

# FITZSIMONS GATEWAY MULTIFAMILY | SITE PLAN

LOT 2, BLOCK 1 FITZSIMONS PROMENADE SUBDIVISION FILING NO. 1 AMENDMENT 1  
LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

03/29/2023 09:16 AM RF: \$183.00 DF: \$0.00  
Arapahoe County Clerk, CO E3020031  
Page: 1 of 18  
Joan Lopez, Clerk & Recorder

NORRIS DESIGN  
Planning | Landscape Architecture | Branding

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## LEGAL DESCRIPTION

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

## PROJECT DATA

LAND AREA WITHIN PROPERTY LINES	69,017 SF / 1.58 AC / 100%	
TOTAL BUILDING COVERAGE	47,290 SF / 68.5%	
PARKING AND DRIVE AISLE AREA	8,700 SF / 12.6%	
SIDEWALK AND HARDSCAPE AREA	8,290 SF / 12.0%	
LANDSCAPE AREA	4,737 SF / 6.9%	
PRESENT ZONING CLASSIFICATION	MU-FB ; FBAD	
NUMBER OF BUILDINGS PROPOSED	1 BUILDING	
NUMBER OF UNITS PROPOSED	171 - 1 BEDROOM 39 - 2 BEDROOM 210 - TOTAL	
DENSITY	134 DU/AC	
MAX. BUILDING HEIGHT	MAX = 78'-6"	
2015 IBC CONSTRUCTION TYPE OF EACH BUILDING(S)	LEVELS 1,2 - TYPE IA, LEVELS 3-6 - VA	
2015 IBC OCCUPANCY TYPE. (EACH BUILDING)	R-2, S-1, A, B	
SQUARE FOOTAGE OF BUILDING(S).	RESIDENTIAL AREA = 173,924 SF AMENITY AREA = 4,457 SF PARKING = 60,869 SF	
SPRINKLERED OR NOT SPRINKLERED	SPRINKLERED/NFPA 13	
MULTIFAMILY BUILDING GFA	181,201 SF	
STRUCTURED PARKING GFA	60,869 SF	
	REQUIRED	PROVIDED
USABLE OPEN SPACE	13,803 SF / 20%	13,191 SF / 19%
TOTAL PARKING SPACES	221 179 RESIDENT (0.85/ UNIT) + 42 GUEST (0.2/ UNIT)	165 SPACES
ACCESSIBLE SPACES	7 SPACES	6 SPACES
STRUCTURED PARKING SPACES - STANDARD	214 SPACES	159 SPACES
STRUCTURED PARKING SPACES - ACCESSIBLE	5 SPACES	5 SPACES
STRUCTURED PARKING SPACES - ACCESSIBLE VAN	2 SPACES	1 SPACES
BIKE PARKING	10% OF REQUIRED / 22 SPACES	17 RACKS / 34 SPACES
	PERMITTED	PROPOSED
SIGNAGE	3 1 PER FRONTAGE / 96 SF EACH	3 WALL SIGNS 95 SF EACH

## ADJUSTMENTS

- GATEWAY FITZSIMONS MASTER PLAN | 2.3 MIX OF USES  
TO ENERGIZE THE STREETScape WITH AN ARTICULATED AND VARIED STREET WALL AND ENHANCED PEDESTRIAN ACTIVITY, BUILDINGS SHALL ALLOCATE A MINIMUM OF 50% OF COLFAX AVENUE AND 25% OF PEORIA STREET BUILDING FRONTAGE WITHIN THE ALLOWABLE BUILDING ENVELOPE, TO STREET LEVEL COMMERCIAL USES, AND BUILDING ENTRIES OR LOBBIES FOR UPPER STORY USES.  
  
PROPOSED ADJUSTMENT  
ALLOW THE FULL LENGTH OF THE COLFAX AVE FAÇADE GROUND FLOOR TO BE USED FOR BUILDING ENTRY, LOBBY, AND ADMINISTRATIVE OFFICES AND FOR THE FULL LENGTH OF THE PEORIA STREET FAÇADE TO HAVE RESIDENTIAL USES.
- UDO SECTION 2.4.5.L.1.B. | MIXED USE FITZSIMONS BOUNDARY DISTRICT (MU-FB) BUILDING DESIGN  
THIRTY PERCENT OF ALL UNITS SHALL INCLUDE A PORCH, DECK, PATIO, OR BALCONY;  
  
PROPOSED ADJUSTMENT  
ALLOW FOR A BUILDING WITHOUT ANY BALCONIES.
- UDO SECTION 146-4.6.3.C, TABLE 4.6-1. | REQUIRED OFF-STREET PARKING  
AFFORDABLE HOUSING STRUCTURE: 0.85 SPACES PER DWELLING UNIT (PLUS 1 GUEST SPACE PER FIVE DWELLING UNITS). THIS WOULD AMOUNT TO 179 RESIDENT SPACES AND 42 GUEST SPACES, FOR A TOTAL OF 221 PARKING SPACES AND A RATIO OF 1.05 SPACES PER UNIT.  
  
PROPOSED ADJUSTMENT  
ALLOW FOR A TOTAL OF 165 PARKING SPACES, FOR A RATIO OF 0.79 SPACES PER UNIT.
- UDO SECTION 146-3.3.2.H.7. | DWELLING, MULTIFAMILY  
ON-SITE OUTDOOR SPACE SHALL BE A MINIMUM OF 20 PERCENT OF THE SITE.  
  
PROPOSED ADJUSTMENT  
ALLOW THE PLAN TO BE APPROVED WITH 13,191 SF OF USABLE OPEN SPACE, EQUAL TO 19 PERCENT OF THE TOTAL SITE AREA.

## VICINITY MAP



## IMPLEMENTATION PLAN

2015- IBC, SECTION 1107.6.2.3 AND TABLE 1107.6.1.1	COLORADO STATE HOUSE BILL 03-1221
TOTAL ACCESSIBLE DWELLING UNITS: 210	TOTAL ACCESSIBLE DWELLING UNITS: 11 TYPE A UNITS + 199 TYPE B UNITS
TYPE A AND B UNITS REQUIRED: 5% TYPE A UNITS	POINTS REQUIRED : 90
TYPE A AND B UNITS REQUIRED: 5% TYPE A UNITS	POINTS PROVIDED : 862

## SHEET INDEX

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## AMENDMENTS

- 12/08/2023 MA: 2022-4047-01
- TRANSFORMERS HAVE BEEN RELOCATED TO THE NORTH TO AVOID CONFLICT WITH STORMLINE AT PRIOR LOCATION; PARKING HAS BEEN RELOCATED TO THE SOUTH WITH NO CHANGES TO NUMBER OF STANDARD OR ACCESSIBLE SPACES. UPDATES SHOWN ON SITE PLAN, UTILITY & GRADING PLAN, HARDSCAPE PLAN, LANDSCAPE PLAN, LANDSCAPE ENLARGEMENTS, AND OVERALL PHOTOMETRIC PLAN.
  - CURB RAMPS ADDED TO SITE PLAN SHEET TO SHOW ACCESSIBLE TRANSITION FROM ACCESSIBLE PARKING SPACES TO SIDEWALK ON THE EAST SIDE OF THE BUILDING. UPDATES SHOWN ON SITE PLAN, UTILITY & GRADING PLAN, HARDSCAPE PLAN, LANDSCAPE PLAN, LANDSCAPE ENLARGEMENTS, AND OVERALL PHOTOMETRIC PLAN.
  - AMENITY DECK LANDSCAPE PLANTERS AND FENCING REVISED PER COMMENTS RECEIVED DURING BUILDING PERMIT REVIEW. COBBLE REMOVED AND PLANTERS MOVED FURTHER FROM EDGE, FENCING DETAIL REVISED. UPDATES SHOWN ON LANDSCAPE ENLARGEMENTS, LANDSCAPE DETAILS, LEVEL 3 PHOTOMETRIC PLAN.
  - PORTION OF MESH SCREENING ON EASTERN GARAGE ELEVATION HAS BEEN REMOVED TO PROVIDE INCREASED GARAGE VENTILATION AND REDUCED MESH MATERIAL AREA. UPDATE SHOWN ON EAST ELEVATION.
- 10/24/2024 MA:
- EXISTING TREES THAT WERE SUPPOSED TO REMAIN, WERE ACCIDENTALLY REMOVED BY THE DEMO/GRADING TEAM. ONE OF THE TREES CANNOT BE REPLACED DUE TO PROXIMITY TO THE TRANSFORMER, ALTERNATIVE SCREENING IS PROPOSED ALL OTHER TREES WILL BE REPLACED.
- LIGHT FIXTURES HAVE BEEN SWAPPED IN THE PLAZA ALONG COLFAX. WALL SCONCES, BOLLARDS, AND WALL PACKS HAVE BEEN SWAPPED FOR COMPARABLE FIXTURES FROM DIFFERENT MANUFACTURERS. MINOR CHANGES IN PHOTOMETRY, RESULTING FROM FIXTURE SWAPS ARE SHOWN
- THE XCEL EASEMENT DIMENSIONS FOR THE TRANSFORMER HAVE CHANGED AND ARE REFLECTED ON SHEETS 3 & 4.
- MINOR GRADING ADJUSTMENTS WERE MADE AROUND THE ADA PARKING STALLS.
- EXTERIOR LOUVERS FOR MECHANICAL EQUIPMENT, LOCATED ON THE SOUTH-EAST CORNER OF THE BUILDING WERE RELOCATED TO ACCOMMODATE MAINTENANCE CLEARANCE REQUIREMENTS.
- THE FIRE HYDRANT AT THE SOUTHEAST CORNER OF PEORIA AND COLFAX HAS BEEN REROUTED TO AVOID A UTILITY CONFLICT AND HAS BEEN REPLACED WITH A NEW FIRE HYDRANT.

## SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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

IN WITNESS THEREOF, Matt Joblon / Fernando Contreras LLC HAS CAUSED THESE PRESENTS TO BE  
EXECUTED THIS 20th DAY OF MARCH AD. 2023

BY: [Signature]  
(PRINCIPALS OR OWNERS)

NAME: Matt Joblon

TITLE: Manager

STATE OF COLORADO  
COUNTY OF DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF MARCH  
AD. 2023

BY: [Signature]  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL  
[Signature]  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES October 2024

NOTARY BUSINESS ADDRESS: 205 Detroit St, Ste 400, Denver, CO 80206

## CITY OF AURORA APPROVALS:

CITY ATTORNEY: [Signature] DATE: 3/20/23  
PLANNING DIRECTOR: [Signature] DATE: 3/20/23  
PLANNING COMMISSION: [Signature] DATE: 11/22/22  
ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
DATABASE APPROVAL DATE: \_\_\_\_\_

## RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF  
\_\_\_\_\_, COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_  
CLERK AND RECORDER: \_\_\_\_\_  
DEPUTY: \_\_\_\_\_

## PROJECT TEAM

<b>OWNER</b> FG HARD CORNER LLC 205 DETROIT STREET, STE 400 DENVER, CO 80206 303.996.2333 MATT JOBLON	<b>PHOTOMETRIC ENGINEER</b> STUDIO LIGHTING 63 SUNSET DRIVE BAILEY, CO 80421 303.242.1572 JACOB BENNEFIELD, LC	<b>PLANNER</b> NORRIS DESIGN 1101 BANNOCK ST, DENVER, CO 80204 303.892.1166 DIANA RAEI	<b>LANDSCAPE ARCHITECT</b> NORRIS DESIGN 1101 BANNOCK ST, DENVER, CO 80204 303.892.1166 PATRICK HANNON
<b>ARCHITECT</b> KTGY 820 16TH STREET MALL, #500 DENVER, CO 80202 303.825.6400 NATHAN SCIARRA	<b>APPLICANT</b> BMC INVESTMENTS 205 DETROIT STREET, STE 400 DENVER, CO 80206 303.250.2053 BERNIDA CHAPMAN	<b>ENGINEER</b> MARTIN MARTIN CONSULTING 12499 COLFAX AVENUE LAKEWOOD, COLORADO 80215 303.431.6100 SCOT PALING	

FITZSIMONS GATEWAY MULTIFAMILY  
12100 E COLFAX AVE  
AURORA, COLORADO

APPLICANT  
BMC INVESTMENTS  
205 DETROIT ST, STE 400  
DENVER, CO 80206

NOT FOR  
CONSTRUCTION

DATE:  
08/24/22 - SITE PLAN 01  
10/17/22 - SITE PLAN 02  
11/23/22 - SITE PLAN 03  
12/19/22 - SITE PLAN 04  
02/13/23 - SITE PLAN 05  
05/17/23 - MINOR AMD 01-1  
12/08/23 - MINOR AMD 01-2  
01/30/24 - MINOR AMD 01-3  
10/24/24 - MYLAR CHANGE

SHEET TITLE:  
COVER SHEET



NOTES

1.

ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
2.

ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3.

THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
4.

EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE".
5.

THE DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
6.

ALL ONSITE INTERNAL ROADS AND ALLEYS ARE PRIVATE.
7.

ALL ONSITE INTERNAL ROADS AND ALLEYS ARE FIRE LANE ACCESS EASEMENTS (FLAE), ACCESS EASEMENTS (AE AND UTILITY EASEMENTS (UE), WITH THE EXCEPTION OF ALLEYS D&E, WHICH ARE NOT FLAE.
8.

THE DEVELOPER, THEIR 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.
9.

ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
10.

ALL CROSSINGS OR 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 LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
11.

ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
12.

IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
13.

THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
14.

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.
15.

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.
16.

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.
17.

THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC/ANSI A117.1 - 2009. OWNER PROPERTY FOR THE ABOVE PERMIT:\_\_\_\_\_.
18.

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.
19.

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.
20.

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.
21.

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 ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009.
22.

THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI-FAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL

CHECKED BY: XX  
DRAWN BY: XX

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 THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.

23.

THE 2015 INTERNATIONAL FIRE CODE, 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 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.

24.

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.

25.

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

26.

