

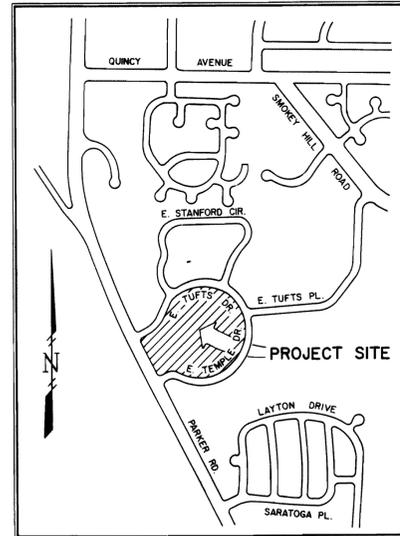
# APARTMENTS AT REFLECTIONS II

SITE PLAN  
SHEET 1 OF 3

## GENERAL NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOT OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. 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.
6. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 34-122 AND 34-129 OF THE AURORA CITY CODE.
7. 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, ET CETERA 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.
8. 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 PLAN OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAN AS NEEDED, OR VICE VERSA.
9. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
10. 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.
11. THE APPLICANT REQUESTS THAT A WAIVER BE GRANTED TO ALLOW FOR THE CONSTRUCTION OF A 26.0-FOOT FLOWLINE-TO-FLOWLINE STREET SECTION ON A 26.0-FOOT EASEMENT INSTEAD OF THE REQUIRED 36-FOOT FLOWLINE-TO-FLOWLINE WITH 60-FOOT EASEMENT.
12. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

13. THE "ACCESSIBLE ROUTE OF TRAVEL" SHALL CONNECT THE EXTERIOR OPENABLE DOORS AND EXITS WITHIN SIX INCHES OF GRADE WITH THE ACCESSIBLE PARKING SPACES AND THE PUBLIC WAY. 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 AND SHALL BE PAINTED WITH WHITE STRIPES. THE "ACCESSIBLE ROUTE OF TRAVEL" MUST COMPLY WITH U.B.C. CHAPTER 31, APPENDIX 31 AND A.N.S.I. 117.1. THE FIRST FLOOR UNITS OF ALL BUILDINGS ARE ACCESSIBLE.
14. MAINTENANCE OF ONSITE DETENTION POND TO BE THE RESPONSIBILITY OF THE MANAGEMENT ASSOCIATION. THE OWNERSHIP OF THE POND IS TO BE HELD BY THE OWNER OF THE PROPERTY.
15. THE PROPERTY OWNER, SUCCESSORS AND ASSIGNS AGREE TO ESCROW 25% OF THE COST OF THE TRAFFIC SIGNAL AT TEMPLE DRIVE AND PARKER ROAD FOR A PERIOD OF FIVE YEARS PRIOR TO OR AT THE TIME OF THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR THE FIRST APARTMENT BUILDING ON THE SITE.
16. NOISE MITIGATION DESIGN METHODS  
LOCATION: ALL BUILDINGS UNLESS NOTED OTHERWISE.  
CONSTRUCTION METHODS AND MATERIALS:  
A. ALL PENETRATIONS OF WALLS AND ROOFS BY PIPES, DUCTS OR CONDUIT TO BE SEALED WITH NON-SHRINK, NON-HARDENING SEALANT.  
B. DOOR AND WINDOW OPENINGS IN EXTERIOR WALLS SHALL BE FLASHED WITH A VAPOR BARRIER AND SEALED IN AN AIRTIGHT MANNER.  
C. BASE PLATES TO BE SEALED AT SLAB.  
D. EXTERIOR WALL ASSEMBLY TO BE STUCCO OR SIDING ON 1/2-INCH GYPSUM SHEATHING ON 2 X 6 WOOD STUDS AT 16-INCH O.C., R-13 FIBERGLASS BATT INSULATION, 5/8-INCH GYPSUM BOARD ON RESILIENT CHANNELS AT BUILDING 1 ONLY. OMIT RESILIENT CHANNELS AT OTHER BUILDINGS.  
E. UNITS TO BE MECHANICALLY AIR-CONDITIONED.  
F. UNITS DO NOT HAVE FIREPLACES.  
G. ROOF/CEILING ASSEMBLY TO BE COMPOSITION SHINGLES ON FELT ON 1/2-INCH PLYWOOD DECK ON WOOD TRUSSES. ATTIC SPACE, R-30 FIBERGLASS BATT INSULATION, 5/8-INCH GYPSUM CEILING BOARD ON RESILIENT CHANNELS AT BUILDING 1 ONLY. OMIT RESILIENT CHANNELS AT OTHER BUILDINGS.  
H. WINDOWS TO BE SINGLE-HUNG DOUBLE GLAZED WITH AIR SPACE. REFER TO AURORA ZONING CODE, CHAPTER 9, TABLE 9-3, WINDOW TYPE G11 OR G34.  
I. OUTSIDE TO INSIDE NOISE REDUCTION MINIMUM 25 DBa FOR BUILDING NO. 1.  
17. ATTENTION BUILDING DIVISION: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND PREPARED ACCORDING TO THE NOVEMBER, 1992, PLANNING APPLICATION GUIDEBOOK INSTRUCTIONS (EXHIBIT 1) WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH AN OUTSIDE-TO-INSIDE MINIMUM NOISE REDUCTION OF 25 DBa UNDER WORST-CASE NOISE CONDITIONS FOR BUILDING NO. 1 ONLY (I.E., THE CLOSEST APARTMENT BUILDING TO PARKER ROAD).



VICINITY MAP  
N.T.S.

## LAND USE SUMMARY

LAND USE			
TOTAL ACREAGE	11.35 ACRES		
TOTAL NO. OF UNITS	208		
GROSS DENSITY	18.3 DU/ACRE		
BUILDING COVERAGE	2.33 ACRES	20.5%	
PARKING AND STREET COVERAGE	3.71 ACRES	32.7%	
OPEN SPACE COVERAGE	5.31 ACRES	46.8%	
<b>TOTAL</b>	<b>11.35 ACRES</b>	<b>100%</b>	
PARKING			
PARKING RATIO	1.5 SPACES PER 1 BEDROOM UNIT		
	2.0 SPACES PER 2 BEDROOM UNIT		
	2.0 SPACES PER 3 BEDROOM UNIT		
NUMBER OF SPACES REQUIRED:			
ONE-BEDROOM UNITS	64	X 1.5 =	96
TWO-BEDROOM UNITS	80	X 2.0 =	160
THREE-BEDROOM UNITS	64	X 2.0 =	128
	<b>208</b>		<b>384</b>
GUEST PARKING 10% OF 384 =			38
TOTAL PARKING REQUIRED			422
MINIMUM NO. OF HANDICAP SPACES			9
MINIMUM NO. OF HANDICAP VAN SPACES			1
TOTAL NUMBER OF SPACES PROVIDED:			
STANDARD	320	75.6%	6
CARPORIT	80	18.8%	
HANDICAP	18	4.3%	
HANDICAP VAN	2	0.4%	
EV PARKING STALLS, ADA	1	0.2%	6
EV PARKING STALLS	1	0.2%	
<b>TOTAL</b>	<b>424</b>	<b>100%</b>	

## PROJECT UNIT MIX

UNIT	NO. OF UNITS	MIX (%)
A-1 (ONE BEDROOM)	64	31%
B-2 (TWO BEDROOM)	80	38%
C-1 (THREE BEDROOM)	64	31%
<b>TOTAL</b>	<b>208</b>	<b>100%</b>

