL	100%

X EXTERIOR MATERIAL CALCULATIONS
NOT TO SCALE

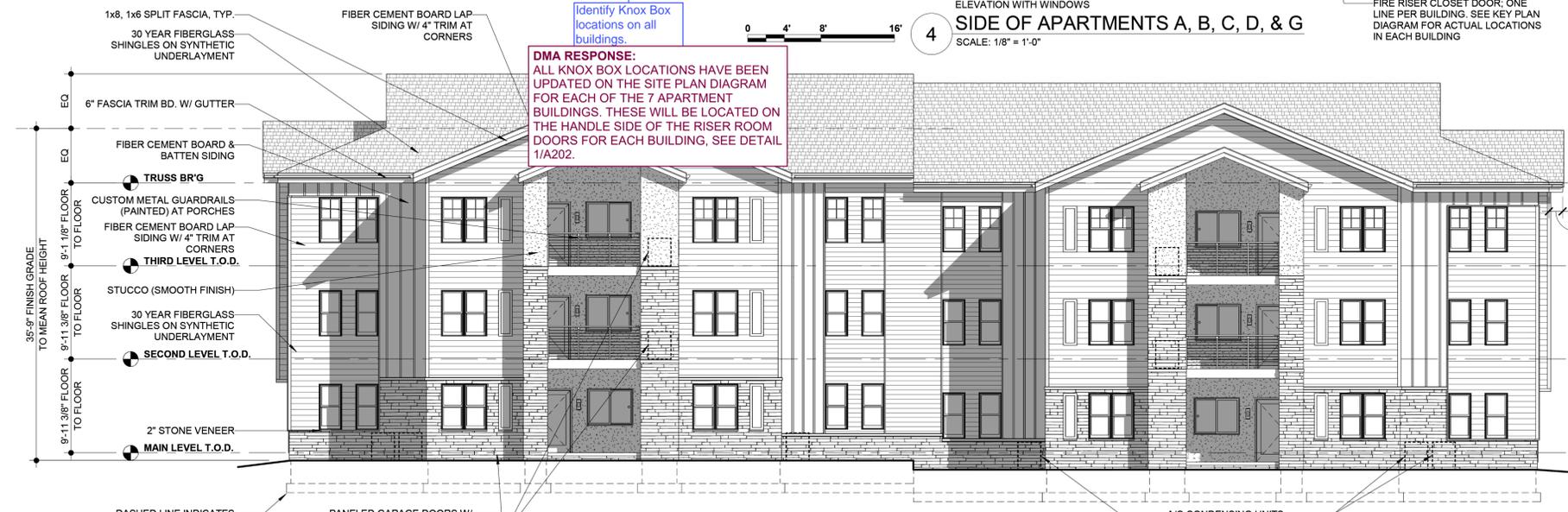


SIGNAGE ON EXTERIOR RISER ROOM DOOR - SEE BLUE DOTS IN DIAGRAM "K" ABOVE FOR DOOR LOCATIONS



SIGNAGE ABOVE FDC - SEE RED DOTS IN DIAGRAM "K" ABOVE FOR CONNECTION LOCATIONS

X SIGNAGE
NOT TO SCALE



2 REAR OF APARTMENTS A, C, & D
SCALE: 1/8" = 1'-0"



1 FRONT OF APARTMENTS A, C, D, E, & F
SCALE: 1/8" = 1'-0"



DESIGN MANAGEMENT ARCHITECTS
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PROPOSED NEW CONSTRUCTION:

BLOOM AT STERLING HILLS

East Villanova Place
Aurora, CO



JOB NUMBER: 22A02

DRAWING RELEASE:

No.	Date	Description

SHEET TITLE:

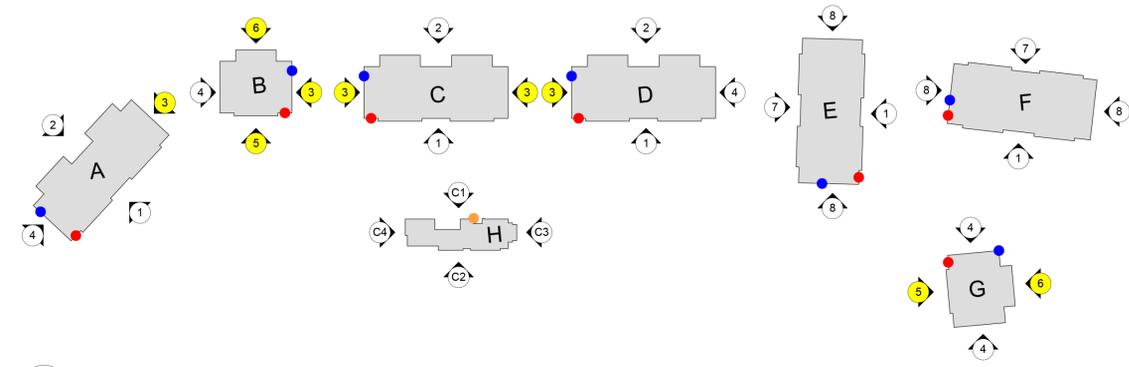
EXTERIOR ELEVATIONS

SHEET NUMBER:

10

BUILDINGS B & G

9 TOTAL APARTMENT UNITS SHOWN
(3 UNITS PER LEVEL)



- ELEVATION - LEGEND**
- FRONT OF APARTMENTS A, C, D, E, & F
 - REAR OF APARTMENTS A, C, & D
 - SIDE OF APARTMENTS A, B, C, D, & G (NO WINDOWS)
 - SIDE OF APARTMENTS A, B, D, & G (WINDOWS)
 - FRONT OF APARTMENTS B & G
 - REAR OF APARTMENTS B & G
 - REAR OF APARTMENTS E & F
 - SIDE OF APARTMENTS E & F (WINDOWS)
- C1:** COMMUNITY BUILDING FRONT
C2: COMMUNITY BUILDING REAR
C3: COMMUNITY BUILDING SIDE (POOL)
C4: COMMUNITY BUILDING SIDE (FIREPLACE)
- *Elevations illustrated on this sheet are highlighted in yellow on the diagram to the left*
- FIRE - LEGEND**
- FIRE DEPARTMENT CONNECTION (FDC)
 - RISER ROOM DOOR (RRD) + KNOX BOX (KB)
 - COMMUNITY BUILDING KNOX BOX (CKB)



ELEVATION WITHOUT WINDOWS
3 SIDE OF APARTMENTS A, B, C, D, & G
SCALE: 1/8" = 1'-0"

K KEY PLAN
NOT TO SCALE

BUILDING B (ELEVATION TYPES 3, 3, 5, 6)

FIBER CEMENT BOARD LAP SIDING	31.76%
FIBER CEMENT BOARD AND BATTEN SIDING	17.27%
STUCCO (SMOOTH FINISH) SIDING	25.73%
STONE VENEER	25.23%
TOTAL	100%

BUILDING G (ELEVATION TYPES 4, 4, 5, 6)

FIBER CEMENT BOARD LAP SIDING	34.62%
FIBER CEMENT BOARD AND BATTEN SIDING	18.45%
STUCCO (SMOOTH FINISH) SIDING	18.98%
STONE VENEER	27.95%
TOTAL	100%

X EXTERIOR MATERIAL CALCULATIONS
NOT TO SCALE



6 REAR OF APARTMENTS B & G
SCALE: 1/8" = 1'-0"



5 FRONT OF APARTMENTS B & G
SCALE: 1/8" = 1'-0"



641 WEST MARKET ST
AKRON, OH 44303
330/762.1411

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

MARK DeLANEY SMITH
CO. LICENSE #00403648
EXPIRATION 10/31/2023

PROPOSED NEW CONSTRUCTION:

BLOOM AT STERLING HILLS

East Villanova Place
Aurora, CO



JOB NUMBER: 22A02

DRAWING RELEASE:

No.	Date	Description

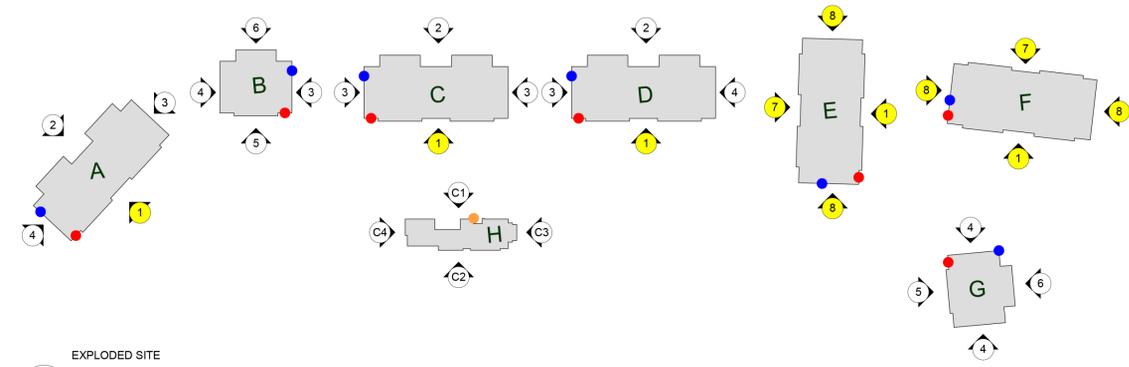
SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