FG HARD CORNER LLC AT 205 DETROIT STREET, STE 400, DENVER, CO 80206 (303.996.2333) SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION IMPROVEMENT COSTS FOR THE INTERSECTION OF COLFAX AVENUE AND PEORIA STREET, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

FITZSIMONS GATEWAY MULTIFAMILY

12100 E COLFAX AVE  
AURORA, COLORADO

APPLICANT  
BMC INVESTMENTS  
  
205 DETROIT ST. STE 400  
DENVER, CO 80206

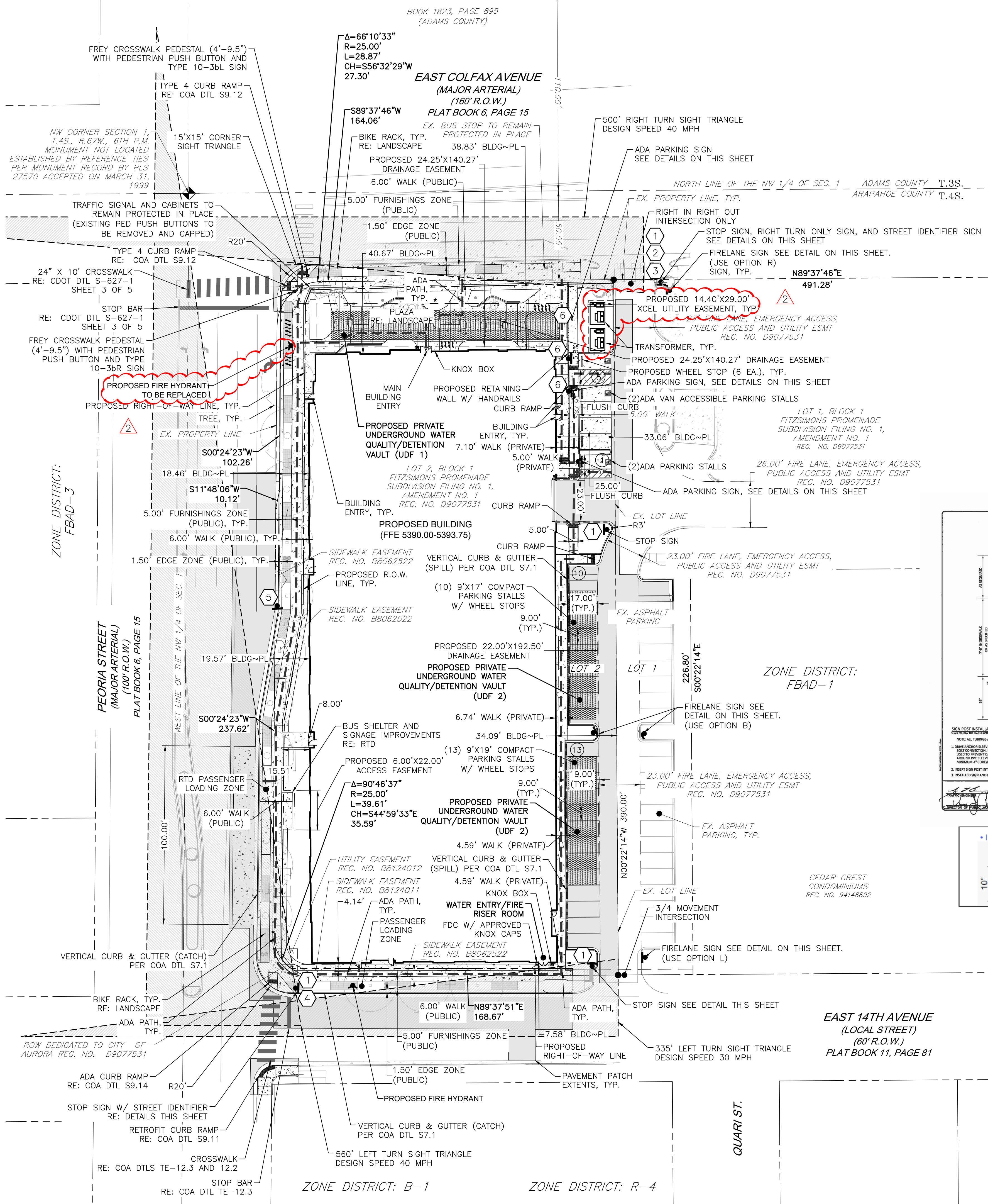
NOT FOR  
CONSTRUCTION

DATE:  
08/24/2022 - SITE PLAN 01  
10/17/2022 - SITE PLAN 02  
11/23/2022 - SITE PLAN 03  
12/19/2022 - SITE PLAN 04  
02/13/2023 - SITE PLAN 05  
10/24/24 - MYLAR CHANGE

SHEET TITLE:

NOTES





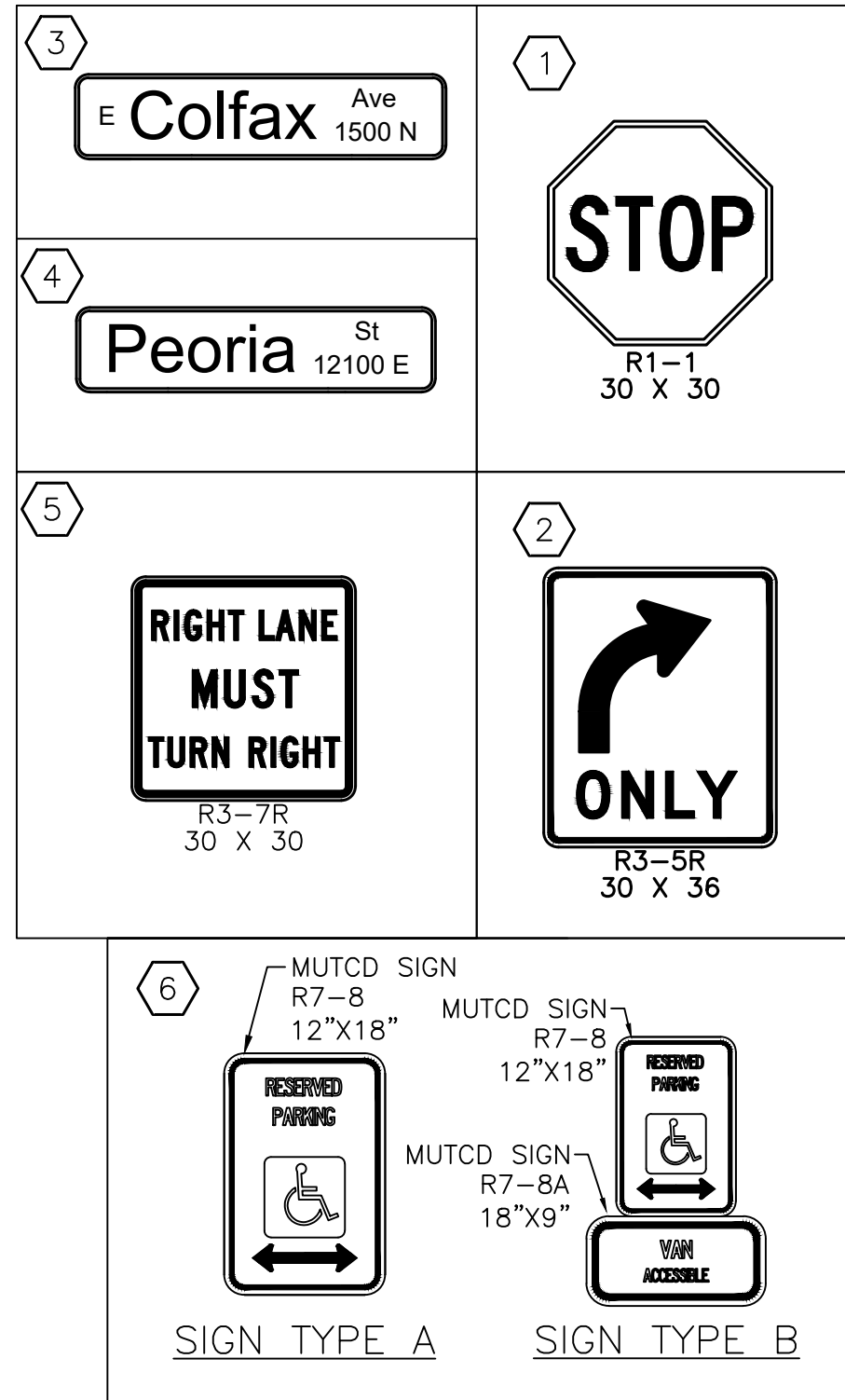
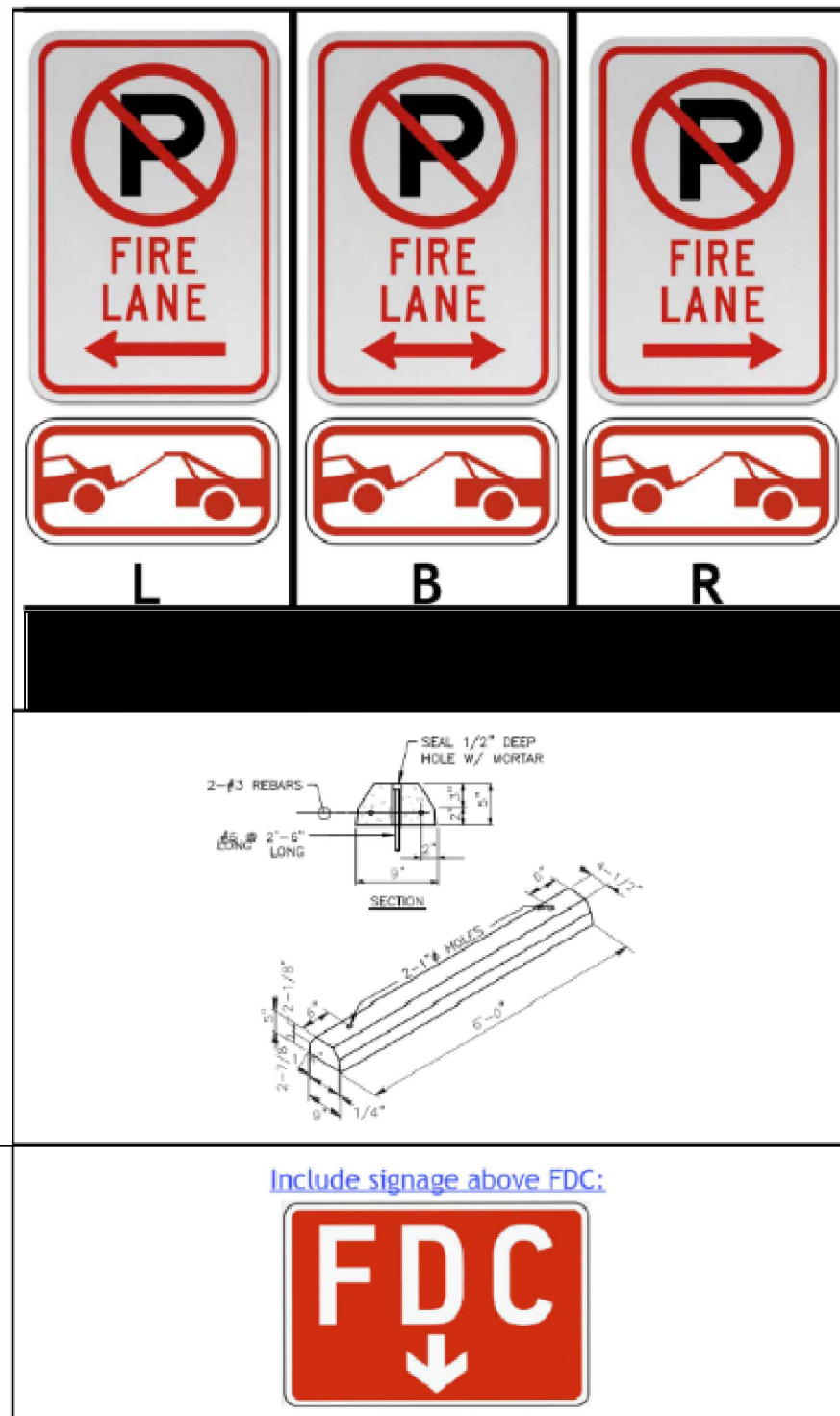
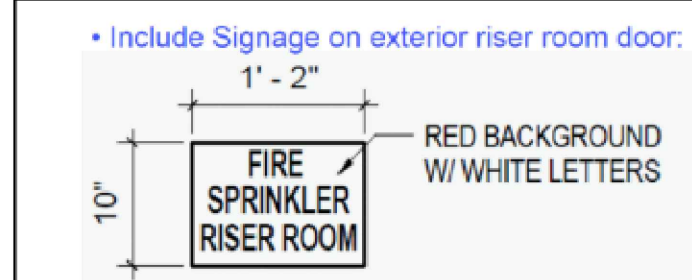
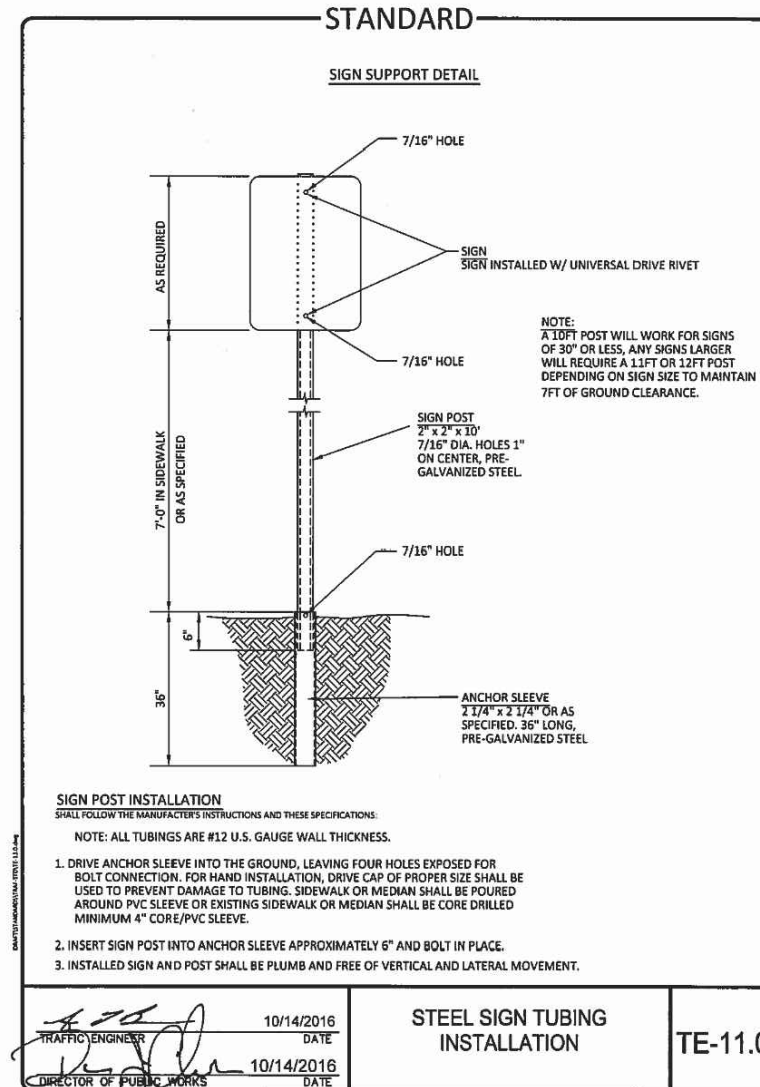
FIRE LANE SIGN NOTES

1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30° AND NOT MORE THAN 45° WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE OF THE SIGN SHALL BE 7'. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCR OACH INTO THE 29' TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCR OACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	EASEMENT
	CURB & GUTTER (CATCH)
	CURB & GUTTER (SPILL)
	ASPHALT
	CONCRETE/ SIDEWALK
	UNDERGROUND DETENTION FACILITY
	FIRE DEPT. CONNECTION W/ APPROVED KNOX HARDWARE
	KNOX BOX
	ADA PATH
	SIGN
	PARKING COUNT
	DRIVE
	TRAFFIC SIGNAL PEDESTAL POLE W/ PED. PUSH BUTTON

SIGHT TRIANGLE LEGEND

SIGHT TRIANGLE LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH CITY OF AURORA SPECIFICATION 4.04-2.10



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

BENCHMARK: CITY OF AURORA BENCHMARK #4S6702NW005 (AZTEC #500). RECOVERED A 3" BRASS CAP IN THE TOP BACK OF CURB BETWEEN TWO INLET BOXES AT THE SOUTHEAST CORNER OF KENTON ST & E. COLFAX AVE.

NAVD88 ELEV=5371.24'





DOWNSTREAM OF WATER METER IS PRIVATE.

STORM SEWER SERVICES, INCLUDING CLEANOUTS, ARE PRIVATE.

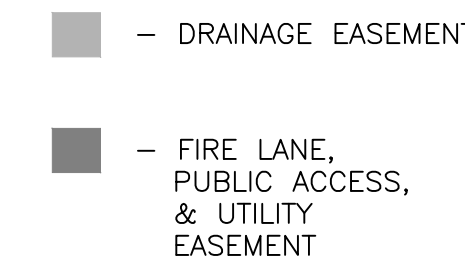
FIRE SUPPRESSION LINES ARE PRIVATE AND TO BE FULLY RESTRAINED.

STORM INFRASTRUCTURE ON SITE IS PRIVATE AND TO BE MAINTAINED BY OWNER.

CONCRETE OR TO ENSURE VALVES AND MANHOLES DO NOT ENCRoACH ON SIDEWALK AND GUTTER.

PATCHING WITHIN THE CITY ROW ON COLFAX AVE. AND PEORIA AVE. SHALL BE 5" ASPHALT OVER 10" AGGREGATE BASE COURSE, OR 9" OR MATCH EXISTING, WHICHEVER IS GREATER.

PATCHING WITHIN THE CITY ROW ON 14TH AVE. SHALL BE 5" ASPHALT OVER 6" AGGREGATE BASE COURSE OR 6" CONCRETE, OR MATCH EXISTING, WHICHEVER IS GREATER.



MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ADEQUATE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, THE CONTRACTOR'S RESPONSIBILITY TO CALL COLORADO UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



CITY OF AURORA NOTES

1.

ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YARDS/1,000 SF.
2.

ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS AND PEDESTRIAN LIGHTS.
3.

THE SURFACE MATERIAL OF WALKS AND PLAZAS ON SITE ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE.
4.

SHRUB, GROUNDCOVER, AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" X 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS, OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
5.

ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
6.

THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7.

ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
8.

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.
9.

A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
10.

LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
11.

TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
12.

SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1.5-2" RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4-6" RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. AREAS OF PERENNIALS, ANNUALS AND TREE OPENINGS WITHIN THE RIGHT OF WAY TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
13.

SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT. PLANTING SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
14.

ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, 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 LINES OR SYSTEMS.

GENERAL NOTES

1.

THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2.

NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS. LANDSCAPING MATERIAL CANNOT PHYSICALLY OR VISUALLY OBSTRUCT FIRE HYDRANTS FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY AND LANDSCAPING REQUIREMENTS.
3.

LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
4.

THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS.

SHEET INDEX

5.

PLANT SCHEDULE & LANDSCAPE NOTES
6.

HARDSCAPE PLAN
7.

LANDSCAPE PLAN
8.

LANDSCAPE ENLARGEMENTS
9.

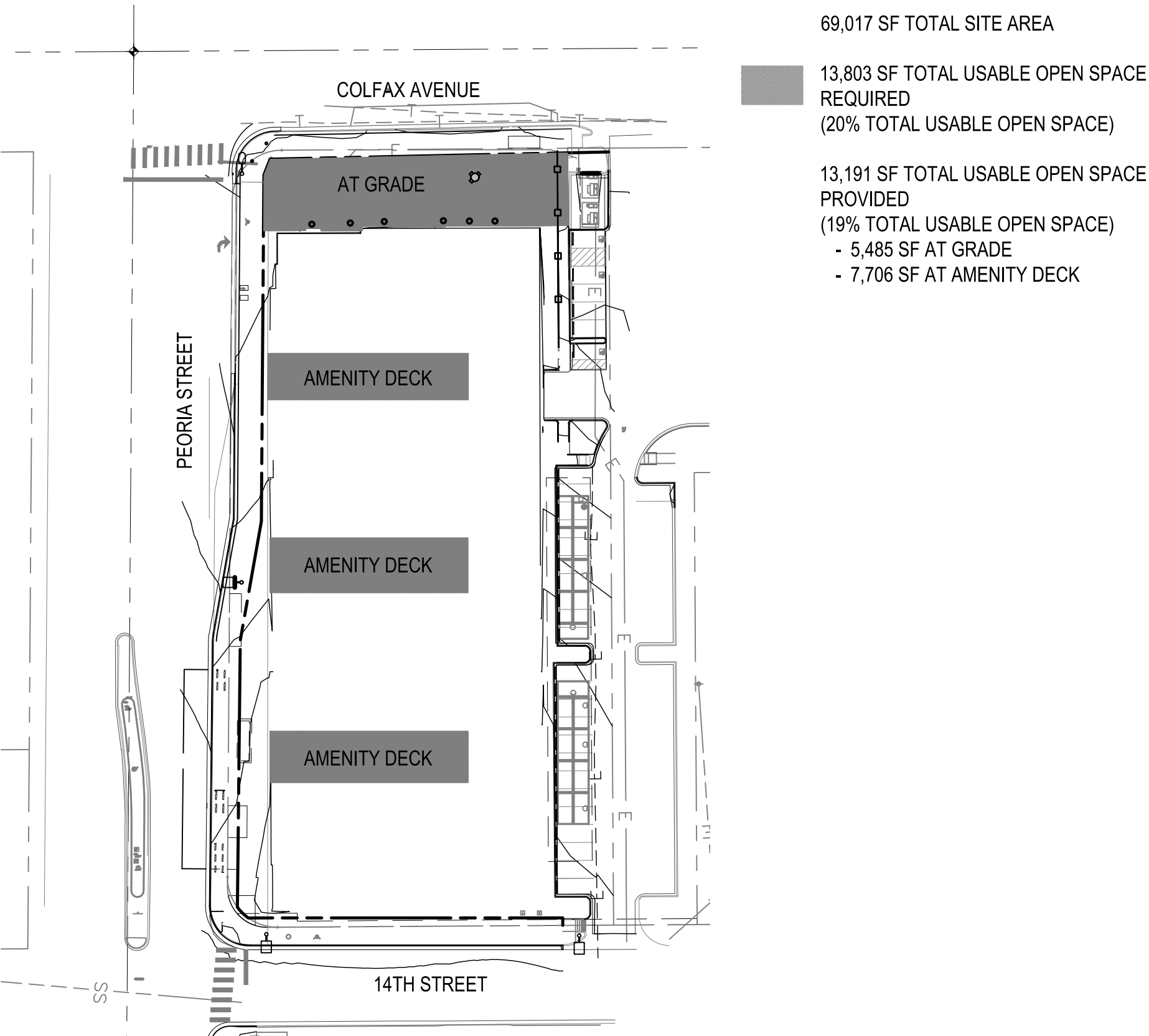
LANDSCAPE DETAILS
10.

LANDSCAPE DETAILS

STREET TREE TABLE

Standard Rights-of-Way Street Tree Table				
Street Tree Description (1 Tree / 30 LF)	Length (LF)	Trees Required	Trees Provided	Tree Equivalent
Colfax Avenue	148	5	0	5
14th Avenue	157	5	4	1
Peoria Street	370	12	10	2
Totals:	675	22	14	8
NOTES: 1. Distances measured between tangent points, intersecting drives are excluded. 2. A bus stop located on Colfax Avenue prohibits the installation of two required street trees. 5 Tree equivalents have been used. 3. The required offset from a stop sign and the location of the water meter prohibit the installation of the required street trees on 14th Avenue. 2 tree equivalent consisting of 36 ornamental grasses.				

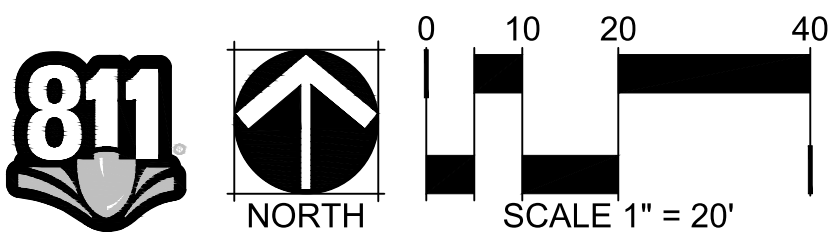
USABLE OPEN SPACE



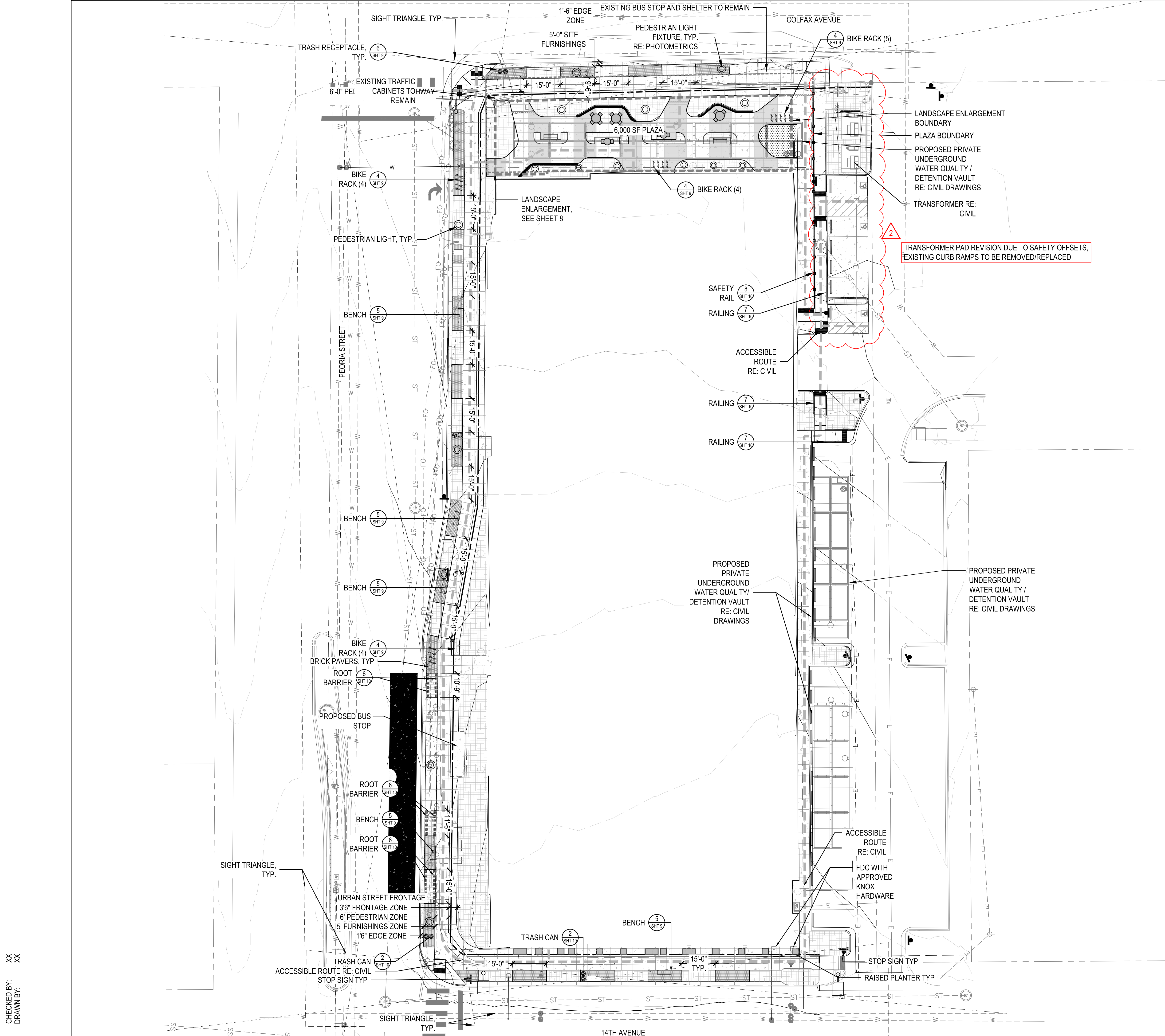
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
DECIDUOUS TREES					
AC KE	1	ACER 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	B & B	2.5" CAL.
CE OC	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL.
QU RO	6	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5" CAL.
QU RP	3	QUERCUS ROBUR 'REGAL PRINCE'	REGAL PRINCE ENGLISH OAK	B & B	2.5" CAL.
UL RU	6	ULMUS DAVIDIANA JAPONICA 'JFS-BIEBERICH' TM	EMERALD SUNSHINE ELM	B & B	2.5" CAL.
DECIDUOUS SHRUBS					
BU AL	6	BUDDLEJA ALTERNIFOLIA 'ARGENTEA'	SILVER FOUNTAIN BUTTERFLY BUSH	CONT.	#5
CO AF	23	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	CONT.	#5
FR FL	8	FRANGULA ALNUS 'FINE LINE' TM	TALL FERNLEAF BUCKTHORN	CONT.	#5
PE LS	3	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5
PR BE	12	PRUNUS BESSEYI	WESTERN SAND CHERRY	CONT.	#5
RI AL	9	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5
RI GR	6	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	CONT.	#5
SP AL	67	SPIRAEA ALBIFLORA	JAPANESE WHITE SPIREA	CONT.	#5
SP TO	14	SPIRAEA BETULIFOLIA 'TOR'	TOR BIRCHLEAF SPIREA	CONT.	#5
SY MK	14	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	CONT.	#5
EVERGREEN SHRUBS					
AR PA	34	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5
EU EG	16	EUONYMUS FORTUNEI 'EMERALD GAIETY' TM	EMERALD GAIETY EUONYMUS	CONT.	#5
JU SC	3	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	CONT.	#5
JN AR	5	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	CONT.	#5
PI MO	12	PINUS MUGO 'MOPS'	MUGO PINE	CONT.	#5
ORNAMENTAL GRASSES					
BO BA	160	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1
CA KF	37	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1
CA BG	92	CAREX CARYOPHYLLEA 'BEATLEMANIA'	BEATLEMANIA STRIPED MOP TOP SEDGE	CONT.	#1
FE EB	26	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	CONT.	#1
KO MA	107	KOELERIA MACRANTHA	PRAIRIE JUNEGRASS	CONT.	#1
MI ML	15	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	CONT.	#1
MU RE	201	MUHLENBERGIA REVERCHONI 'UNDAUNTED'	UNDAUNTED MUHLY	CONT.	#1
PE OR	34	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	CONT.	#1
PH SB	22	PHLOX SUBULATA	CREEPING PHLOX	CONT.	#1
SP HE	48	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#1
PERENNIALS					
AG AP	18	AGASTACHE RUPESTRIS 'APACHE SUNSET'	APACHE SUNSET THREADLEAF HYSSOP	CONT.	#1
CR JT	75	COREOPSIS GRANDIFLORA 'JETHRO TULL'	JETHRO TULL TICKSEED	CONT.	#1
EC PU	26	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	#1
GA OD	8	GALIUM ODORATUM	SWEET WOODRUFF	CONT.	#1
HE HR	11	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	CONT.	#1
HE ST	68	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	CONT.	#1
HY OF	12	HYSSOPUS OFFICINALIS	HYSSOP	CONT.	#1

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DRAWN BY: XX

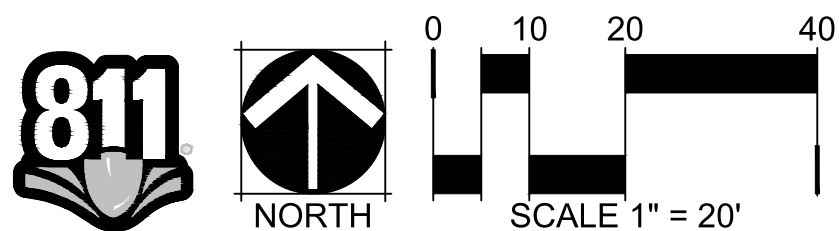




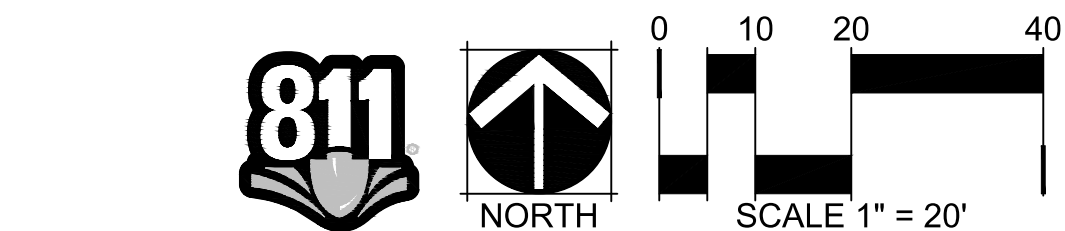


LEGEND

- BRICK PAVING
- STANDARD CONCRETE
- COLORED CONCRETE
- PLANTING AREA (1.5"-2" LOCAL RIVER ROCK)
- LANDSCAPE ENLARGEMENT (SEE SHEET 8)
- PROPERTY LINE
- TABLE (SEE SHEET 10)
- BENCH (SEE SHEET 9)
- LITTER RECEPTACLE (SEE SHEET 10)
- BIKE RACK (SEE SHEET 9)
- PEDESTRIAN LIGHT, TYP. RE: PHOTOMETRICS
- PLANTERS (SEE SHEET 10)
- LIGHTING (REFER TO PHOTOMETRICS)