BUILDING DESIGNATION	UNIT TYPE			TOTAL UNITS PER BLDG.	TOTAL S.F. PER FLOOR
	A1 649 S.F.	B2 849 S.F.	C1 1091 S.F.		
<b>1,2,4,7,15 (5 buildings)</b>					
1st FLOOR	4	4		8	7310
2nd FLOOR	4	4		8	7310
<b>TOTAL UNITS/BUILDING</b>	<b>8</b>	<b>8</b>		<b>16</b>	<b>14620</b>
<b>8,12 (2 buildings)</b>					
1st FLOOR	4	4		8	7787
2nd FLOOR	4	4		8	7787
3rd FLOOR	4	4		8	7787
<b>TOTAL UNITS/BUILDING</b>	<b>12</b>	<b>12</b>		<b>24</b>	<b>23361</b>
<b>3,5,9,10,11,14 (6 buildings)</b>					
1st FLOOR			4	4	5148
2nd FLOOR			4	4	5148
<b>TOTAL UNITS/BUILDING</b>			<b>8</b>	<b>8</b>	<b>10296</b>
<b>6,13 (2 building)</b>					
1st FLOOR		4	4	8	9281
2nd FLOOR		4	4	8	9281
<b>TOTAL UNITS/BUILDING</b>		<b>8</b>	<b>8</b>	<b>16</b>	<b>18562</b>
RECREATION/LEASING BLDG	N.A.	N.A.	N.A.	N.A.	2566

## SITE DATA

### MINIMUM STRUCTURE SETBACKS:

PARKER ROAD	50.0 FEET
E. TUFTS DRIVE	50.0 FEET
E. TEMPLE DRIVE	50.0 FEET

MINIMUM DISTANCE BETWEEN BUILDINGS 20.00 FEET  
 MAXIMUM ALLOWABLE BUILDING HEIGHT 40.00 FEET (2-3 STORIES)  
 MINIMUM PARKING SETBACK 10.00 FEET  
 EXISTING ZONING

LOT 1, BLOCK 1	R-3 AND C.O.D.
LOT 2, BLOCK 1	C.O.D.
LOT 3, BLOCK 1	C.O.D.

### PROPOSED ZONING

LOT 1, BLOCK 1	R-3
LOT 2, BLOCK 1	R-3
LOT 3, BLOCK 1	R-3

PERMITTED MAXIMUM SIGN AREA 96.0 SQUARE FEET  
 TYPE OF SIGN FREE-STANDING

### PARKING STALLS

STANDARD AND CARPORT	9 FEET BY 18 FEET
HANDICAP	8.5 FEET BY 18 FEET WITH ADJACENT 5.0 FEET, ACCESS RAMP
HANDICAP VAN	8.5 FEET BY 18 FEET WITH ADJACENT 8.0 FEET, ACCESS RAMP
PRIVATE DRIVES	26.0 FEET WIDE

## SHEET INDEX

- 1 OF 3 COVER SHEET
- 2 OF 3 SITE PLAN
- 3 OF 3 SITE DETAILS

## LEGAL DESCRIPTION

LOT 1, BLOCK 1, REFLECTIONS SUBDIVISION FILING NO. 5, BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, CONTAINING 11.34 ACRES, MORE OR LESS

SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFOR, 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, REQUIREMENT, 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 WHEREOF, PROPERTY TRUST OF AMERICA, A REAL ESTATE INVESTMENT TRUST, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1997.

BY Mark N. Tennison  
AS VICE PRESIDENT

STATE OF Colorado }  
COUNTY OF Arapahoe } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1997, BY Mark N. Tennison AS VICE PRESIDENT OF PROPERTY TRUST OF AMERICA, A REAL ESTATE INVESTMENT TRUST.

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES June 1997

James M. Sabatky  
NOTARY PUBLIC  
ADDRESS 1411 So. Wilson St. Aurora CO 80017

## CITY OF AURORA APPROVALS

CITY ATTORNEY: Ed Rove DATE 2-7-97  
 PLANNING DIRECTOR: Greg G. Brown DATE 2-3-97  
 PLANNING COMMISSION: Greg G. Brown DATE 4/14/97  
 CHAIRMAN  
 CITY COUNCIL: Mark N. Tennison DATE 2-7-97  
 MAYOR  
 ATTEST: James L. Young DATE 4-11-97  
 CITY CLERK

## RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1997.

CLERK AND RECORDER \_\_\_\_\_  
 DEPUTY \_\_\_\_\_

## PREPARED FOR

SECURITY CAPITAL (SW) MULTIFAMILY INCORPORATED  
 125 LINCOLN AVENUE  
 SANTA FE, NEW MEXICO 87501

ATTN: MARK N. TENNISON, VICE PRESIDENT  
 (505) 982-9292

## PREPARED BY

**Carroll & Lange**  
 165 South Union Blvd., Suite 156  
 Lakewood, Colorado 80228  
 303/980-0200

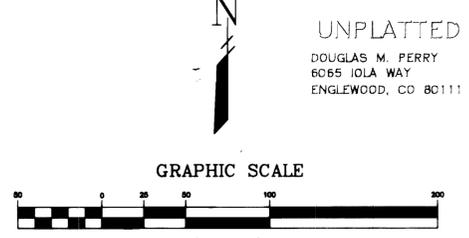
# APARTMENTS AT REFLECTIONS II

## SITE PLAN SHEET 2 OF 3

- ADM. ADMT. 4-24-95  
CONSTRUCT 12 CARPORTS W/4 CARS EACH TOTAL 48 COVERED SPACES
- ADM. ADMT. 9-14-95  
REVISIONS TO SIDEWALK LAYOUT/RETAINING WALLS  
POOL FENCE, RELOCATE PROJECT ID SIGN
- ADM. ADMT. 3-4-98  
CONSTRUCT 3 GARAGE BUILDINGS FOR 6 CARS EA.
- CONSTRUCT STORAGE BUILDING

REFLECTIONS SUBDIVISION  
FILING NO. 2 LOT 1, BLOCK 1  
PROPERTY TRUST OF AMERICA  
125 LINCOLN AVENUE  
SANTE FE, NM 85701

- Minor Amndmt - 8/20/2004 - 1993-4005-10
- 5 Renovate existing signs (2 locations) and add flagpoles behind sign on Parker Road (see paper files)
  - 6 Adding two dual port electrical vehicle chargers and associated electrical equipment. See "MA 1993-4005-11" for more information.



REFLECTIONS SUBDIVISION  
FILING NO. 1  
LOT 1, BLOCK 1  
TRACT A  
DOUGLAS M. PERRY  
6065 IOLA WAY  
ENGLEWOOD, CO 80111  
Δ = 40°00'00"  
R = 195.00'  
T = 70.97'  
L = 136.14'

N 61°35'04" E  
45.05'

Δ = 90°00'00"  
R = 25.00'  
T = 25.00'  
L = 39.27'

N 28°24'56" W  
19.59'

N 28°24'56" W  
50.06'

UNPLATTED

PARK PLACE DEVELOPMENT  
5720 SNOWMASS CREEK ROAD  
SNOWMASS, CO 81654

Δ = 90°00'00"  
R = 25.00'  
T = 25.00'  
L = 39.27'

S 61°35'04" W  
0.03'

BENCHMARK  
CHISELED "C" NORTHWEST CORNER INLET 20' NORTH OF CURB  
RETURN AT NORTHWEST CORNER OF EAST TUFTS DRIVE AND  
PARKER COA = 5645.34 (1985 NGS)

REFLECTIONS SUBDIVISION  
FILING NO. 1 LOT 1, BLOCK 1  
APPLETREE EAST CONDOMINIUM ASSOC.  
C/O CONDOMINIUM CARE  
6450 S. QUEBEC STREET, UNIT 558  
ENGLEWOOD, CO 80111

Δ = 47°30'00"  
R = 120.00'  
T = 52.80'  
L = 99.48'

Δ = 139°45'21"  
R = 395.00'  
T = 1078.10'  
L = 963.48'