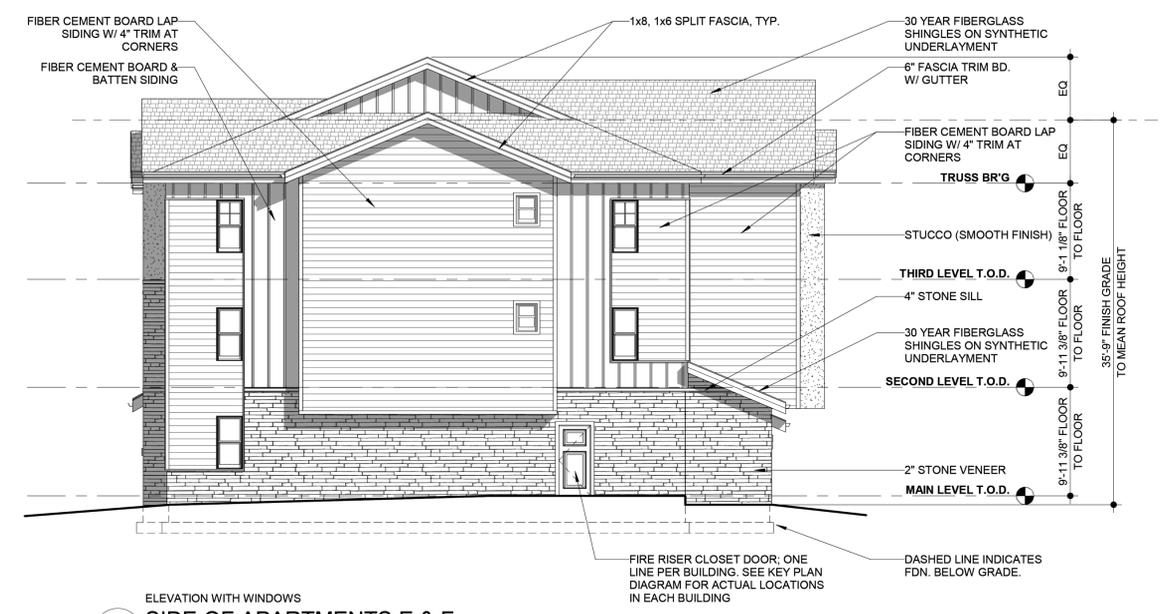
BUILDINGS E & F

16 TOTAL APARTMENT UNITS SHOWN
(GARAGES AT REAR OF MAIN LEVEL)



K EXPLODED SITE KEY PLAN
SCALE: 1" = 80'-0"

- ELEVATION - LEGEND**
- FRONT OF APARTMENTS A, C, D, E, & F
 - REAR OF APARTMENTS A, C, & D
 - SIDE OF APARTMENTS A, B, C, D, & G (NO WINDOWS)
 - SIDE OF APARTMENTS A, B, D, & G (WINDOWS)
 - FRONT OF APARTMENTS B & G
 - REAR OF APARTMENTS B & G
 - REAR OF APARTMENTS E & F
 - SIDE OF APARTMENTS E & F (WINDOWS)
- C1:** COMMUNITY BUILDING FRONT
C2: COMMUNITY BUILDING REAR
C3: COMMUNITY BUILDING SIDE (POOL)
C4: COMMUNITY BUILDING SIDE (FIREPLACE)
- *Elevations illustrated on this sheet are highlighted in yellow on the diagram to the left*
- FIRE - LEGEND**
- FIRE DEPARTMENT CONNECTION (FDC)
 - RISER ROOM DOOR (RRD) + KNOX BOX (KB)
 - COMMUNITY BUILDING KNOX BOX (CKB)



8 ELEVATION WITH WINDOWS SIDE OF APARTMENTS E & F
SCALE: 1/8" = 1'-0"

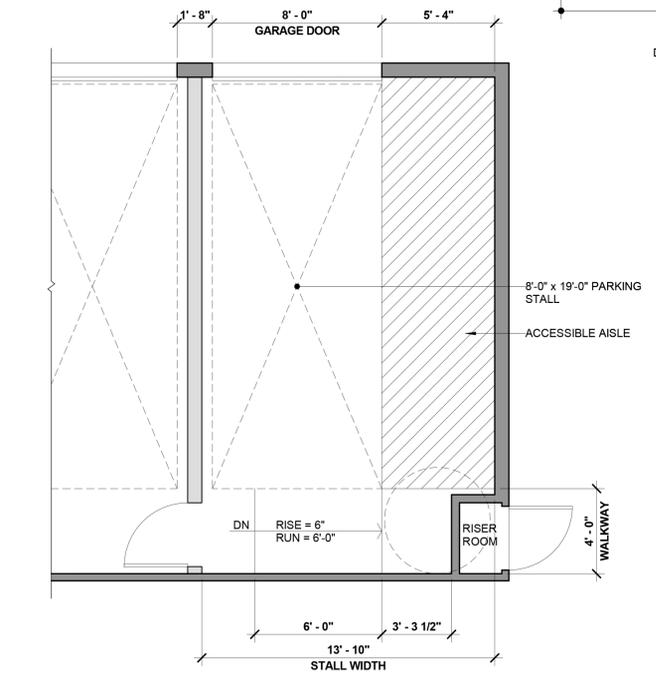
BUILDINGS E & F (ELEVATION TYPES 1, 7, 8)

FIBER CEMENT BOARD LAP SIDING	33.54%
FIBER CEMENT BOARD AND BATTEN SIDING	18.89%
STUCCO (SMOOTH FINISH) SIDING	26.81%
STONE VENEER	22.76%
TOTAL	100%

X EXTERIOR MATERIAL CALCULATIONS
NOT TO SCALE



7 REAR OF APARTMENTS E & F
SCALE: 1/8" = 1'-0"



2 ADA GARAGE PARKING
SCALE: 1/4" = 1'-0"



1 FRONT OF APARTMENTS A, C, D, E, & F
SCALE: 1/8" = 1'-0"



DESIGN MANAGEMENT ARCHITECTS
641 WEST MARKET ST
AKRON, OH 44303
330/762.1411

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

MARK DeLANEY SMITH
CO. LICENSE #00403648
EXPIRATION 10/31/2023

PROPOSED NEW CONSTRUCTION:

BLOOM AT STERLING HILLS

East Villanova Place
Aurora, CO



JOB NUMBER: 22A02

DRAWING RELEASE:

No.	Date	Description

SHEET TITLE:

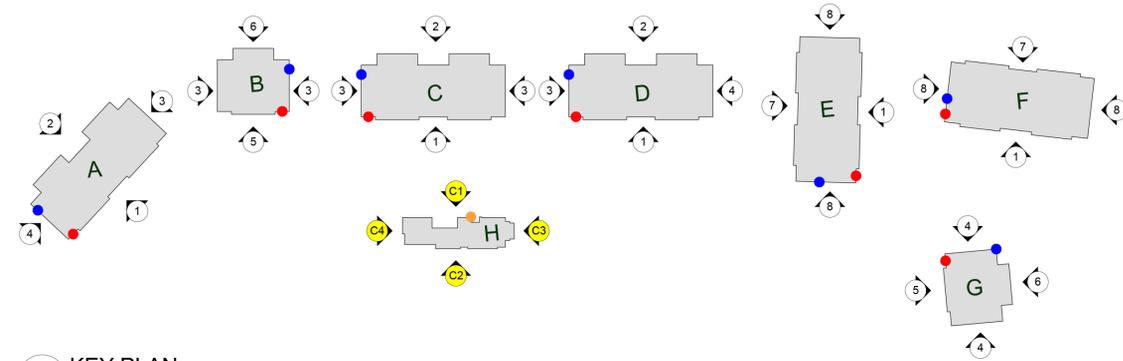
EXTERIOR ELEVATIONS

SHEET NUMBER:

12

COMMUNITY BUILDING

FITNESS, KITCHENETTE, MEETING SPACE, LOUNGE, OFFICE



K KEY PLAN
SCALE: 1" = 80'-0"

ELEVATION - LEGEND

1. FRONT OF APARTMENTS A, C, D, E, & F
2. REAR OF APARTMENTS A, C, & D
3. SIDE OF APARTMENTS A, B, C, D, & G (NO WINDOWS)
4. SIDE OF APARTMENTS A, B, D, & G (WINDOWS)
5. FRONT OF APARTMENTS B & G
6. REAR OF APARTMENTS B & G
7. REAR OF APARTMENTS E & F
8. SIDE OF APARTMENTS E & F (WINDOWS)

- C1. COMMUNITY BUILDING FRONT
- C2. COMMUNITY BUILDING REAR
- C3. COMMUNITY BUILDING SIDE (POOL)
- C4. COMMUNITY BUILDING SIDE (FIREPLACE)

*Elevations illustrated on this sheet are highlighted in yellow on the diagram to the left

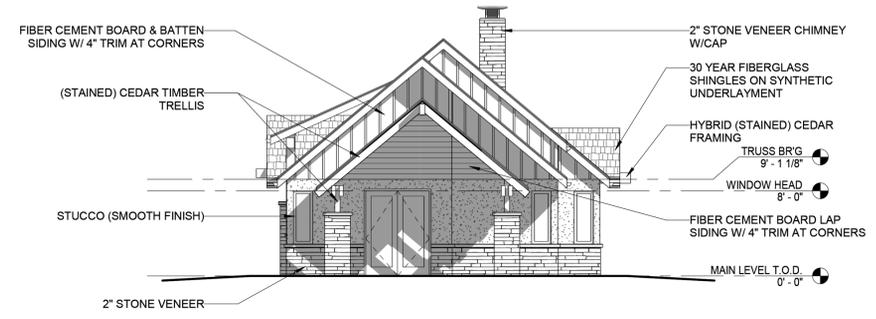
FIRE - LEGEND

- FIRE DEPARTMENT CONNECTION (FDC)
- RISER ROOM DOOR (RRD) + KNOX BOX (KB)
- COMMUNITY BUILDING KNOX BOX (CKB)

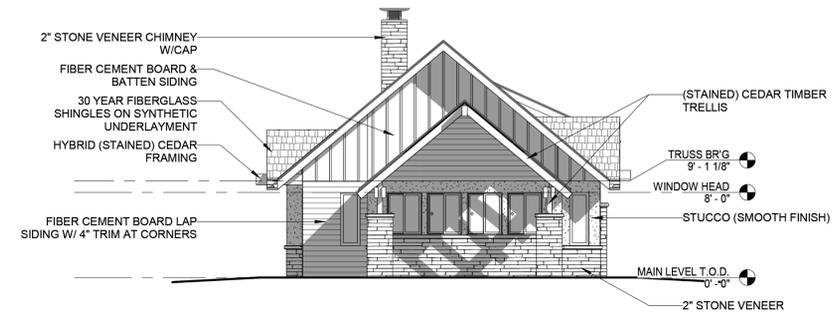
COMMUNITY BUILDING (C1-C4)

FIBER CEMENT BOARD LAP SIDING	16.63%
FIBER CEMENT BOARD AND BATTEN SIDING	9.43%
STUCCO (SMOOTH FINISH) SIDING	34.67%
STONE VENEER	39.27%
TOTAL	100%