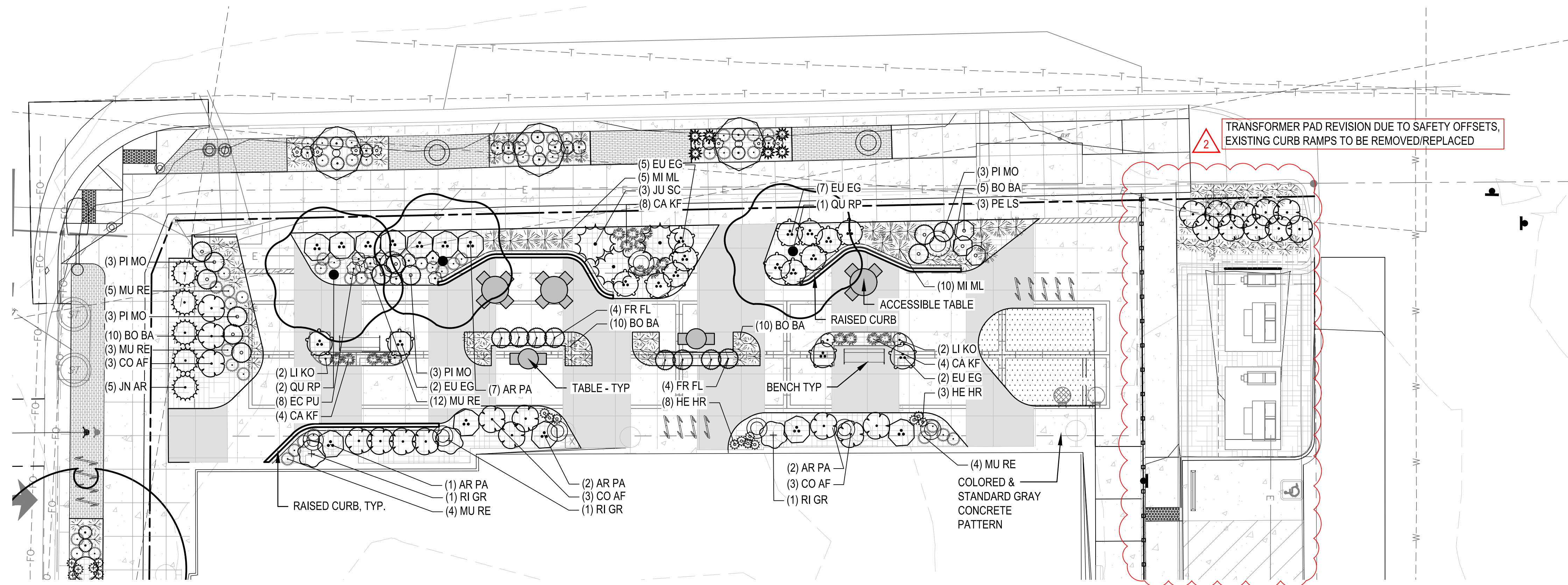
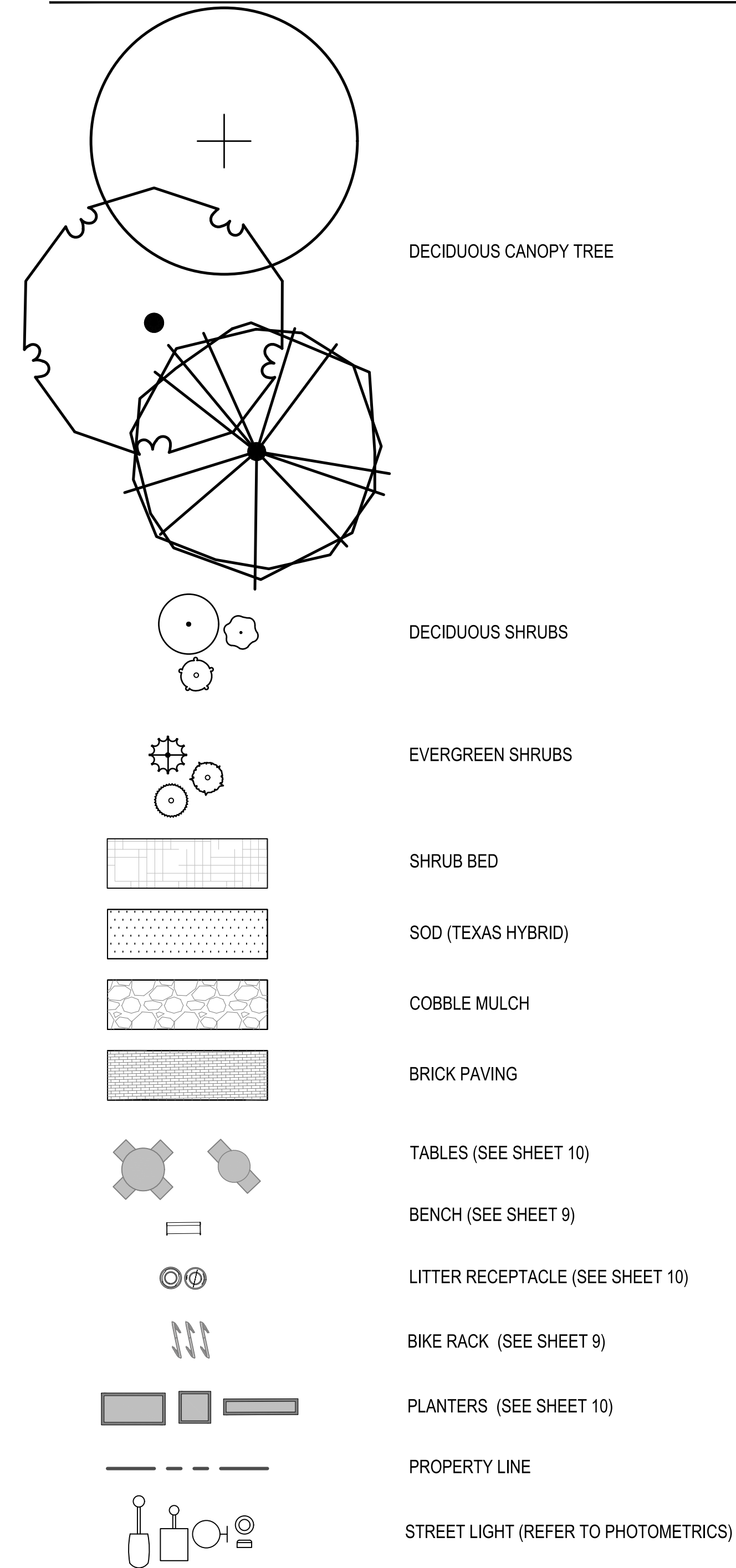