Δ = 89°04'53"  
R = 340.00'  
T = 334.59'  
L = 528.62'

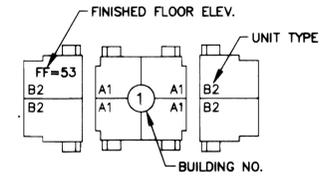
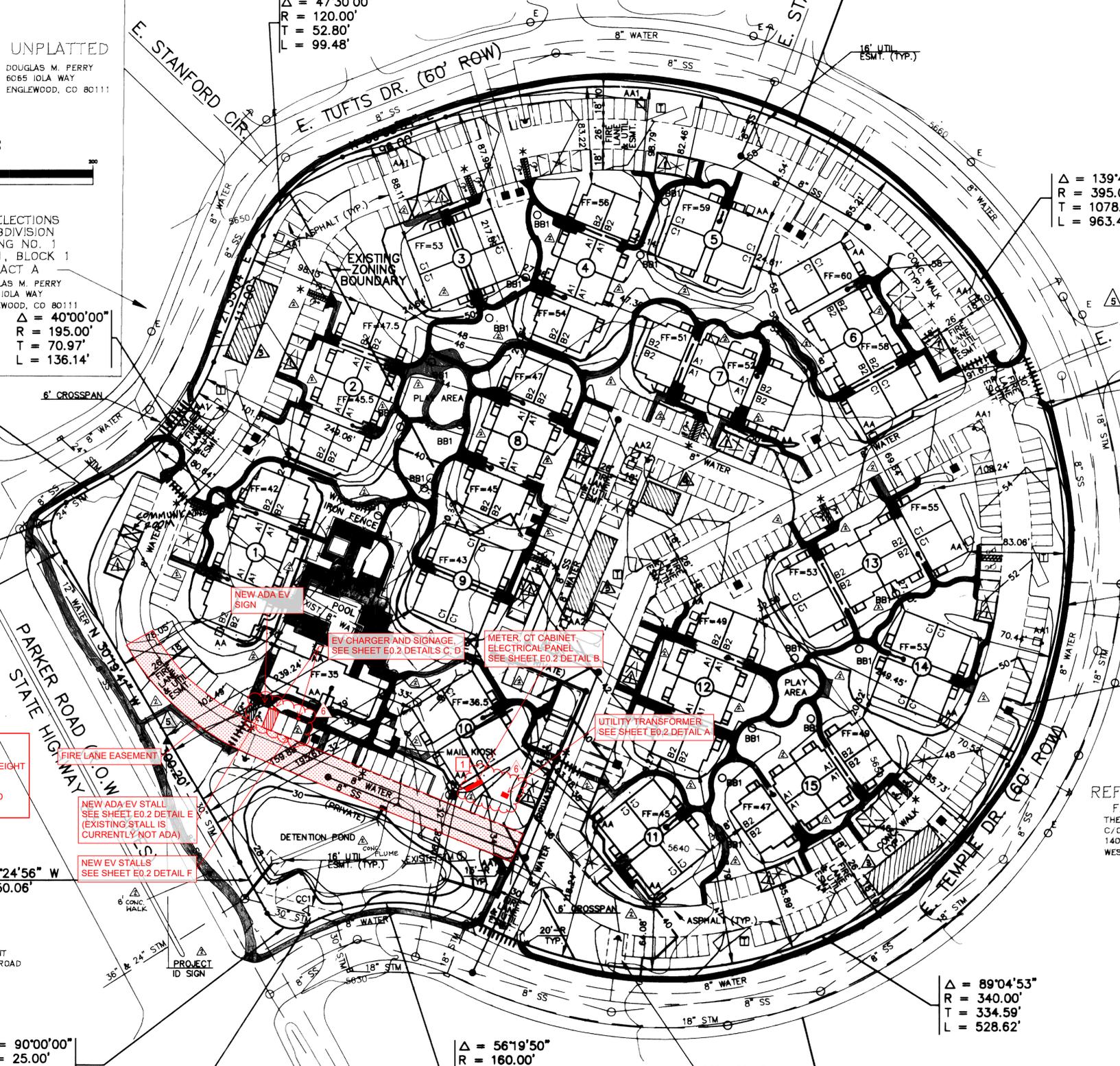
Δ = 56°19'50"  
R = 160.00'  
T = 85.67'  
L = 157.30'

REFLECTIONS SUBDIVISION  
FILING NO. 3 LOT 1, BLOCK 2

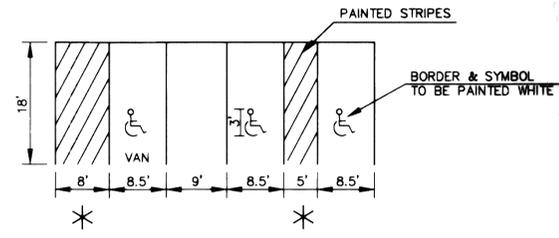
THE ROSE FOUNDATION  
425 S. CHERRY STREET  
DENVER, CO 80222

**Carroll & Lange**  
Professional Engineers & Land Surveyors  
165 South Union Blvd., Suite 156  
Lafayette, Colorado 80228  
(303) 990-0200

EXISTING WATER, SANITARY SEWER AND STORM SEWER LOCATED ON SITE TO BE ABANDONED AND REMOVED.



TYP. FLOOR PLAN  
(SEE SHEET 3 FOR TYP. BLDG. DIM.)



PARKING SPACE DETAIL

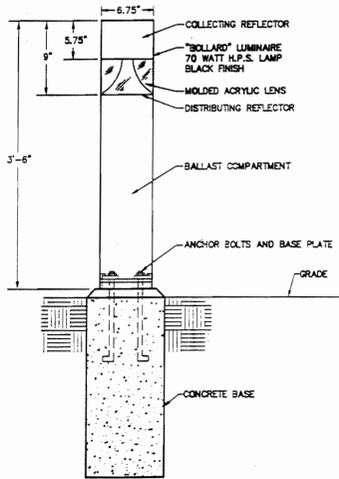
REFLECTIONS SUBDIVISION  
FILING NO. 3 LOT 1, BLOCK 1  
THE 2ND APPLETREE EAST CONDOMINIUM ASSOC.  
C/O WEST MANAGEMENT INC  
1400 WEST 122ND AVENUE  
WESTMINSTER, CO 80234

### LEGEND

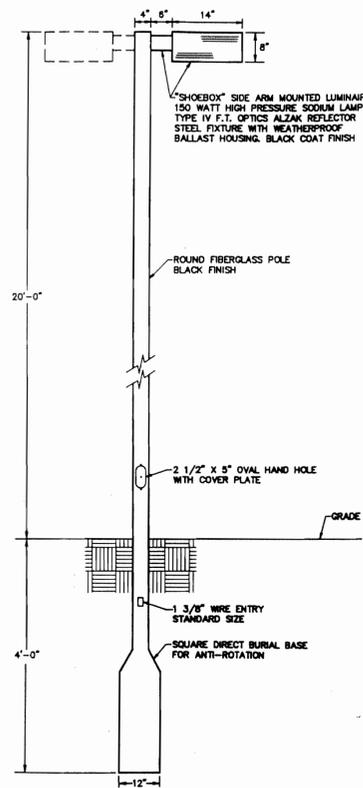
	TRASH ENCLOSURE		STORM SEWER (EXISTING)
	HANDICAP PARKING		STORM INLET (PROPOSED)
	HANDICAP VAN PARKING		STORM INLET (EXISTING)
	CARPORTS		MANHOLE (PROPOSED)
	PROPOSED CONTOURS		MANHOLE (EXISTING)
	STONE RETAINING WALL (SEE DETAIL ON SHEET 3)		WATER (PROPOSED)
	WATER METER PIT (PROPOSED)		WATER (EXISTING)
	FIRE HYDRANT (PROPOSED)		SANITARY SEWER (PROPOSED)
	FIRE HYDRANT (EXISTING)		SANITARY SEWER (EXISTING)
	STORM SEWER (PROPOSED)		HANDICAP ACCESS ROUTE
	TYPE AA LUMINAIRE		TYPE BB1 LUMINAIRE
	TYPE AA1 LUMINAIRE		TYPE CC1 LUMINAIRE
	TYPE AA2 LUMINAIRE		EXISTING LUMINAIRE
			PROPOSED CROSSWALK