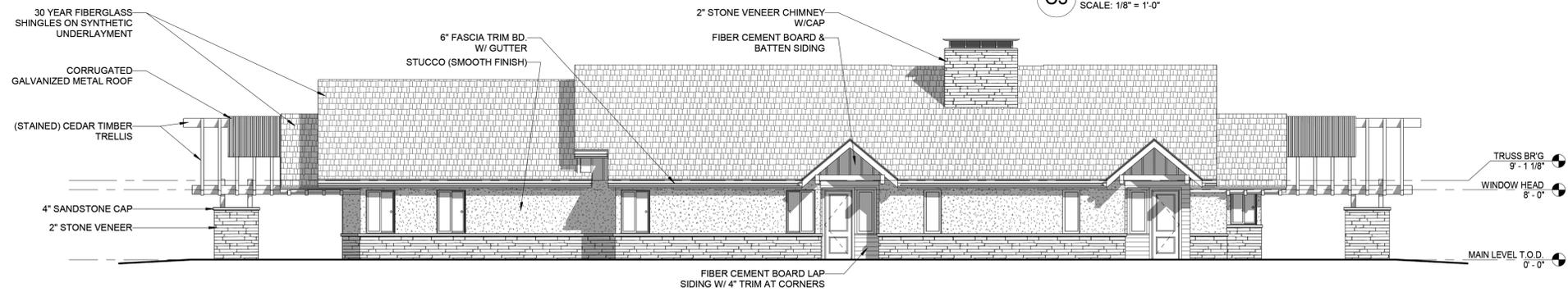
X EXTERIOR MATERIAL CALCULATIONS
SCALE: 1" = 80'-0"



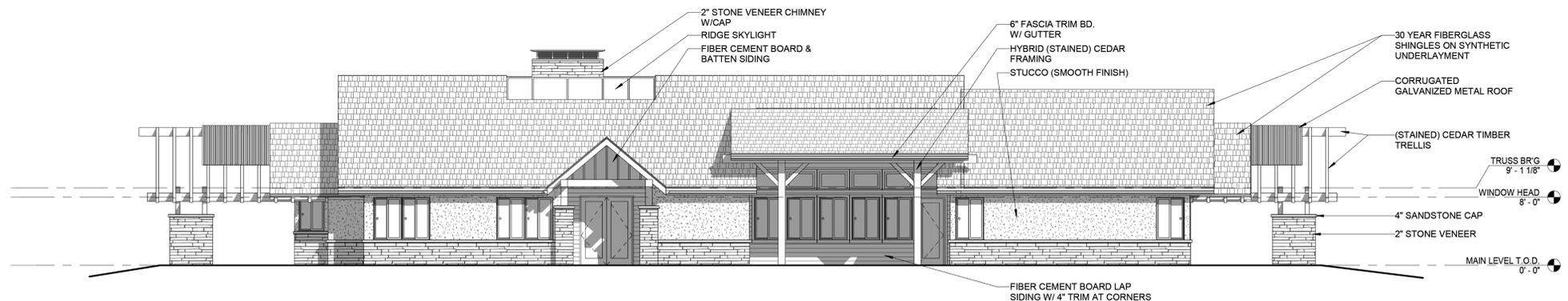
C4 COMMUNITY BUILDING WEST ELEVATION
SCALE: 1/8" = 1'-0"



C3 COMMUNITY BUILDING EAST ELEVATION
SCALE: 1/8" = 1'-0"



C2 COMMUNITY BUILDING REAR ELEVATION
SCALE: 1/8" = 1'-0"



C1 COMMUNITY BUILDING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



DESIGN
MANAGEMENT
ARCHITECTS

641 WEST MARKET ST
AKRON, OH 44303
330/762.1411

PROFESSIONAL SEAL:

**NOT FOR
CONSTRUCTION**

MARK DeLANEY SMITH
CO. LICENSE #00403648
EXPIRATION 10/31/2023

PROPOSED
RENOVATION FOR:

**AURORA
MULTI-FAMILY**

East Villanova Place
Aurora, CO



JOB NUMBER: 22A02

DRAWING RELEASE:

No.	Date	Description

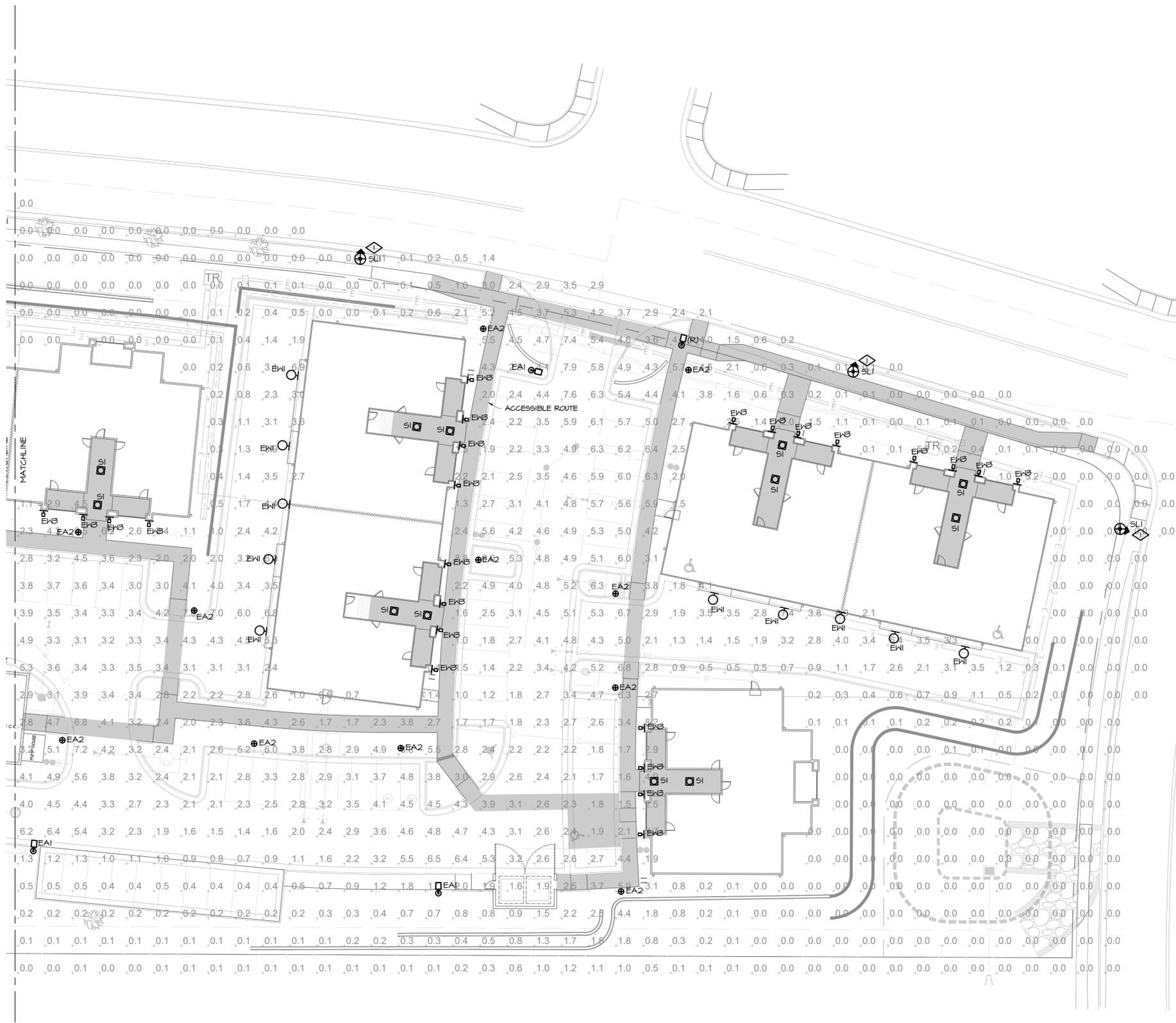
SHEET TITLE:

**EXTERIOR
ELEVATIONS**

SHEET NUMBER:

13

FILE PATH: j:\5970.00 - Botnick at Sterling Hills - Photometric\Elec\5970.00 - Botnick at Sterling Hills - Electrical Photometric Layout.dwg PLOT TIME: 1/25/2023 6:35:38 PM BY: April Corry



- GENERAL NOTES**
- A. ALL FIXTURES ARE FULL CUTOFF.
 - B. ALL FIXTURES SHALL BE CONTROLLED BY AN ASTRONOMICAL TIME CLOCK.
 - C. ALL LIGHTING SHALL TURN ON 30 MINUTES BEFORE SUNSET AND TURN OFF 30 MINUTES AFTER SUNRISE.
 - D. LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0.
 - E. CALCULATION POINTS WERE TAKEN AT GRADE LEVEL ON A 10'X10' GRID. CALCULATIONS DO NOT REPRESENT ANY SLOPE OF ELEVATION CHANGE.
 - F. LIGHTING WAS DESIGNED PER AURORA COLORADO'S MUNICIPAL CODE CHAPTER 146, ARTICLE 146-4, SECTION 4.4.



Civil Design | Land Planning

NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.
CALL 811 FORTY-EIGHT HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

- LIGHTING FIXTURES**
- Ⓐ LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL.
 - WALL MOUNTED LUMINAIRE
 - SURFACE CEILING LUMINAIRE
 - ▨ HATCH INDICATES EMERGENCY LUMINAIRE
 - IN-GRADE UPLIGHT
 - ⊕ PEDESTRIAN POLE OR POST TOP LUMINAIRE
 - ⊗ EXTERIOR AREA LIGHT

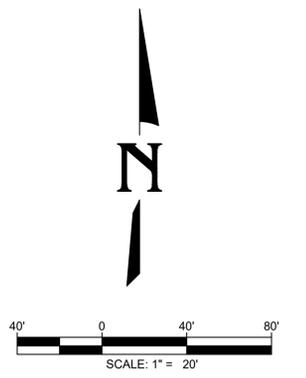
SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY

1 | ELECTRICAL PHOTOMETRIC SITE PLAN - EAST

13 | SCALE: SEE GRAPHIC SCALE

PHOTOMETRIC SUMMARY					
AREA	AVERAGE (fc)	MAX (fc)	MIN (fc)	MAX/MIN	AVG/MIN
ACCESSIBLE ROUTE	3.8	9.3	1.0	9.3	3.8
COVERED PARKING	1.0	3.0	0.2	15.0	5.0
DRIVEWAY	3.4	9.3	0.2	46.5	17.0
PARKING-EAST	4.1	6.4	1.5	4.3	2.7
PARKING-NORTH	3.7	7.7	1.8	4.3	2.1
PARKING-SOUTH	1.0	8.2	0.2	41.0	5.0
OVERALL SITE	1.7	10.2	0.0	N/A	N/A