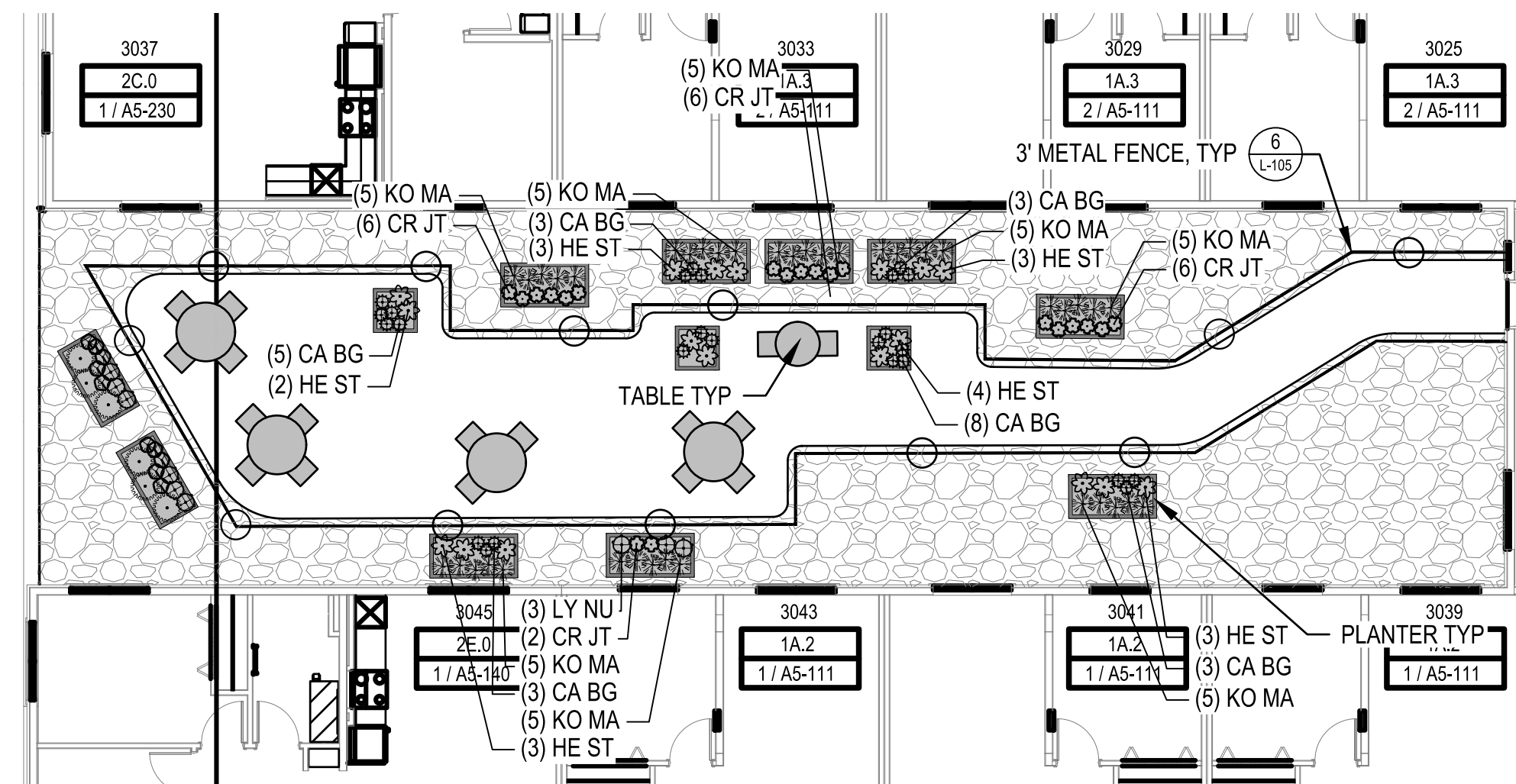




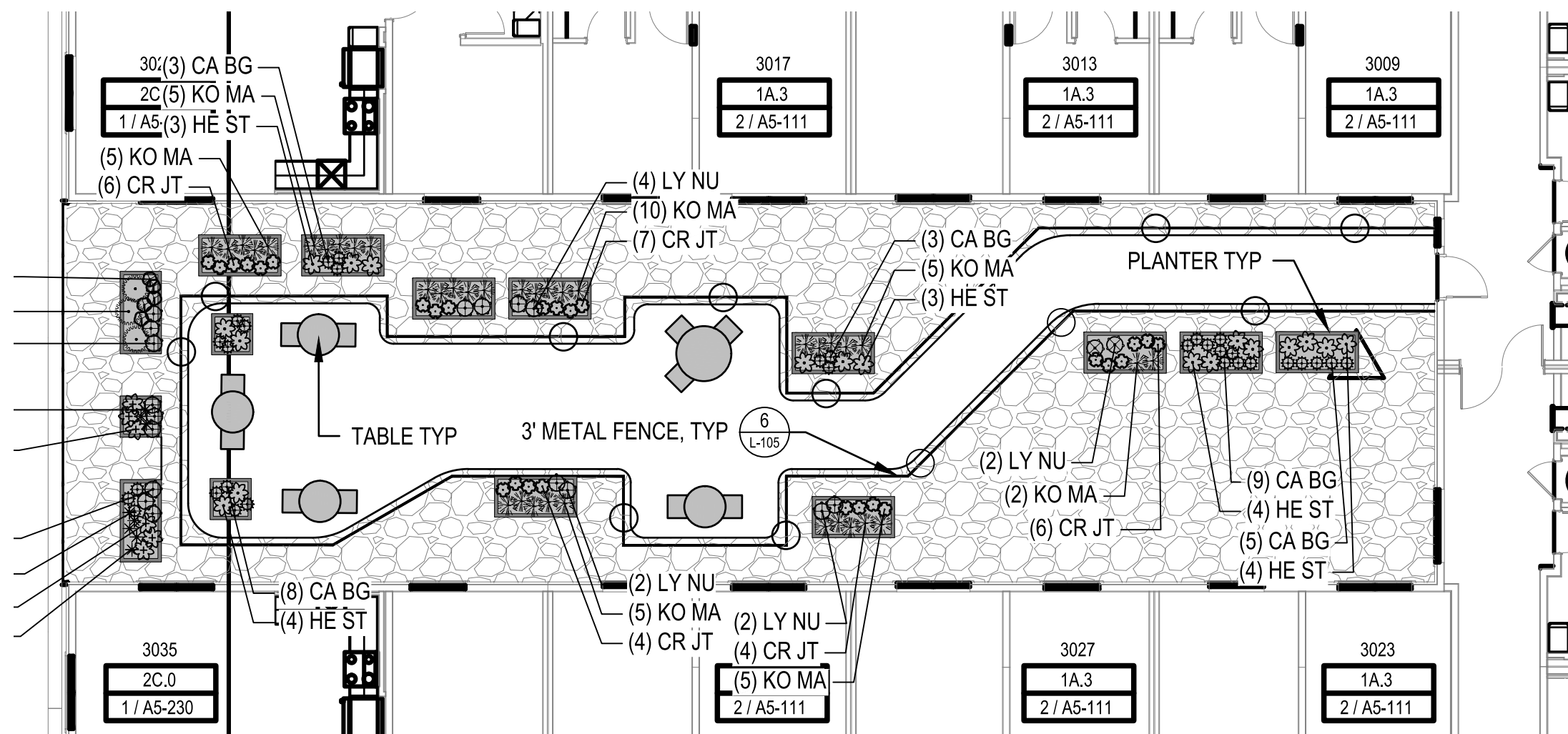
## LEGEND



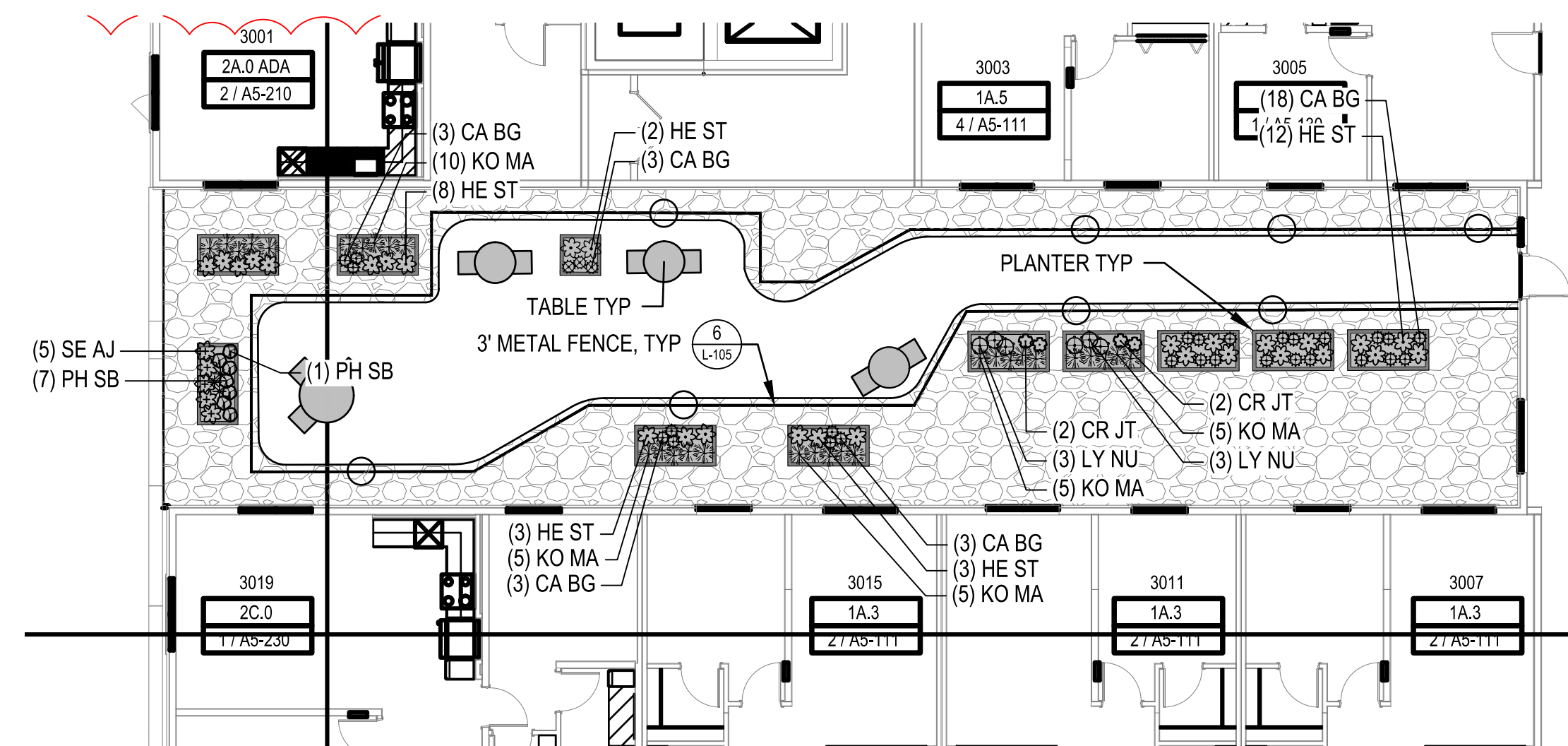
PLAZA LANDSCAPE ENLARGEMENT



SOUTH AMENITY DECK LANDSCAPE PLAN



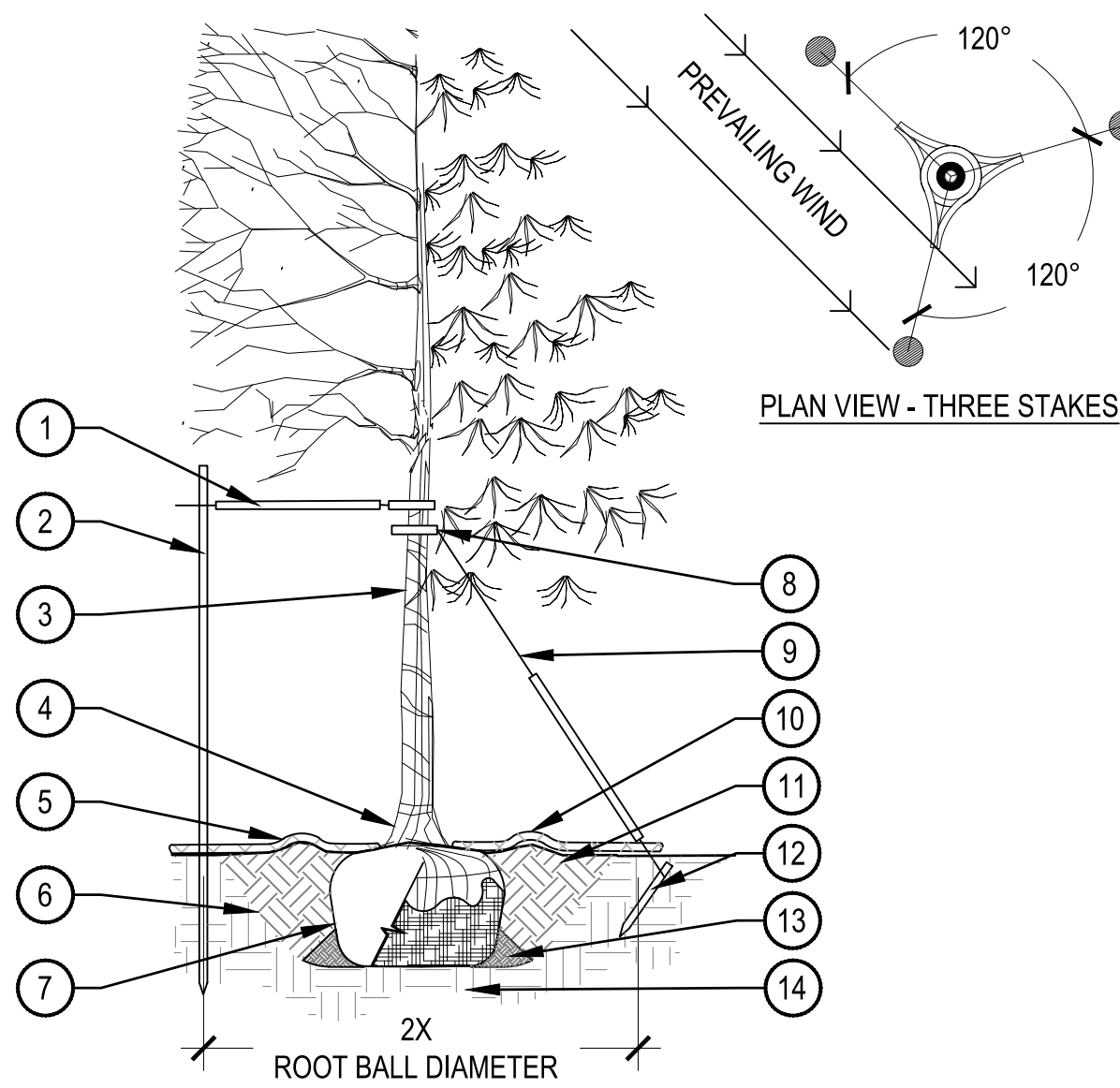
CENTRAL AMENITY DECK LANDSCAPE PLAN



NORTH AMENITY DECK LANDSCAPE PLAN



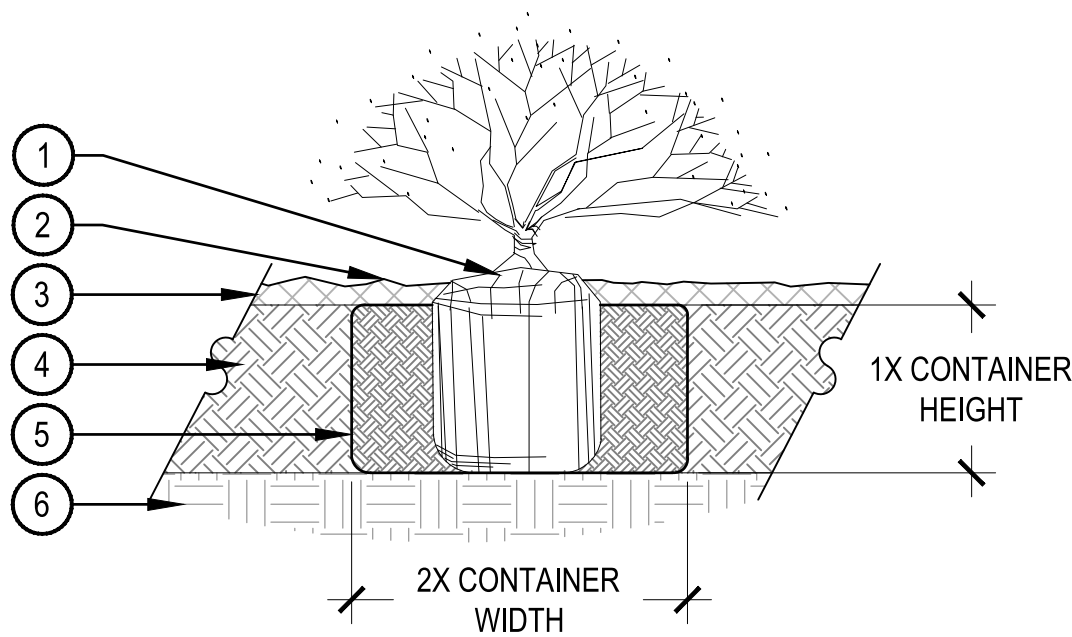
- PRUNING NOTES:
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
  - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND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



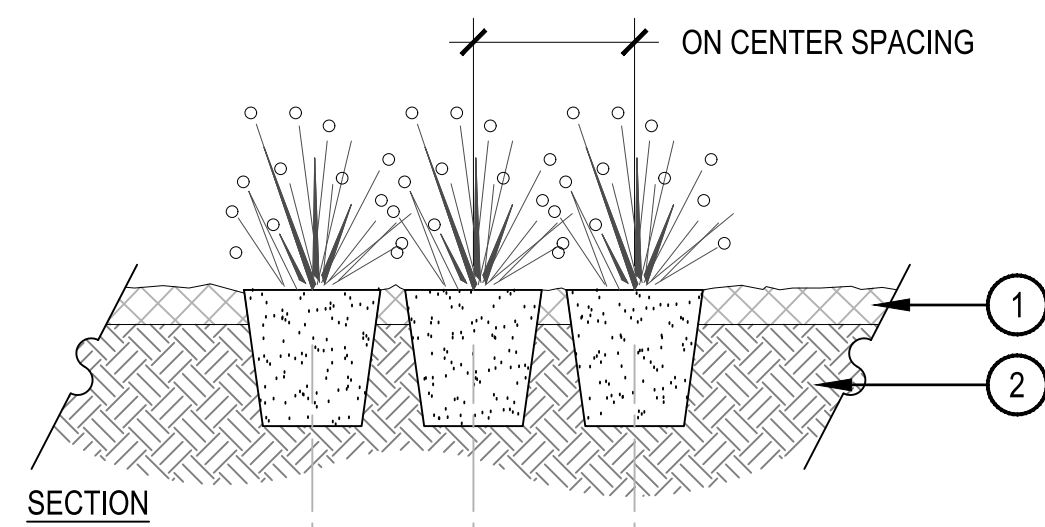
- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE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

## 1 TREE PLANTING DETAIL

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



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



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

PLAN

PLAN ON CURVE

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

## 2 SHRUB PLANTING

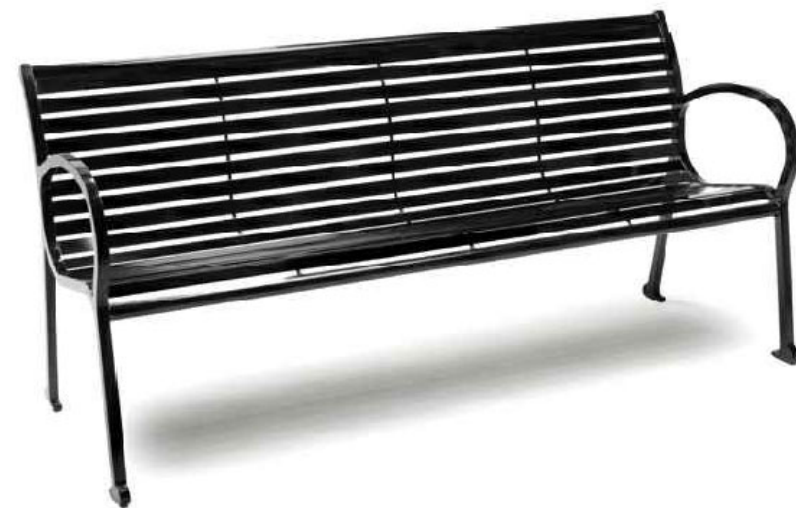
SCALE: 1 1/2" = 1'-0"

## 3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



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



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

## 4 BIKE RACK

NTS

## 5 BENCH

NTS





ANOVA OR APPROVED  
EQUAL

PRODUCT: EXPOSITION  
TABLE WITH 2 CONTOUR  
SEATS

ACCESSIBLE MODEL TO BE  
EXPOSITION ADA TABLE WITH  
4 CONTOUR SEATS

COLOR: TEXTURED  
CHARCOAL

SURFACE MOUNT

NOTE: INSTALL PER  
MANUFACTURERS  
SPECIFICATIONS. ADA  
VERSION AVAILABLE WHERE  
NEEDED.



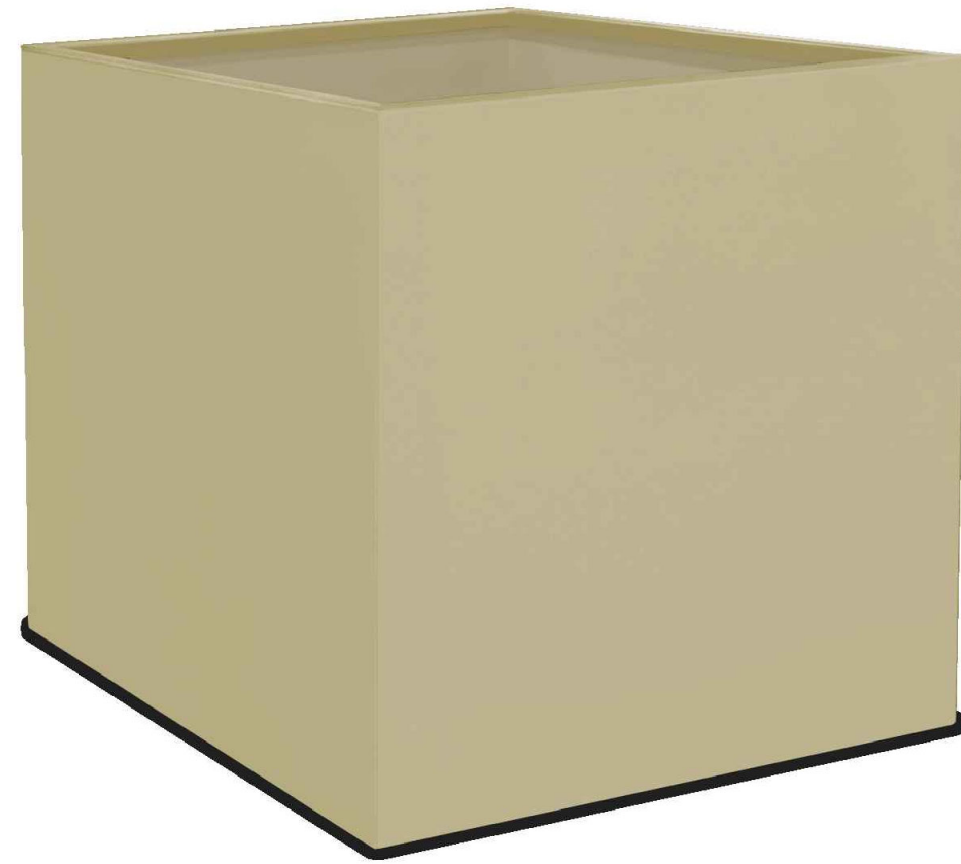
LANDSCAPE FORMS OR  
APPROVED EQUAL

PRODUCT: SCARBOROUGH  
LITTER, TOP OPENING, SQUARE  
BAR, WITHOUT LOCK

COLOR: BLACK

SURFACE MOUNT

NOTE: MOUNT AND INSTALL PER  
MANUFACTURERS  
SPECIFICATIONS



ANOVA FURNISHINGS OR  
APPROVED EQUAL

PRODUCT: 36" CUBE RIMMED  
ALUMINUM PLANTER #PLAC3636A

COLOR: TEXTURED SANDSTONE

SURFACE MOUNT

NOTE: MOUNT AND INSTALL PER  
MANUFACTURERS  
SPECIFICATIONS

## 1 BISTRO TABLE

## 2 TRASH CAN

## 3 SQUARE PLANTER



ANOVA FURNISHINGS OR APPROVED  
EQUAL

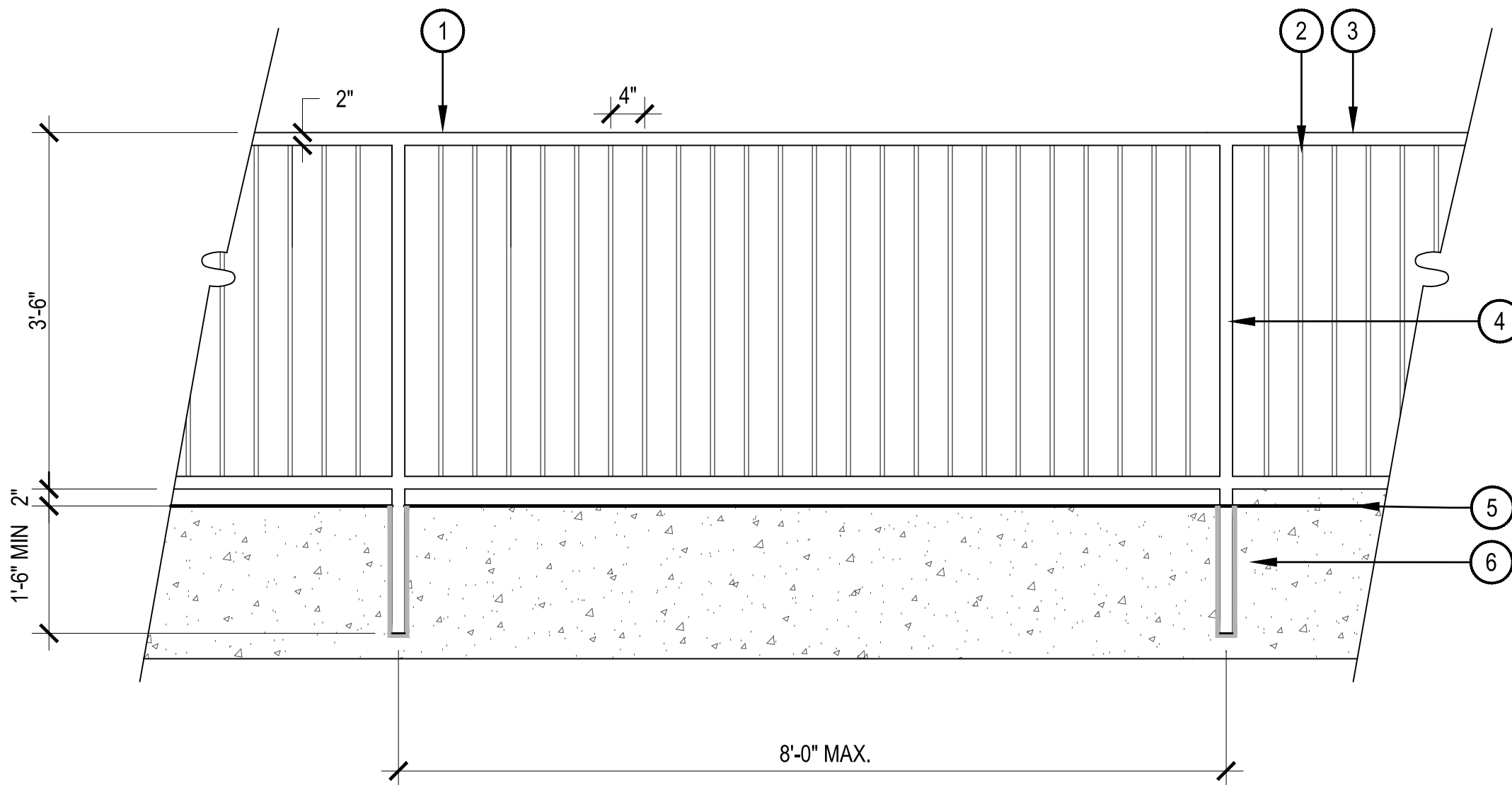
PRODUCT: 24"H X 36"W X 72"L  
RECTANGULAR RIMMED ALUMINUM  
PLANTER