# APARTMENTS AT REFLECTIONS II

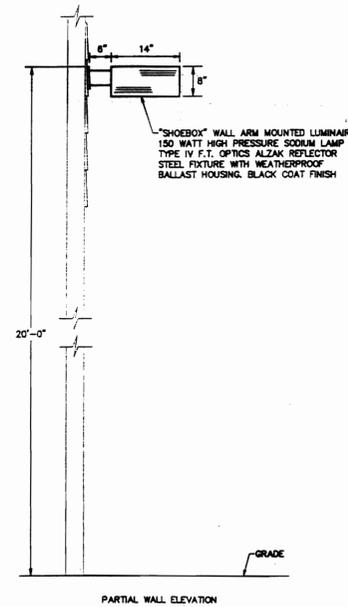
SITE PLAN  
SHEET 3 OF 3



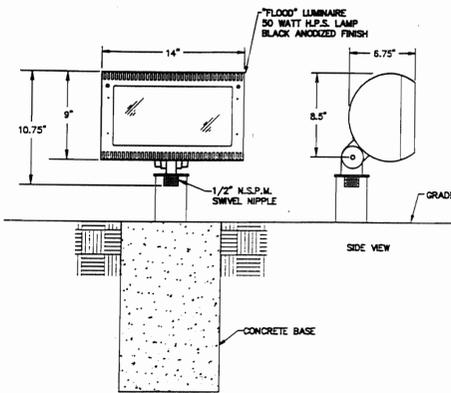
**TYPE "BB1" LUMINAIRE DETAIL**  
NOT TO SCALE



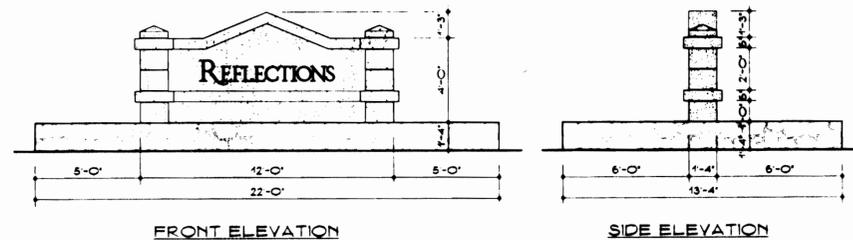
**TYPES "AA1" AND "AA2" LUMINAIRE DETAIL**  
NOT TO SCALE



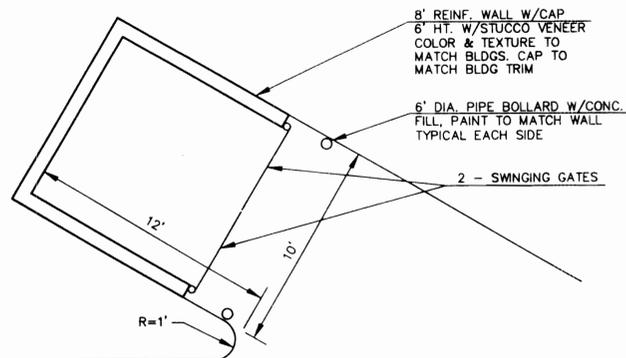
**TYPE "AA" LUMINAIRE DETAIL**  
NOT TO SCALE



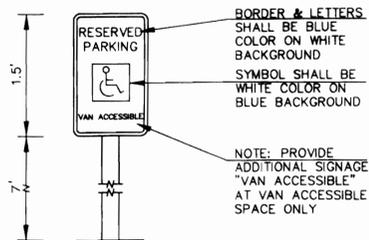
**TYPE "CC1" LUMINAIRE DETAIL**  
NOT TO SCALE



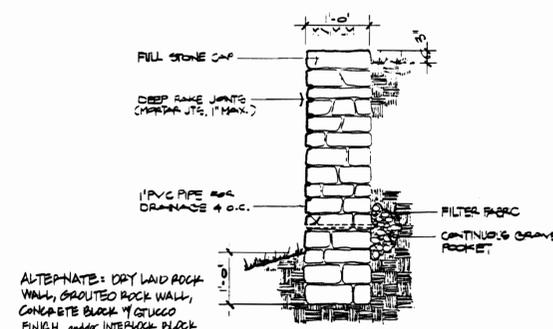
**PROJECT SIGN ELEVATION**



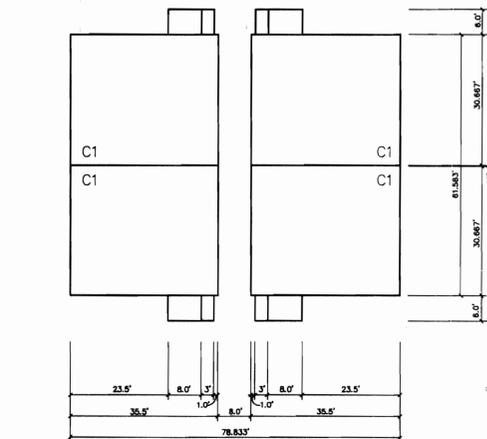
**TRASH ENCLOSURE DETAIL**



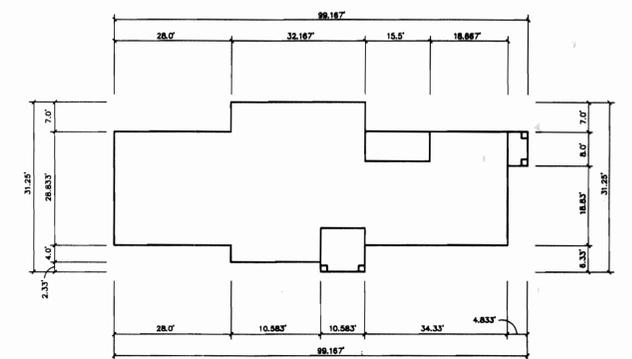
**SIGN DETAIL**



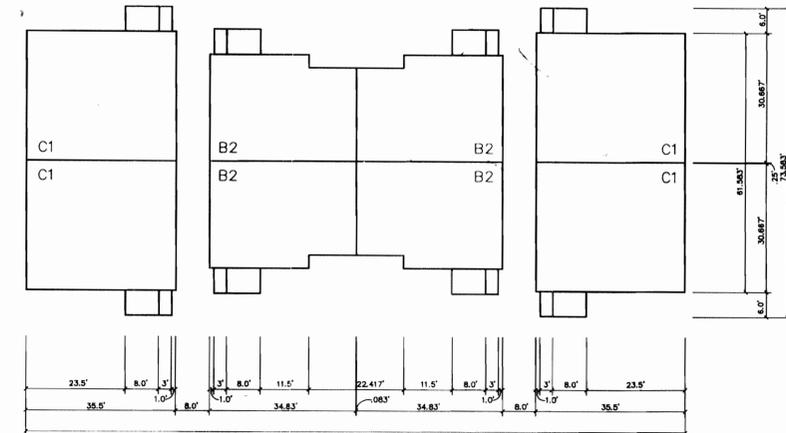
**STONE RETAINING WALL DETAIL**



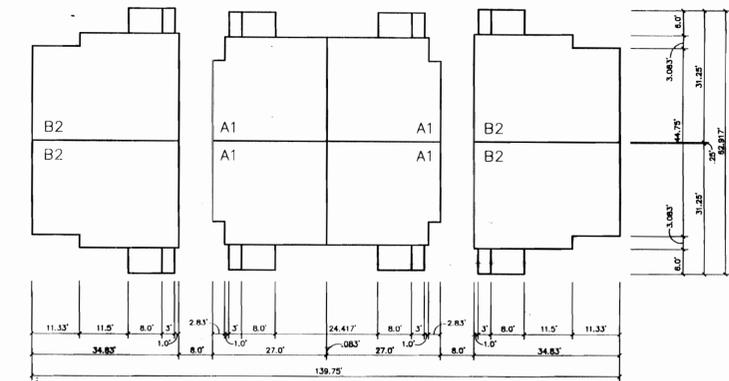
**TYPICAL FOOTPRINT FOR BLDG'S 3,5,9,10,11,14**