Botnick
REALTY COMPANY

STERLING HILLS SUBDIVISION FILING NO. 13
BLOOM AT STERLING HILLS SITE PLAN

PROJECT #	1608
DATE	01/19/23
ELECTRICAL PHOTOMETRIC SITE PLAN	
SHEET #	15

Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

Mirada Small Wall Sconce (XWS)

Outdoor LED Wall Light

IP65 IK10

OVERVIEW	
Lumen Output Range	2,000 - 6,000
Wattage Range	15 - 52
Efficacy Range (LPW)	119 - 151
Luminaire Weight (lbs/kg)	8 (3.6)

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Extended housing available with 1/2" threaded hubs for surface conduit and rated wire.
- Standard luminaire shipping weight: 10 lbs in carton.
- Max luminaire shipping weight (with back housing): 20 lbs in carton.

Optical System

- Choice of acrylic lens or high impact resistant polycarbonate lens.
- The lens is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.
- Reflector system with recessed light engine reduces glare and brightness.
- Forward Throw Wide and Medium distributions available.
- Optional diffused lens for reduced LED pixilation over the lens and maximum visual comfort.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80

Electrical

- High-performance driver features over-voltage under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60K Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation for moisture resistance. Driver complies with FCC standards. Accessible driver and electrical components.
- Optional Dual Drivers/Circuit/Power Feeds.
- Driver is fully encased in potting material for moisture resistance. Driver complies with FCC standards. Accessible driver and electrical components.
- Optional battery backup provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. Standard battery rated for 0° to 50° with cold weather battery rated for -20°C to 50°; 120-277V Only.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.

LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- Universal wall mounting plate mounts directly to vertical surface or 4" junction box (octagonal or square).
- Luminaire hinges to the top of the mounting plate and is secured via two flush mount screws that help to conceal the hardware and prevent over tightening during installation.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 2700K or 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP65 rated luminaire per IEC 60598-1.
- IK10 rated luminaire per IEC 60626 mechanical impact code with clear polycarbonate lens (MTP).
- DesignLights Consortium™ (DLC) qualified product. Not all versions of this product are DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/GPL to confirm which versions are qualified.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsicorp.com
(513) 372-3200 • ©2022 LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice.

5 | EW1
E2.1 SCALE: NONE

C-WP-B-RDC Series

Cutoff LED Wall Pack
Replaces up to 400W PSMH

C-LITE
LED LIGHTING

OFF THE WALL SAVINGS

Our cULus listed C-Lite Cutoff LED Wall Pack delivers up to 21,100 lumens and is available in 4000K and 5000K. It's dimmable, for maximum energy savings, and comes with a 5-year limited warranty. It also comes with a DLC Premium 5.1 Listing.

PRODUCT SPECIFICATIONS

OVERVIEW

- Initial Delivered Lumens: 1500 - 21,000 Lumens
- CRI: ≥ 70
- CCT: 4000K, 5000K
- Mounting height: 12 - 25 feet
- Input Power: 12W/22W/47W/77W/144W
- Dimmable: Yes, 0-10V
- Operating Temperature Range: -40°F to 104°F (-40°C to 40°C)
- Estimated L70 Lifetime @ 25°C: >100,000 hours
- Power Factor: > 0.9
- Total Harmonic Distortion: <20%
- Limited Warranty: 5 Years*
- Replaces up to 400 PSMH

FEATURES	RECOMMENDED USE	INPUT VOLTAGE
Replaces up to 400W PSMH	Security	Universal (120V through 277V Operation)
4kV Surge suppression	Perimeter	
Contractor friendly install	Commercial	

ORDERING INFORMATION
Example: C-WP-B-RDC-L-40K-06

C-WP	B	RDC	LUMEN PACKAGE	CCT	DB
PRODUCT	SERIES	TYPE			COLOR
C-WP	B	RDC Rivard Cutoff	1L 1500L 12W	40K 4000K (Neutral White)	DB Dark Bronze
			3L 3000L (4000K), 3000L (5000K) 22W	50K 5000K (Cool White)	
			6L 6000L (4000K), 6300L (5000K) 47W		

CERTIFICATIONS:

UL, DLC, IES, ENEC, MET, 5 YEAR WARRANTY

Rev Date: 05/2022 For informational purposes only. Content is subject to change. *See lighting.cre.com/warranty for details.

3 | EW2
E2.1 SCALE: NONE

Salon LED | 559Q2WGBK

Job Name: _____ Job Type: _____ Quantity: _____ Comments: _____



PRODUCT DESCRIPTION

A classic style cast aluminum open frame finished in Black houses a variety of diffusers to create different design element to fill a wide range of home designs. You have your choice of Satin White or Water Glass cylinders and Clear Ribbed or stainless steel Mesh screen square diffusers. The top housing conceals a high power LED light module with excellent color rendering as well as efficient lumens per watt. All of this at an unbelievable price.