COLOR: BROWN

SURFACE MOUNT

NOTE: MOUNT AND INSTALL PER  
MANUFACTURERS SPECIFICATIONS

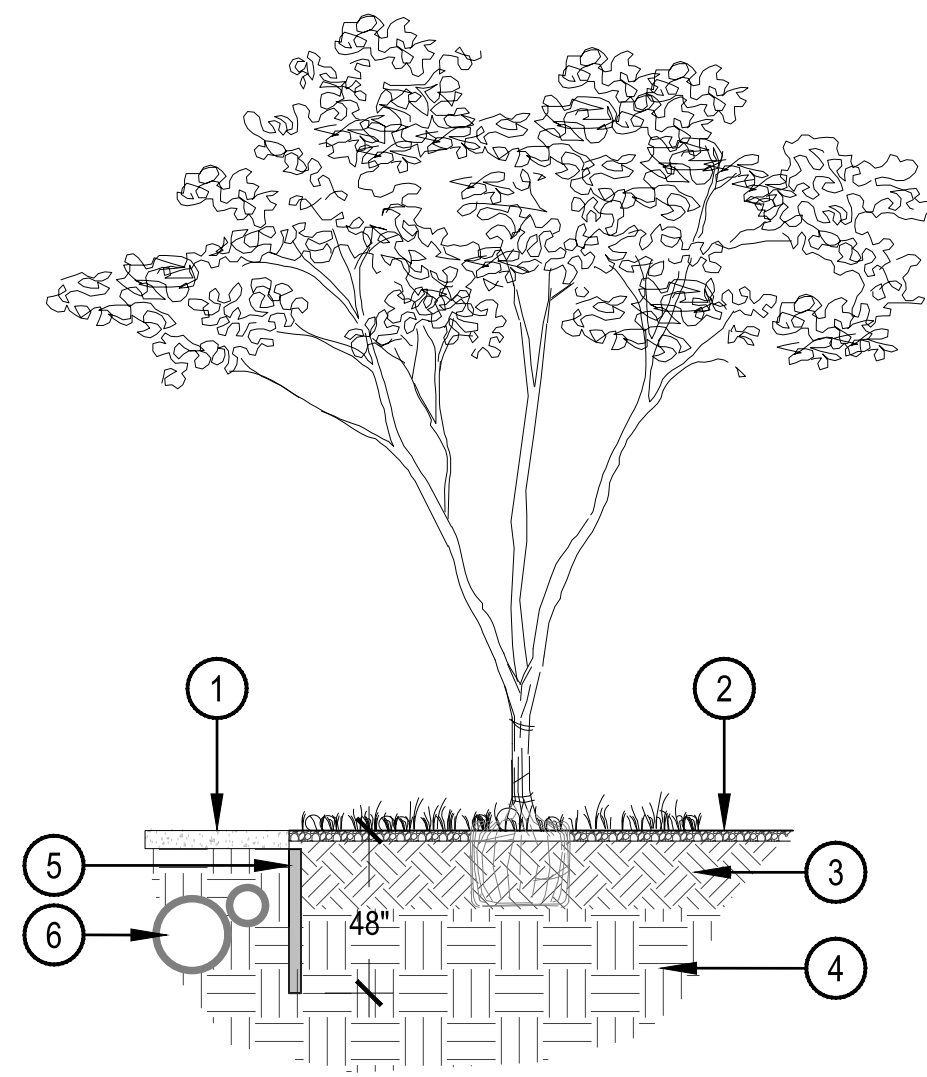
MPN#: PLART242046A



- 2" x 2" FENCE FRAME
- 1/2" x 1/2" PICKETS, 4" O.C.
- TOP OF FENCE TO BE LEVEL
- 2" x 2" POSTS, 8' O.C. MAX.  
EMBED MOUNT, GROUT SOLID  
WITH NON-METALLIC,  
NON-SHRINK GROUT
- FINISH GRADE
- CONCRETE WALL, REFER TO  
STRUCTURAL DRAWINGS

## 4 RECTANGULAR PLANTER

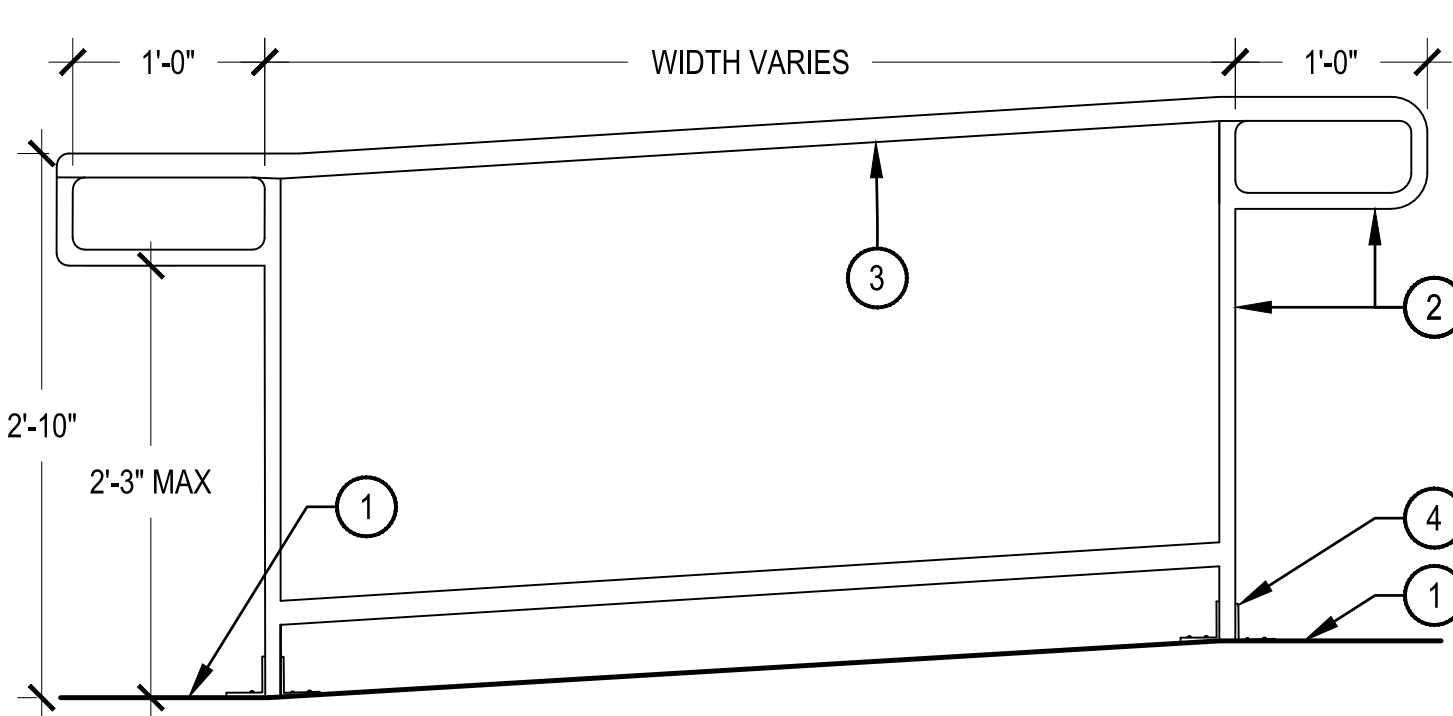
## 5 SAFETY RAIL



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

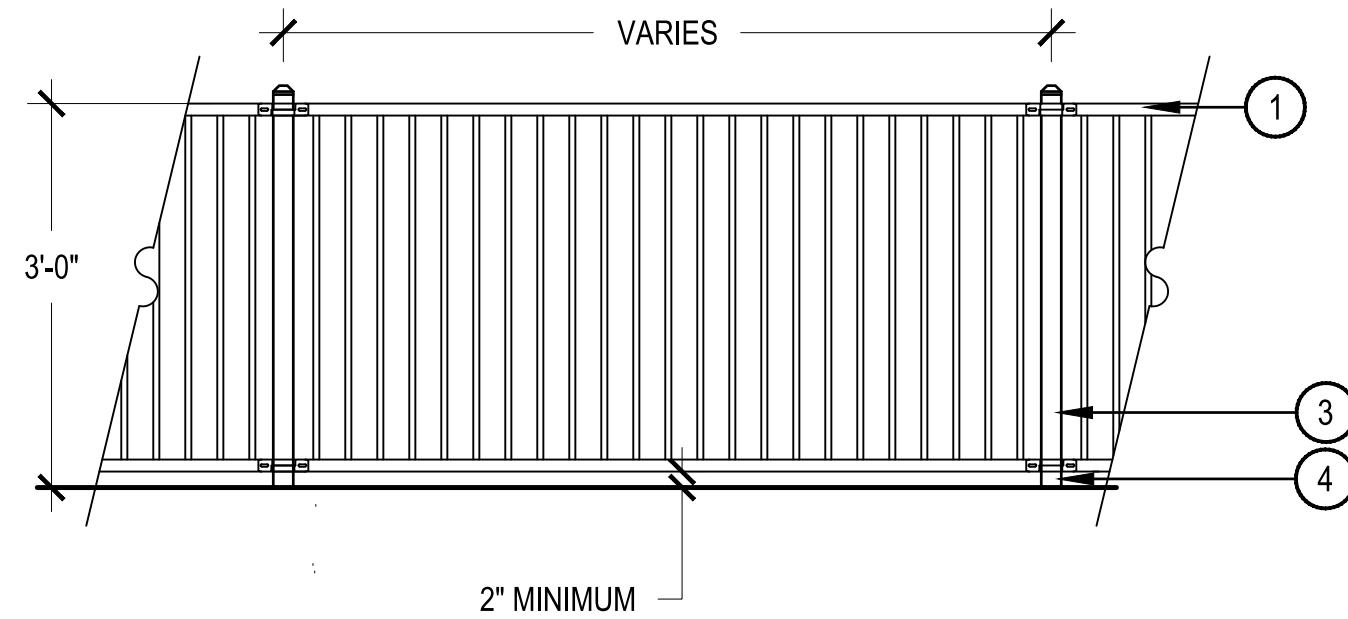
NOTES:

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



- NOTES:
- ALL ACCESSIBLE ROUTES SHALL HAVE A MINIMUM 5X5 TURNING RADIUS AREA FOR TURNS  
OF 45 OR MORE. THESE AREAS SHALL HAVE A MINIMUM CROSS SLOPE OF 2%
  - ALL ACCESSIBLE ROUTES SHALL HAVE A MINIMUM CLEAR PATH OF 3'-0" WIDE WITH A MAX.  
2% CROSS SLOPE.
  - ALL ACCESSIBLE ROUTES WITH LESS THAN A 5% SLOPE (1:20) DO NOT REQUIRE HANDRAILS.
  - ALL ACCESSIBLE ROUTES WITH SLOPES BETWEEN 5% (1:20) AND 8.33% SLOPE (1:12)  
REQUIRE HANDRAILS.
  - ALL WELDS TO BE GROUNDED SMOOTH.
  - ALL METAL TO BE PAINTED, COLOR TO BE SELECTED BY OWNER.

- 5X5 LANDINGS WITH 2% MAX.  
CROSS SLOPE (TYP) ALL  
RAMPS
- 1" TUBE RAILS AND POST
- 1 1/2" TUBE CAP PARALLEL  
WITH GROUND SURFACE
- SECURE WITH FLANGE AND  
BOLTS WITH LEAD ANCHORS
- AMENDED TOPSOIL



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

## 6 ROOT BARRIER

## 7 HANDRAIL AT RAMP

## 8 3' METAL FENCE

FITZSIMONS GATEWAY MULTIFAMILY

12100 E COLFAX AVE  
AURORA, COLORADO

APPLICANT  
BMC INVESTMENTS

205 DETROIT ST. STE 400  
DENVER, CO 80206

NOT FOR  
CONSTRUCTION

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05/17/23 - MINOR AMD 01-1  
12/08/23 - MINOR AMD 01-2  
01/30/24 - MINOR AMD 01-3  
10/28/24 - MYLAR CHANGE

SHEET TITLE:  
LANDSCAPE  
DETAILS







CHECKED BY: XX  
DRAWN BY: XX



BUILDING ELEVATION - WEST

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

2



BUILDING ELEVATION - SOUTH

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

1

BUILDING KEY PLAN

KEYNOTES - SDP

#	1	BRICK - RUNNING - SUMMIT - SMOOTH, MODULAR - COLOR: BLACK DIAMOND
2	BRICK - SOLDIER - SUMMIT - SMOOTH, MODULAR - COLOR: BLACK DIAMOND	
3	BRICK - DECORATIVE - SUMMIT - SMOOTH, MODULAR - COLOR: DARK PEWTER	
4	STUCCO - SMOOTH - COLOR 1	
5	WOODTONE PANEL - ASPYRE ARTISAN V-GROOVE SIDING - COLOR 4	
6	FIBER CEMENT PANEL - SMOOTH, COLOR 4	
7	STONE - STACKED - COLOR: ELDERADO STONE MARQUEE 24 - SANDERLING	
8	FIBER CEMENT BOARD TRIM, FASCIA, AND EAVES - COLOR: BERRIDGE, DARK BRONZE	
9	METAL AWNING & HANDRAILS - COLOR: BERRIDGE, DARK BRONZE	
10	CONCRETE BLOCK - ASHLAR PATTERN - BASALITE GROUND FACE - COLOR: TBD	
11	METAL GUARDRIL, COLOR 5	
12	METAL GARAGE SCREEN - MONICHOOLS WIRE MESH TECHN 3150	
13	OVERHEAD GARAGE DOOR	
14	VINYL WINDOW W/ TRIM COLOR 4	
15	BUILDING ENTRY	
16	FIBER CEMENT PANEL ROOF AWNING - COLOR: BERRIDGE, DARK BRONZE	
21	STOREFRONT	
23	RTU	

ELEVATION NOTES

1. SLAB STEPS SHOWN FOR GRAPHIC REPRESENTATION ONLY. REFER TO CIVIL FOR ACTUAL FINISH FLOOR ELEV.

2. ROOFTOP EQUIPMENT IS NOT PERMITTED ON SLOPED ROOFS. ALL OTHER ROOFTOP EQUIPMENT WILL BE SCREENED TO ITS FULL HEIGHT.

3. AT OUTSIDE CORNERS WHERE THIN BRICK OR STONE OCCURS PROVIDE CORNER PROFILE PIECE.

4. WHERE REVEALS ARE SHOWN THEY, AND THEIR ASSOCIATED WALL FINISH, ARE TO CONTINUE AROUND THE OUTSIDE CORNER CONDITION AND TERMINATE AT THE NEAREST INSIDE CORNER, UNLESS NOTED OTHERWISE.