**TYPICAL FOOTPRINT FOR LEASING/RECREATION BLDG**



**TYPICAL FOOTPRINT FOR BLDG'S 6,13**

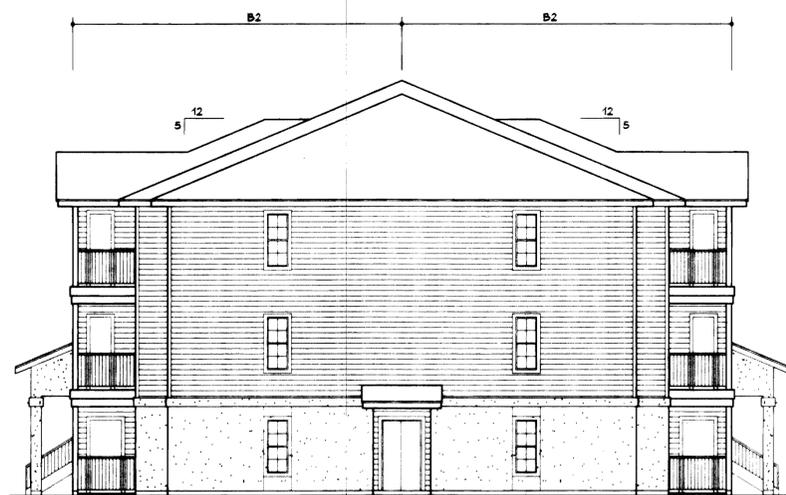


**TYPICAL FOOTPRINT FOR BLDG'S 1,2,4,7,15 BLDG'S 8,12 (3 STORY)**



**Carroll & Lange**

165 South Union Blvd., Suite 156  
Lakewood, Colorado 80228  
303/980-0200



5 SIDE ELEVATION  
1/8" = 1'-0"

BUILDINGS 8, 12



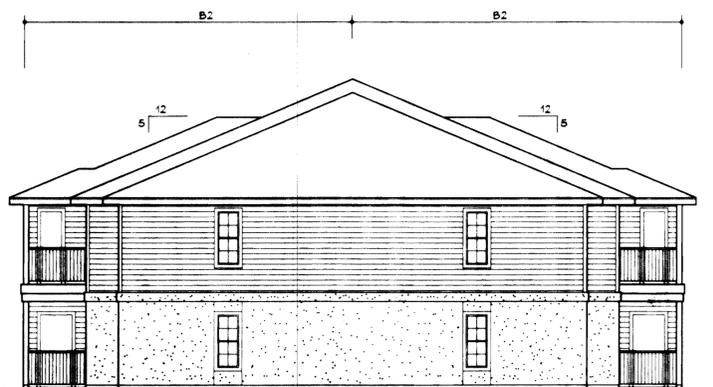
4 FRONT ELEVATION  
1/8" = 1'-0"

BUILDINGS 8, 12



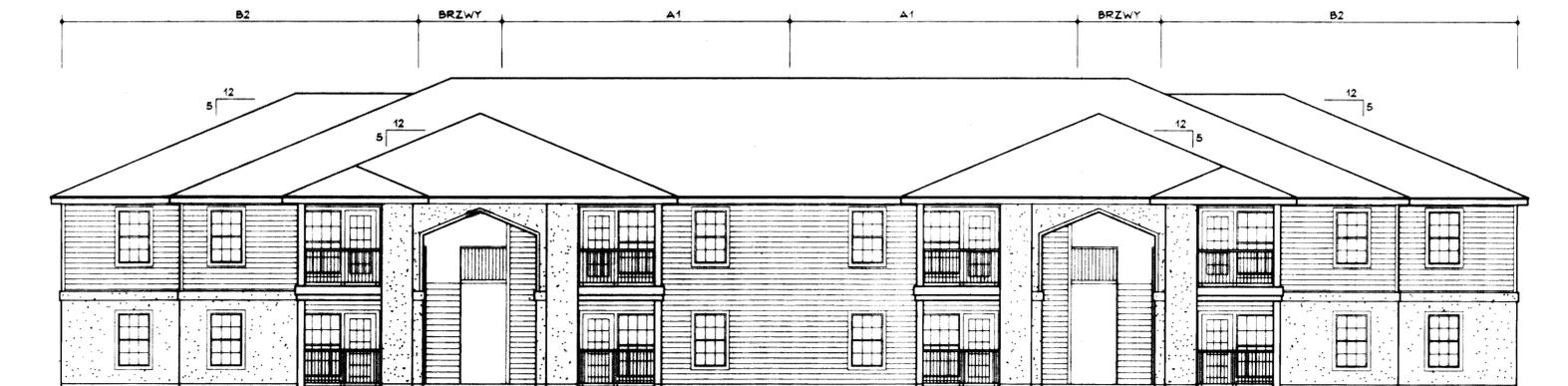
3 FRONT ELEVATION  
1/8" = 1'-0"