MEASUREMENTS

DIMENSION: 6" W x 10" H x 6.5" Ed
BACK PLATE: 5.75" W x 8.75" H x 5.5" HCO
HANGING WEIGHT: 4 lb

LAMPING

INPUT VOLTAGE: 120V
LUMENS: 560 Rated
BULB: 1 x 8W LED AC Integrated, .8W Total
BULB INCLUDED: (Integrated)
DIMMABLE: Electronic Low Voltage (ELV)
CRI: 90+ CRI
COLOR_TEMP: 3000K

FINISHES OPTION

Black

GLASS

Water Glass WG

MATERIAL

Aluminum, Glass

RATINGS

cULus
Wet Location
For Outdoor DARKSKY

ADDITIONAL

OPERATING TEMPERATURE: -20°C (-4°F), 40°C (104°F)
PHOTOMETRIC: Report Found Online

Always consult a qualified electrician before installing any lighting product.

WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH VINELAND AVE | CITY OF INDUSTRY, CA 91746
EASTERN DISTRIBUTION CENTER
4200 SHIRLEY DR. | ATLANTA, GA 30336
P: 626.956.4200 | F: 626.956.4225 | maximlighting.com

4 | EW3
E2.1 SCALE: NONE

ILLUMINAIRE II | FLUSH MOUNT

57686 | 57687 | 57688 | 57689

Job Name: _____
Job Type: _____
Quantity: _____
Comments: _____



FINISHES OPTIONS:

Polished Chrome (PC)
Satin Nickel (SN)
Bronze (BZ)

GLASS:

Clear + Frosted Acrylic (CLF)

MATERIAL:

Acrylic + Aluminum

AVAILABLE SIZE:

4.75" | 6.25" | 8.5" | 10.5"

RATINGS:

ETL/cUL
Wet Location
Dimmable
Title 24 JAB Compliant
Energy Star

ADDITIONAL:

RATED LIFE: 35,000 Hours
WARRANTY: 5 Years

MEASUREMENTS

MODEL DIMENSION	WIRE LENGTH
57686 4.75"W x 1.75"H x 4.75"L	8"L
57687 6.25"W x 1.75"H x 6.25"L	8"L
57688 8.5"W x 1.75"H x 8.5"L	8"L
57689 10.5"W x 1.75"H x 10.5"L	8"L

LAMPING

MODEL BULB TYPE	CRI	COL. TEMP.	RATED DEL.	DIMMABLE	INPUT
57686 12.5W AC Integrated LED	90+	3000K	920	820	120V
57687 19W AC Integrated LED	90+	3000K	1080	980	120V
57688 18W AC Integrated LED	90+	3000K	1270	1170	120V
57689 20W AC Integrated LED	90+	3000K	1450	1300	120V

PRODUCT DESCRIPTION

Our ever popular flush mount available in an updated form. Featuring die-cast aluminum bases available in Satin Nickel, Polished Chrome, or Bronze with dimensional acrylic diffusers. Clear on the outside and frosted on the inside creating an intriguing optical effect. With increased lumens and better pricing this collection is the second generation in an already famous collection. Use the optional pendant adapter to convert any size to a hanging fixture.

Always consult a qualified electrician before installing any lighting product.

WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH VINELAND AVE | CITY OF INDUSTRY, CA 91746
EASTERN DISTRIBUTION CENTER
4200 SHIRLEY DR. | ATLANTA, GA 30336
P: 626.956.4200 | F: 626.956.4225 | maximlighting.com

1 | S1
E2.1 SCALE: NONE

AURA PATH

15540BZ

AURA LED PATH LIGHT

Hinkley Path Lights add impeccable style and safety to walkways and outdoor living environments to create sophisticated curb appeal.



DETAILS

FINISH: Bronze
MATERIAL: Aluminum
GLASS: Acrylic Lens

DIMENSIONS

WIDTH: 7"
HEIGHT: 21.5"
DEPTH: 7"
WEIGHT: 2lb

LIGHT SOURCE

LIGHT SOURCE: Integrated LED
LED NAME: E2G4WVW
VOLTAGE: 12v
COLOR TEMP: 2700
LUMENS: 225
CRI: 90
INCANDESCENT EQUIVALENCY: 1 x 25w
DIMMABLE: Yes - MLV On Transformer
TRANSFORMER REQUIRED: Primary

MOUNTING

LEAD WIRE: 1 X 36"

SHIPPING

CARTON LENGTH: 24
CARTON WIDTH: 9
CARTON HEIGHT: 9.5
CARTON WEIGHT: 3.4

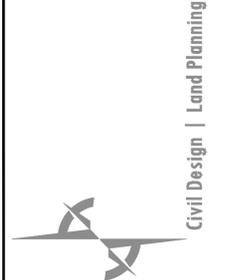
PRODUCT DETAILS:

- A wiring kit and ground spike is supplied.
- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- LED integrated components carry a 10-year limited warranty
- Bold lines and a clean, minimalist style complement contemporary architecture
- Warm rich light bronze tone

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012
PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539
hinkley.com

2 | EG1
E2.1 SCALE: NONE



NOT FOR CONSTRUCTION

811

Know what's below.
Call before you dig.

CALL 811 FORTY-EIGHT HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY

Botnick
REALTY COMPANY

STERLING HILLS SUBDIVISION FILING NO. 13
BLOOM AT STERLING HILLS SITE PLAN

PROJECT #	1608
DATE	01/19/23
SHEET TITLE	ELECTRICAL PHOTOMETRIC DETAILS
SITE PLAN #	01

SHEET # 17