ELEVATION LEGEND

	CONCRETE BLOCK - ASHLAR PATTERN: BASALITE GROUND FACE, TBD
	CMU - SMOOTH - COLOR 2
	BOD RCP BLOCK & BRICK
	CMU - SPLIT FACE - COLOR 2
	BOD RCP BLOCK & BRICK
	STONE - COLOR 2
	ELDERADO STONE MARQUEE 24, SANDERLING
	STUCCO - COLOR 1
	SW 7004 - SNOWBOUND
	4 ASPYRE ARTISAN V-GROOVE SIDING - COLOR 3
	VERTICAL INSTALLATION: SW 9618 - WOOD BRIDGE
	FIBER CEMENT PANEL (SMOOTH) - COLOR 5
	SW 7048 - URBANE BRONZE
	TRIM, FASCIA, METAL AWNING & HANDRAILS - COLOR 4
	SW 7015 - REPOSE GRAY
	BRICK - RUNNING - COLOR 2
	SUMMIT - SMOOTH, DARK PEWTER
	BRICK - SOLDIER - COLOR 2
	SUMMIT - SMOOTH - DARK PEWTER
	BRICK - DECORATIVE - COLOR 2
	SUMMIT - SMOOTH - DARK PEWTER
	BRICK - RUNNING - COLOR 5
	SUMMIT - SMOOTH - BLACK DIAMOND
	BRICK - SOLDIER - COLOR 5
	SUMMIT - SMOOTH - BLACK DIAMOND
	BRICK - DECORATIVE - COLOR 5
	SUMMIT - SMOOTH - BLACK DIAMOND
	METAL GARAGE SCREEN (74% OPENING) MONICHOOLS - TECHN 3150
	B1 DOOR TAG, RE: A7-10 SERIES
	1 WINDOW TAG, RE: A7-20 SERIES
	KNOX BOX W/ SIGNAGE ABOVE PER IFC SECTION 509
	FDC W/ APPROVED KNOX CAPS W/ SIGNAGE ABOVE PER IFC SECTION 509

TRANSPARENCY CALCULATIONS

1. NORTH ELEVATION

OVERALL BUILDING LENGTH	135'-9"
TRANSPARENCY PROVIDED	91'-6"
TOTAL TRANSPARENCY	67%

NORRIS DESIGN

Planning | Landscape Architecture | Branding

1101 Bannock Street  
Denver, Colorado  
80204  
P 303.892.1166  
www.norris-design.com

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10/28/24 - MYLAR CHANGE

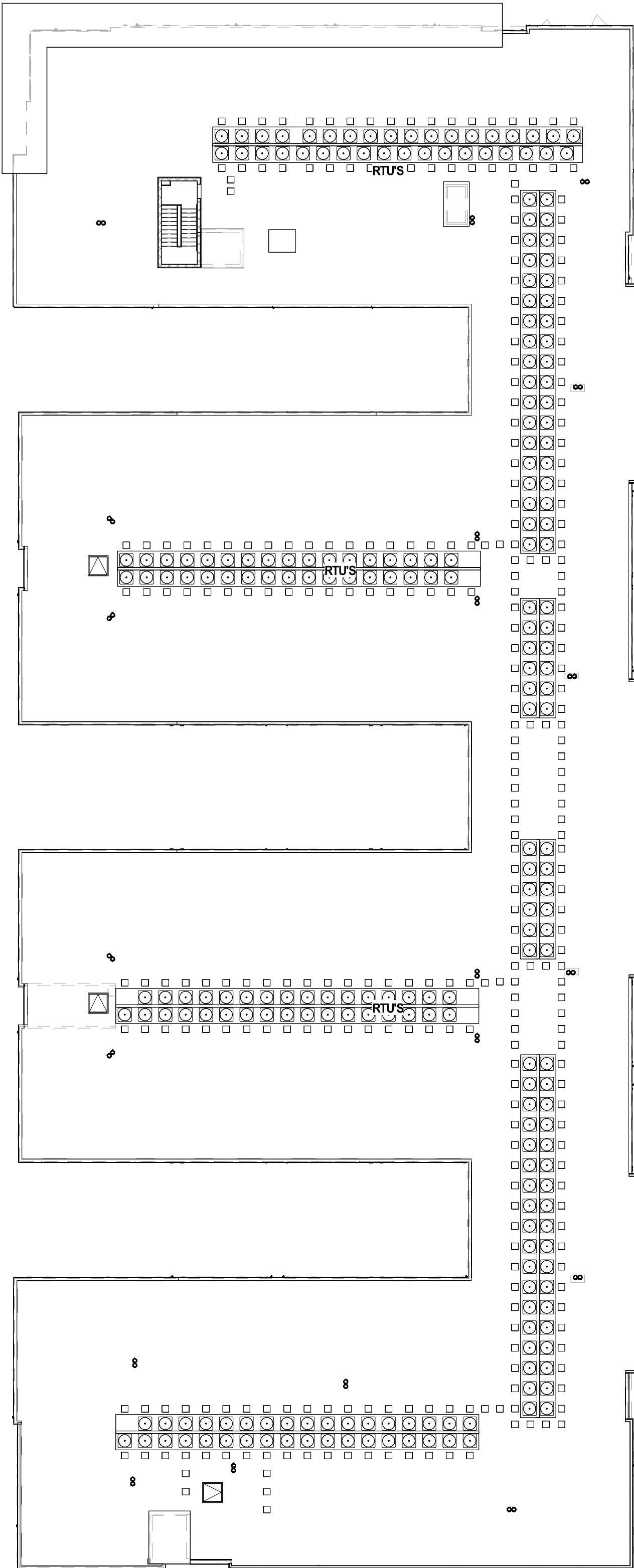
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SOUTH & WEST ELEVATIONS

12 OF 18



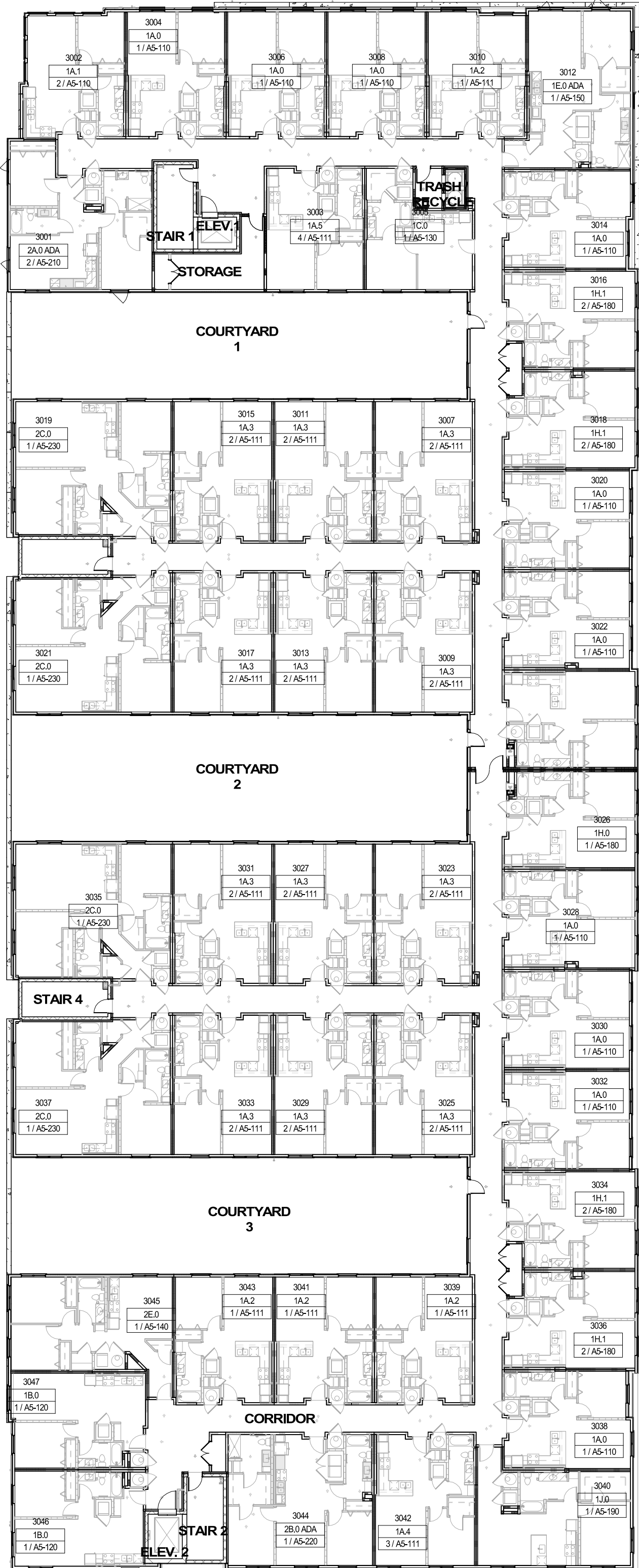
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DRAWN BY: XX



OVERALL ROOF PLAN

SCALE:  
3/64" = 1'-0"

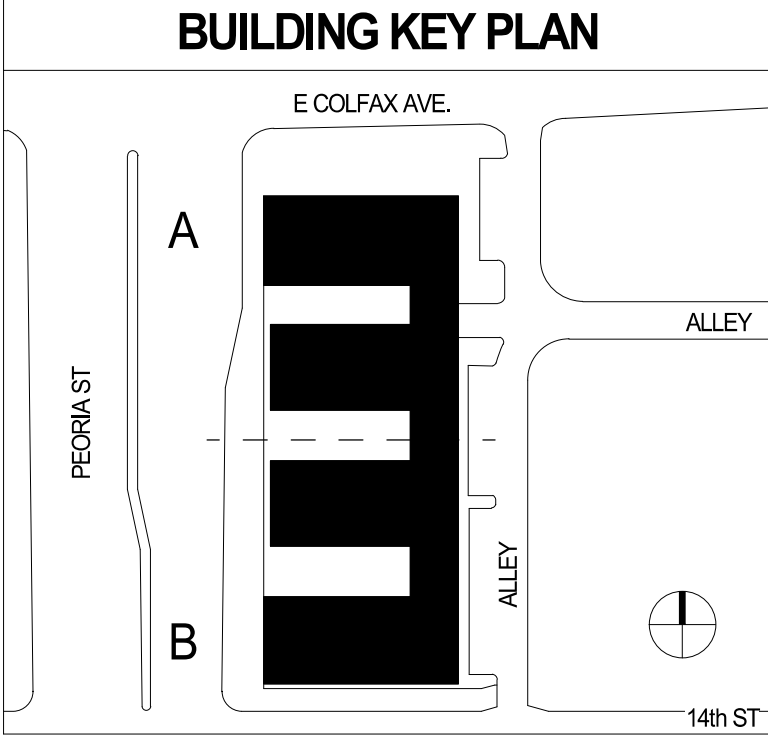
3



OVERALL PLAN - LEVEL 3

SCALE:  
3/64" = 1'-0"

2



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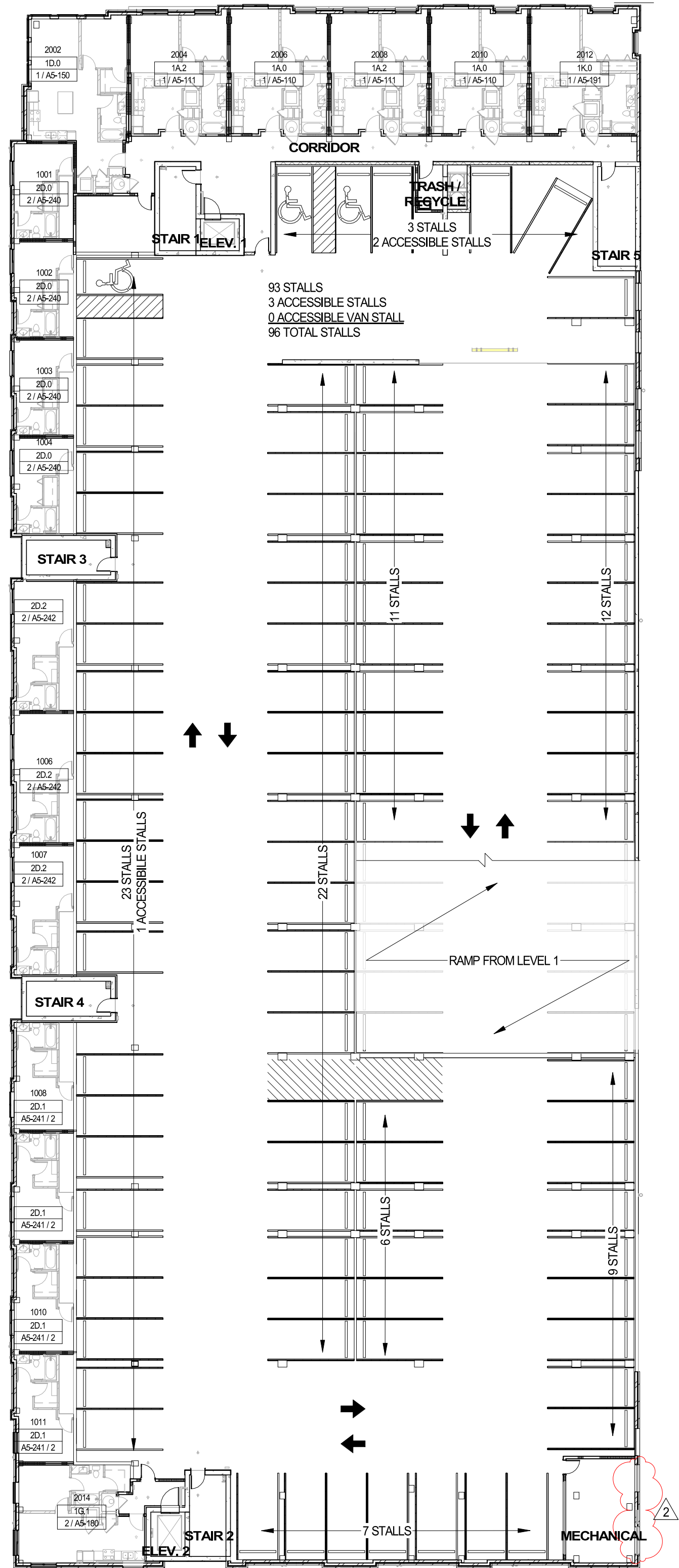
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SHEET TITLE:  
OVERALL PLAN -  
LEVEL 3 & ROOF

LEVEL 4-6 SIMILAR



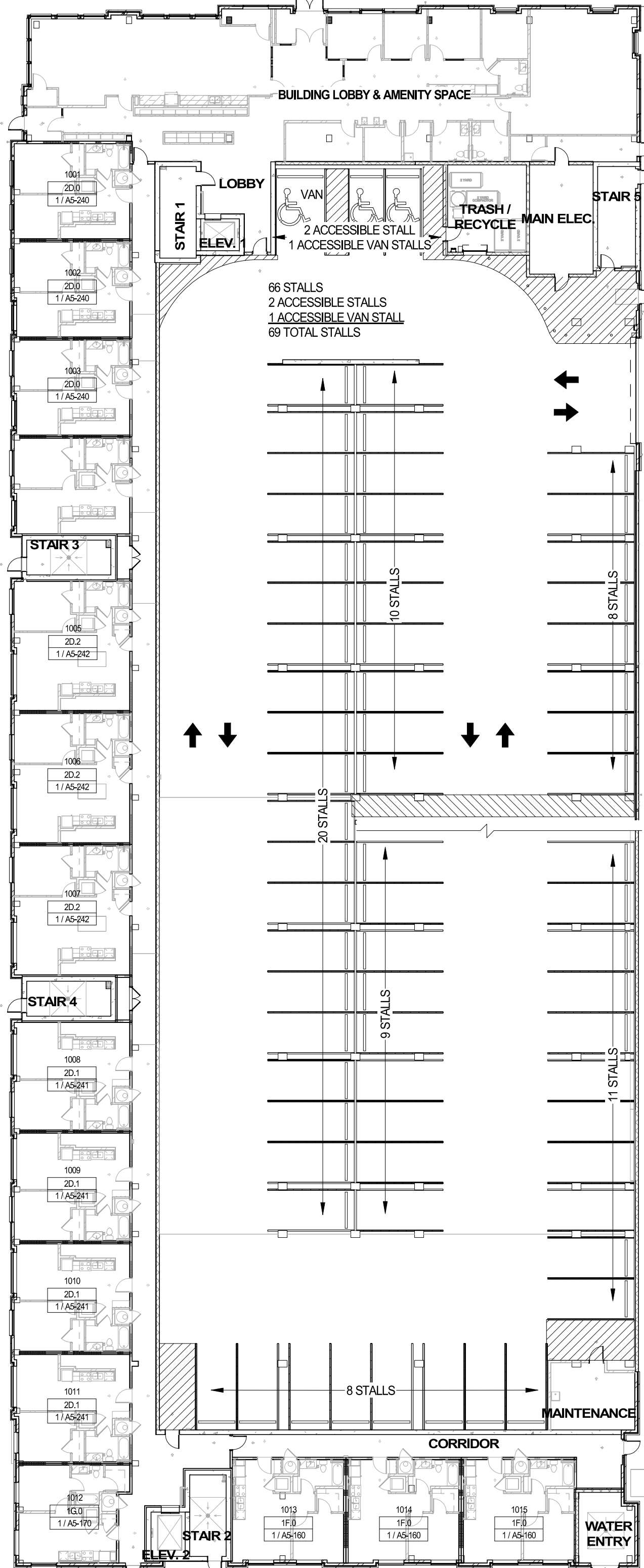
CHECKED BY: XX  
DRAWN BY: XX



OVERALL PLAN - LEVEL 2

SCALE:  
3/64" = 1'-0"