BUILDINGS 2, 4, 7, 15



2 SIDE ELEVATION  
1/8" = 1'-0"

BUILDINGS 1, 2, 4, 7, 15



1 FRONT ELEVATION  
1/8" = 1'-0"

BUILDING 1

REVISED CONCEPTUAL ELEVATIONS

APARTMENTS AT REFLECTIONS - PHASE 2

DON E. LEWIS C/O



ARCHON CORPORATION  
ARCHITECTS / PLANNERS  
8710 OAK LAWN AVENUE  
SUITE 101 DALLAS, TEXAS  
75218 814/288-0781

DATE 14 SEP. 94

PROJECT 9311

SHEET 4-7

93-4005-1

© Archon 94

ADD ADMT. 9-19-94

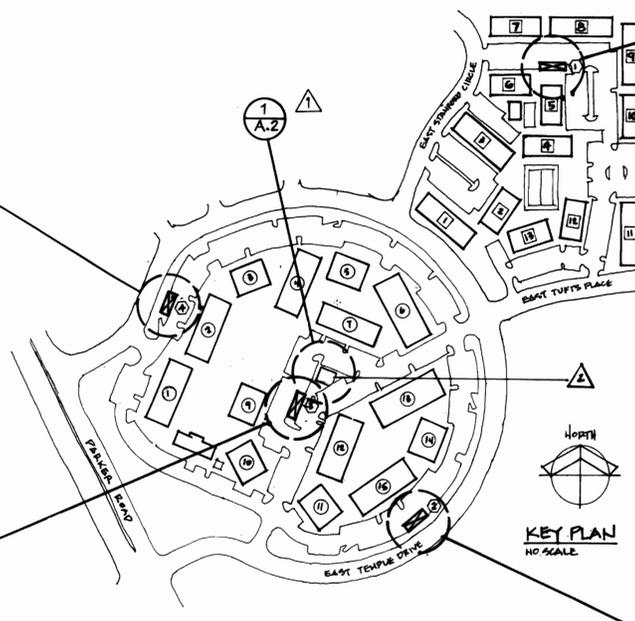
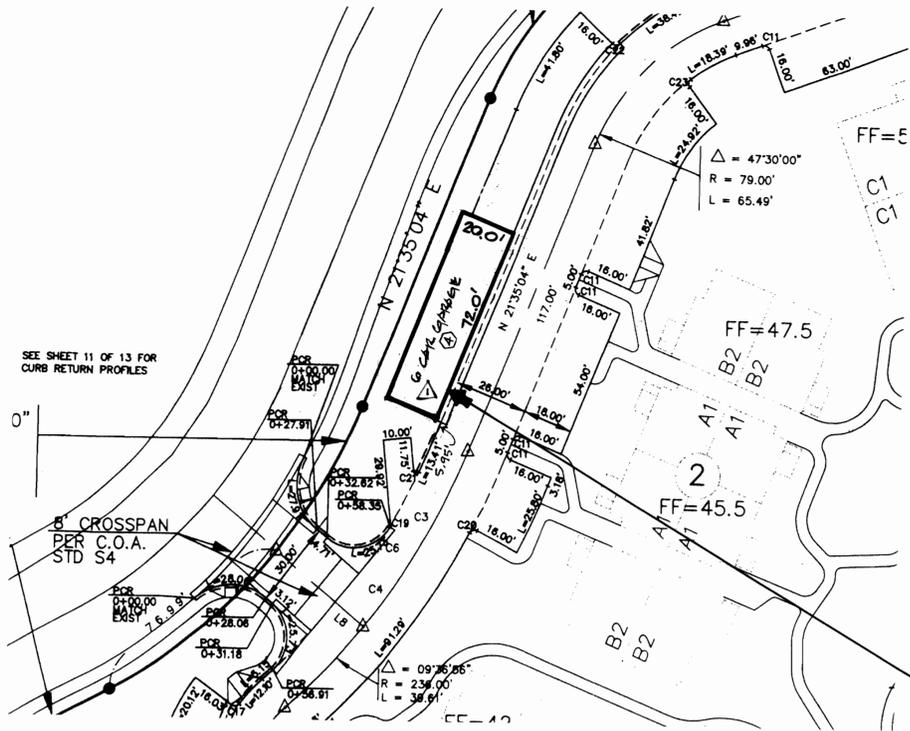
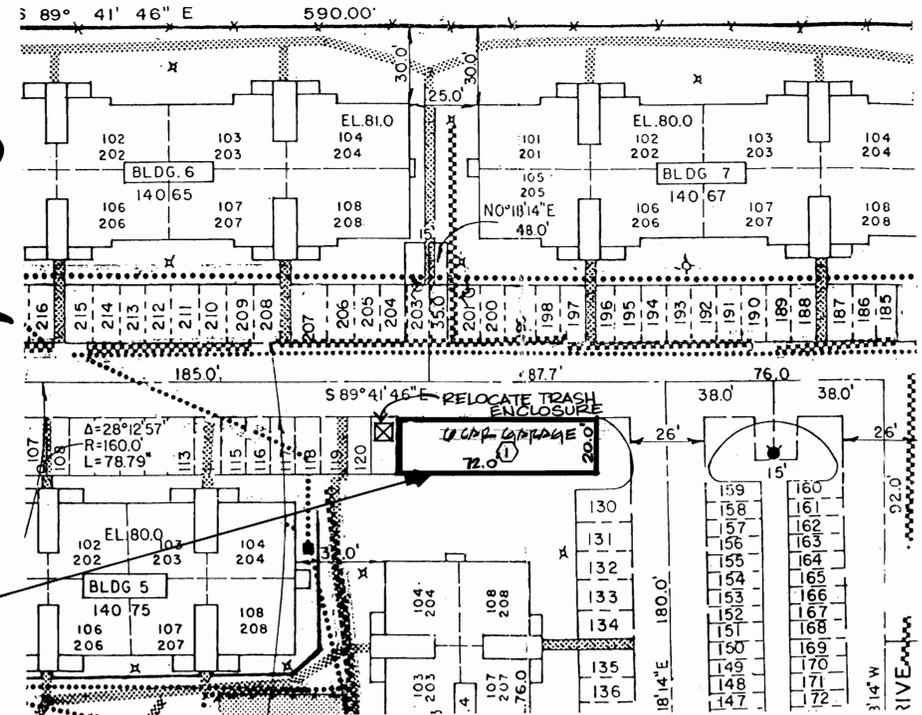
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revision		
no.	date	by
1	1.14.98	SO
2	2.16.98	SO

WAGNER  
ARCHITECTURAL TEAM, LTD.  
10730 E. BETTENDY DR., #113  
ARAPAHOE CO., CO 80114  
(303) 537-4144

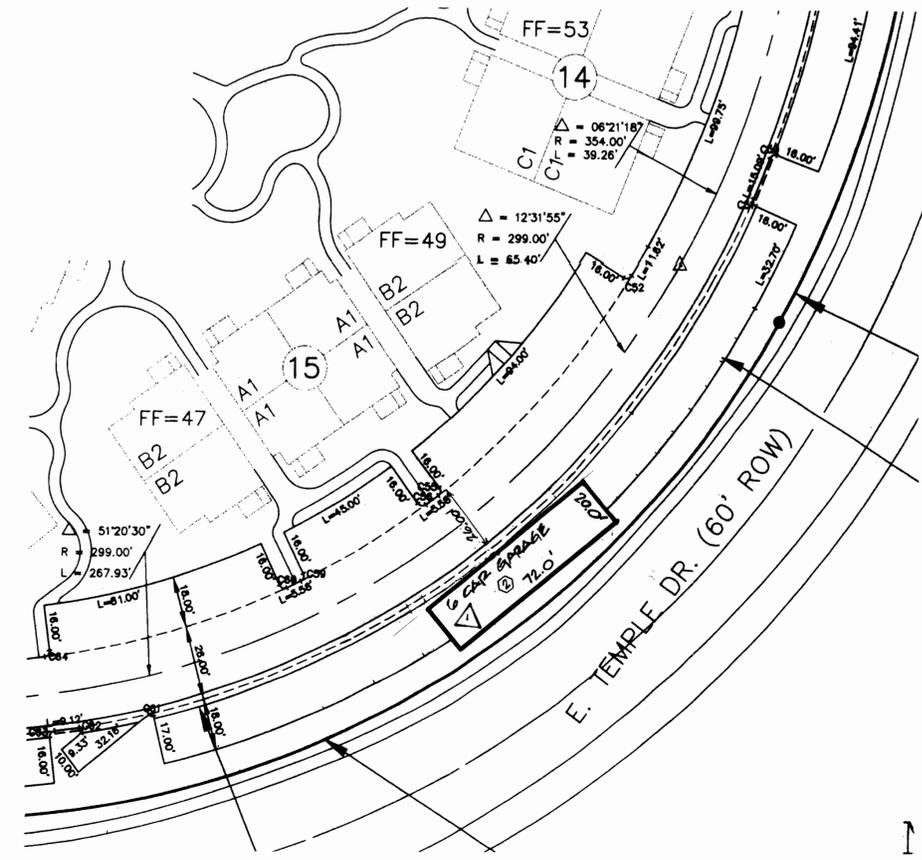
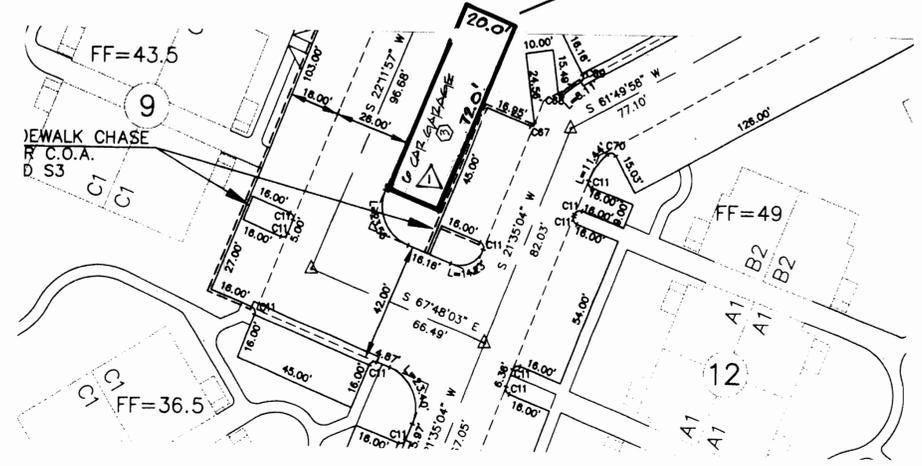
**REFLECTIONS**  
GARAGES  
ARAPAHOE COUNTY OF DENVER, COLORADO  
FOR  
SECURITY CAPITAL GROUP/SMITH

project no.	97245
date	12/04/97
drawn	BPS
checked	DRW
sheet	SD-1
	Sheet 5-7

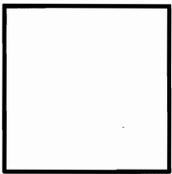


**ADMINISTRATIVE AMENDMENTS**  
ADM. AMDT. 2-4-98

- ▲ ADD 3 GARAGE BLDG., 6 CARS EACH
- ▲ ELEVATIONS PER SHEET 6 OF 7
- ▲ ADD 1 STORAGE BLDG.
- ▲ DETAILS ON SUBSET 7 OF 7



revision		
no.	date	by
1	2/17/98	MDA



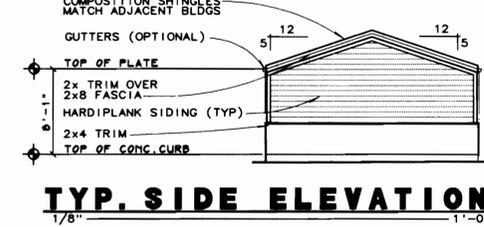
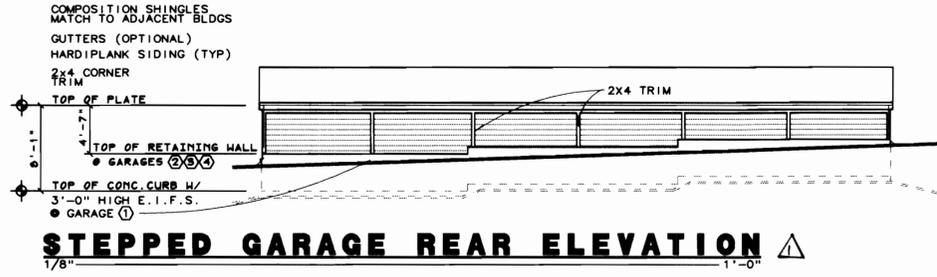
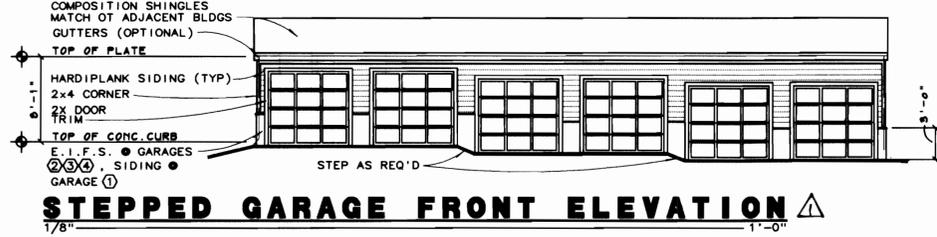
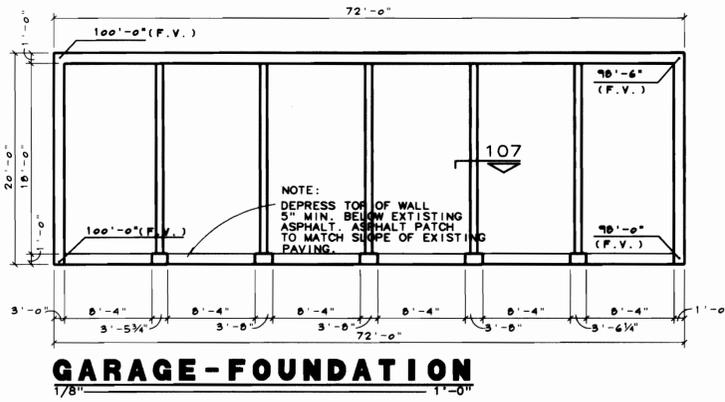
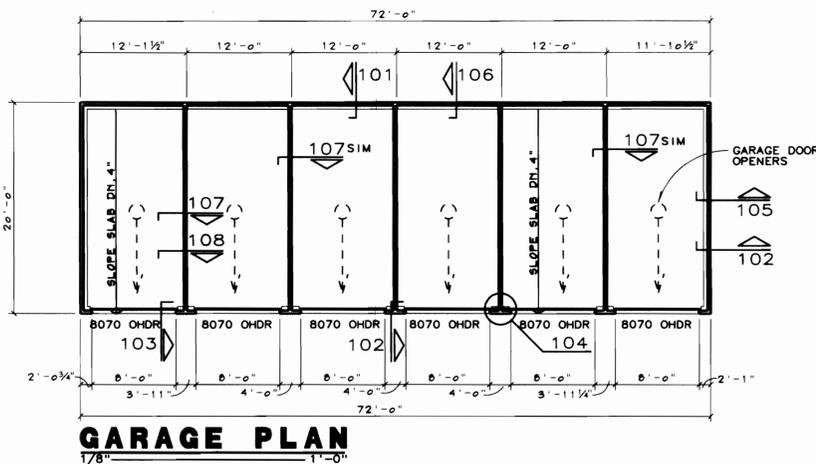
WAGNER ARCHITECTURAL TEAM, LTD.  
 GARAGES- PLANS, ELEV. & DETAILS