2



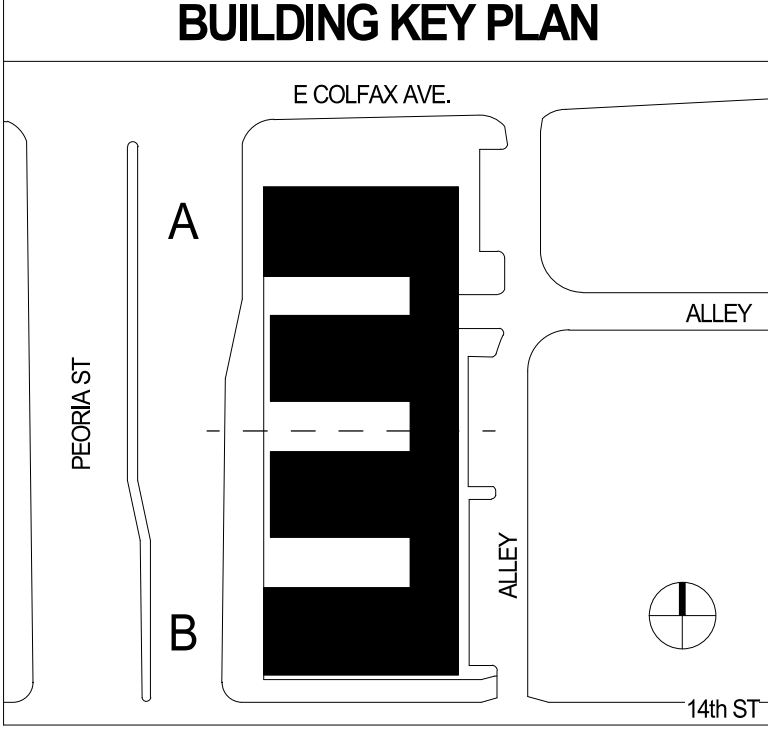
OVERALL PLAN - LEVEL 1

SCALE:  
3/64" = 1'-0"

1

THERE ARE NO CHANGES ON PLANS,  
INCLUDED FOR CONTEXT

PARKING COUNTS				
STALL TYPE	STANDARD STALL	STANDARD ACCESSIBLE STALL	VAN ACCESSIBLE STALL	TOTAL
LEVEL 1	66	2	1	69
LEVEL 2	92	3	0	96
TOTAL	158	5	1	164



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SHEET TITLE:  
OVERALL PLAN -  
LEVEL 1 & 2



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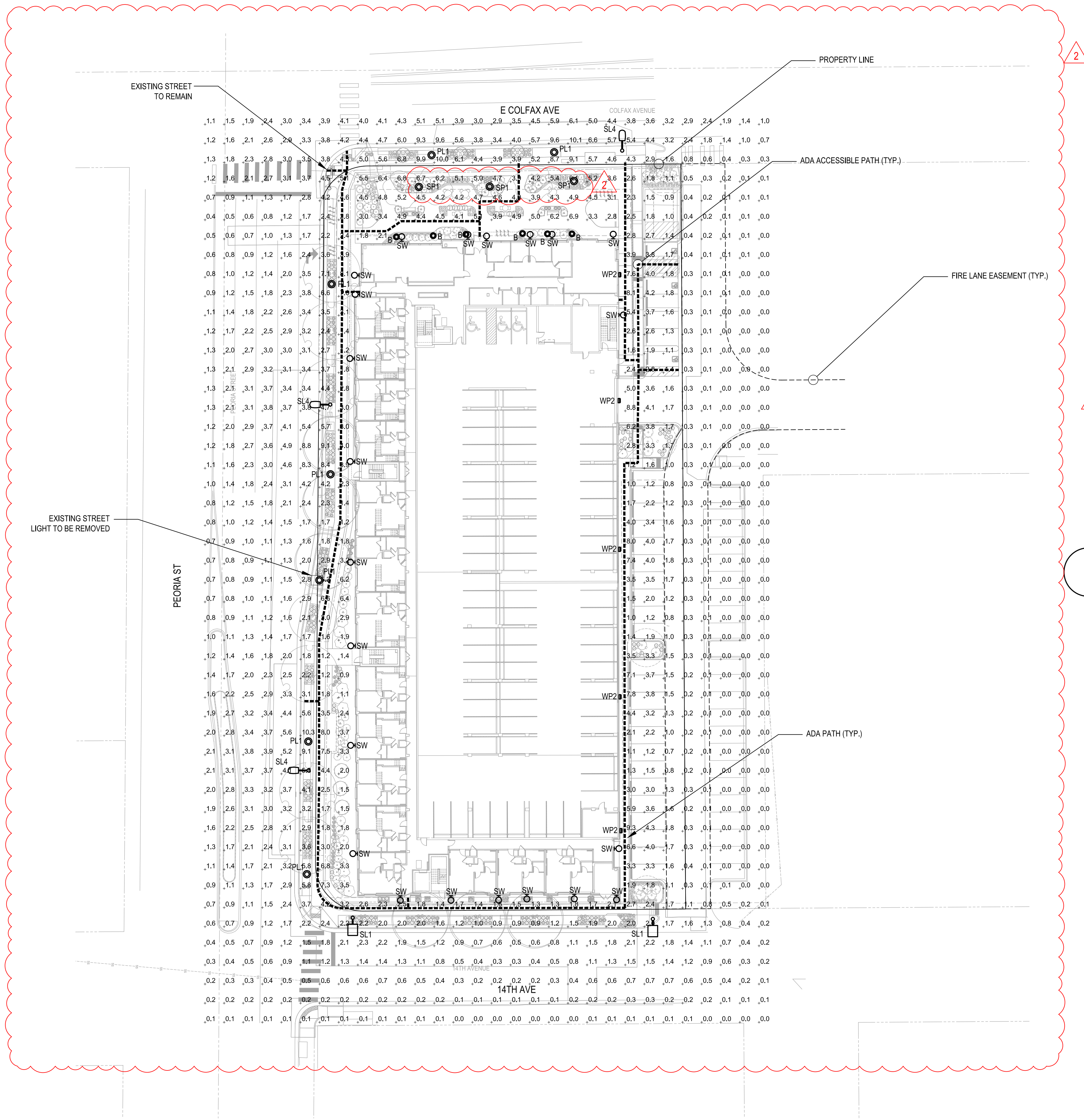
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01/30/24 - MINOR AMD 01-3  
10/28/24 - MYLAR CHANGE

SHEET TITLE:  
PERSPECTIVES



CHECKED BY: XX  
DRAWN BY: XX





LIGHTING PLAN HAS NOT CHANGED. SOME FIXTURE SPECIFICATIONS REVISED.

1

## SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 30'-0"

### PHOTOMETRY PLAN GENERAL NOTES:

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

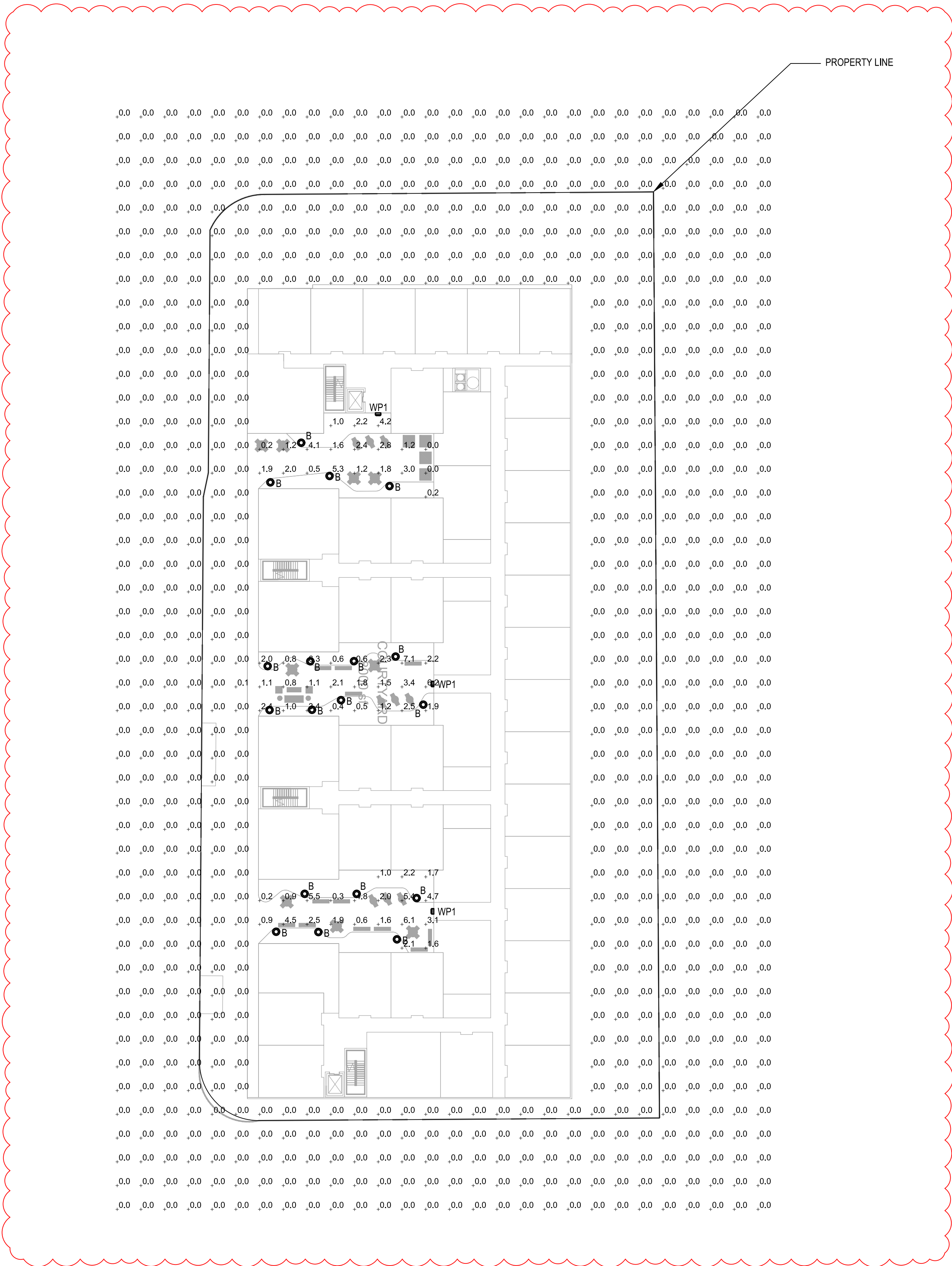
SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF AURORA EXTERIOR LIGHTING STANDARDS

PER MASTER PLAN ITEM 1.6.11, ALL EXTERIOR LIGHTING IS ENERGY EFFICIENT AND PHOTOCELL LIGHTING CONTROLS WILL BE PROVIDED.

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006.2 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".



CHECKED BY: JMB  
DRAWN BY: JLK



2

LIGHTING PLAN HAS NOT CHANGED. SOME FIXTURE SPECIFICATIONS REVISED.

1

LEVEL 3 PHOTOMETRIC

SCALE: 1" = 30'-0"

- PHOTOMETRY PLAN GENERAL NOTES:
- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
  - SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
  - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
  - THERE WILL BE NO OFF-SITE GLARE ALLOWED.
- SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF AURORA EXTERIOR LIGHTING STANDARDS



LUMINAIRE SCHEDULE									
Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING
	B	BOLLARD WALKWAYS	3'-0" AFG	BLACK	ARCLUCE S-KU-1-3-3-US12-S	LED	1.00	15W	FULL CUT-OFF
	PL1	PEDESTRIAN POLE SIDEWALKS	14'-0" AFG	BLACK	LOUIS POULSEN KIP-PT/82W LED/3000K/ 120-277V/BLACK/SURGE PROTECTOR/T-RSA-4.5IN/DIM 0-10V/5747920671	LED	1.00	82W	N/A
	SL1	STREET LIGHT LOCAL STREETS	20'-0" AFG	BLACK	EATON STREETWORKS GAN-AF-01-LED-U-T3-BK-7030- 1200-4N7	LED	1.00	67W	FULL CUT-OFF
	SL4	STREET LIGHT ARTERIAL STREETS	30'-0" AFG	GREY	STREETWORKS ARCH-L-AF72-250-D-U- T2-7030-4N7	LED	1.00	251W	FULL CUT-OFF
	SP1	PEDESTRIAN POLE COURTYARD	14'-0" AFG	BLACK	AV POLES & LIGHTING AVPL-BW-32-TYPE-V-T1W- 3000K-120-277V-PT27-BLACK	LED	1.00	71W	FULL CUT-OFF
	SW	WALL SCONCE ENTRIES	9'-0" AFG	BLACK	LUMENPULSE BLDN-WM-120-CSL-N07- 30K-CR170-4-BK	LED	1.00	9W	FULL CUTOFF
	WP1	WALL PACK ENTRIES	10'-0" AFG	BLACK	LITHONIA LIGHTING WDGE2LED-P3-30K-70CRI- T4FTM-MVOLT-DBLXD	LED	1.00	32W	FULL CUTOFF
	WP2	WALL PACK GARAGE AND PARKING	12'-0" AFG	BLACK	LITHONIA LIGHTING WDGE3LED-P1-30K-70CRI-R3- MVOLT-DBLXD	LED	1.00	51W	FULL CUTOFF

LIGHTING PLAN HAS NOT CHANGED. SOME FIXTURE  
SPECIFICATIONS REVISED.

**DESCRIPTION**  
The Gallion™ LED luminaires 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-ULC Listed for wet locations.

#### SPECIFICATION FEATURES

**Construction**  
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum and glass enclosure housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 30 vibration tested and rated. Optional tool-free hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Optics**  
Patented, high-efficiency aspheric, non-LED AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application specific. AccuLED Optics create consistent distributions with the ability to meet customized application requirements. Offered standard mounting: 120-277V CCT 70 CRI. Optional 3000K, 5000K, and 6000K CCT.

**Electrical**  
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 1000MA.

#### Streetworks

Catalog #	Type
Project	SL1
Comments	
Approved by	Date

#### 1-10 Light Squares

#### GAN GALLEON LED

#### AREA / ROADWAY LUMINAIRE

#### 1-10 Light Squares

#### GAN GALLEON LED

#### AREA / ROADWAY LUMINAIRE

#### 1-10 Light Squares

#### GAN GALLEON LED

#### AREA / ROADWAY LUMINAIRE

#### 1-10 Light Squares

#### GAN GALLEON LED

#### AREA / ROADWAY LUMINAIRE

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#### GAN GALLEON LED

#### AREA / ROADWAY LUMINAIRE

#### 1-10 Light Squares

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#### AREA / ROADWAY LUMINAIRE

#### Specification sheet

#### 1/3

#### Project name:

#### Project type:

#### Notes: PL1

#### Design

#### Product description

#### Variant options

#### Specification notes

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