**REFLECTIONS**  
 GARAGES  
 ARAPAHOE COUNTY OF DENVER, COLORADO  
 FOR SECURITY CAPITAL GROUP/SMITH

GARAGES- PLANS, ELEV. & DETAILS

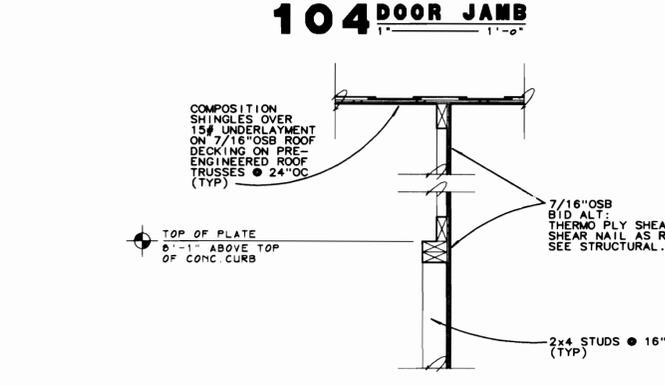
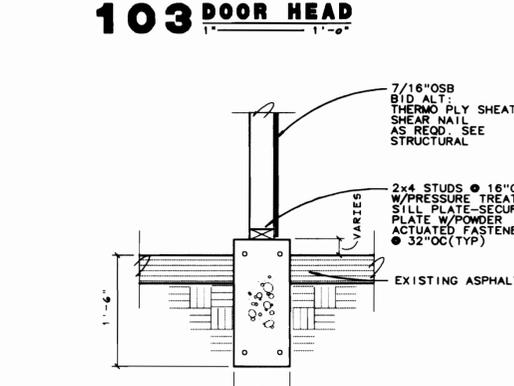
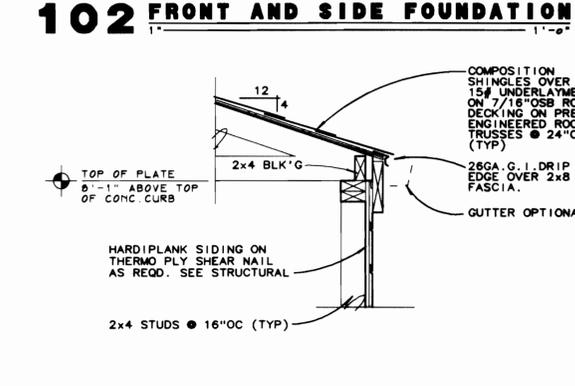
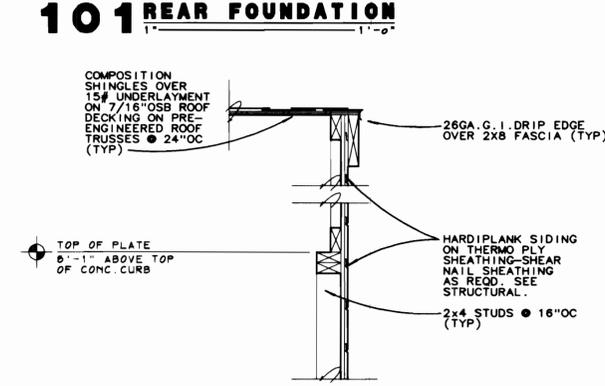
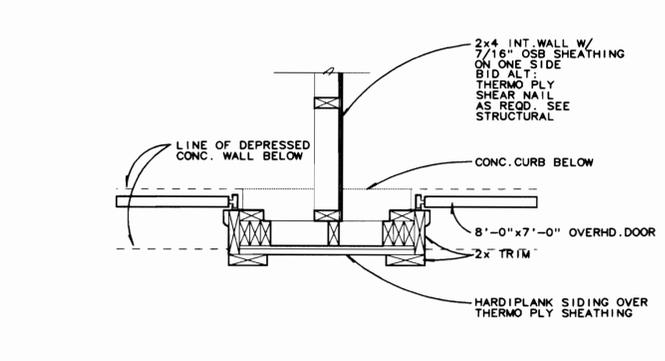
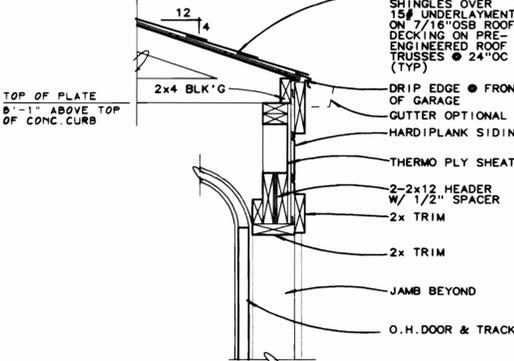
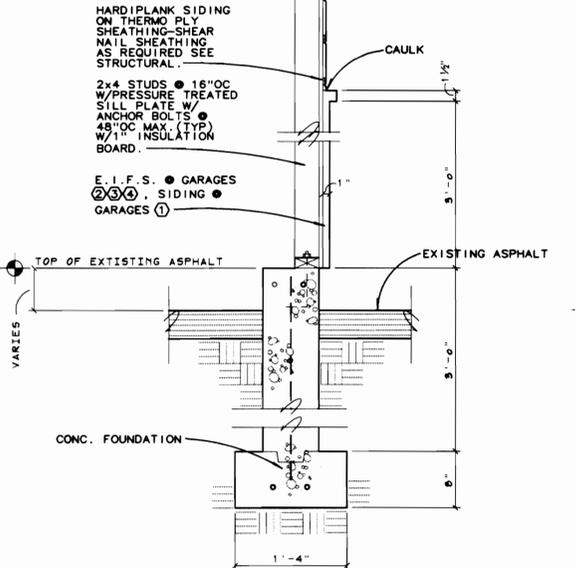
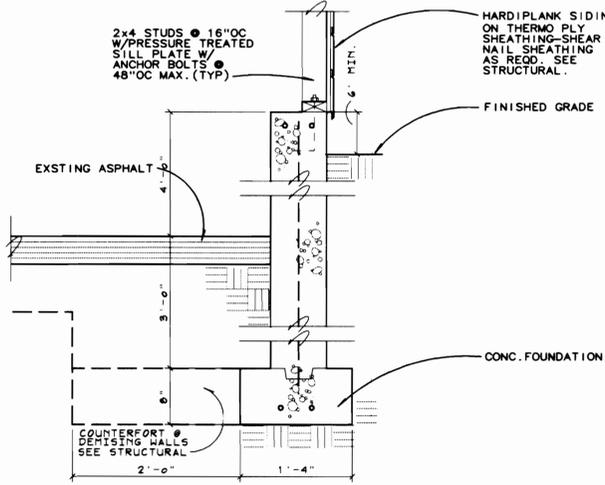
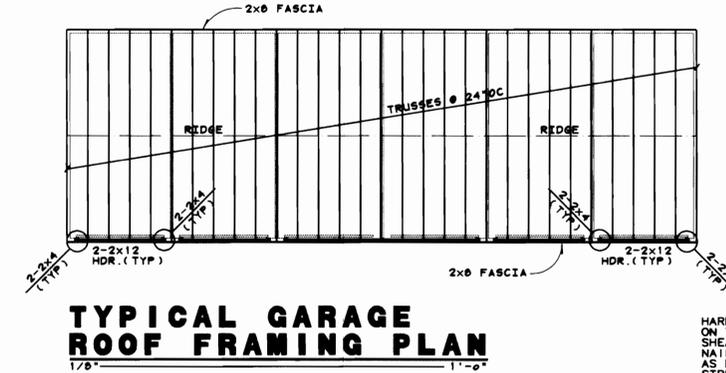
project no.	97245
date	12/04/97
drawn	MDA
checked	JM-L
sheet	A-1

Sheet 6-7



**ADMINISTRATIVE AMENDMENTS**  
 ADM. AMDT. 3-4-98  
 ADD 3 GARAGE BLDG.  
 FOR LOCATIONS 988 SHEETS  
 2/7 AND 5/7

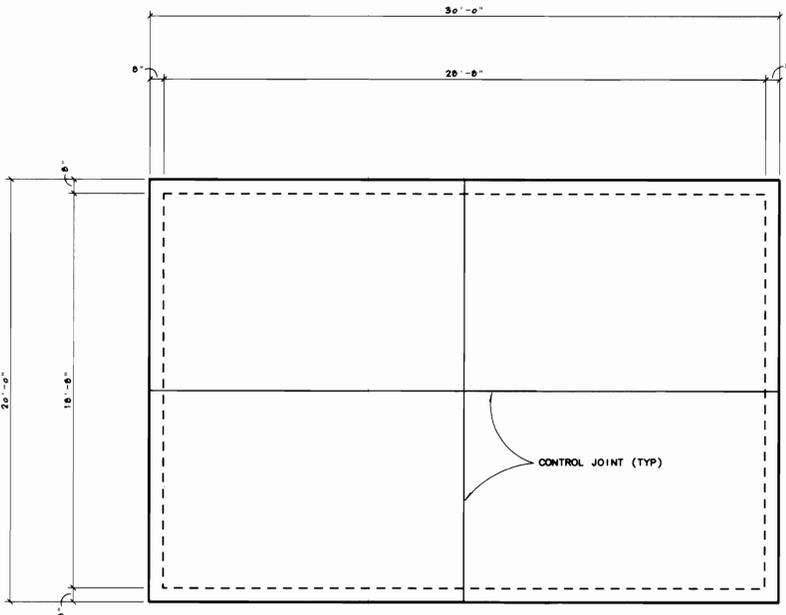
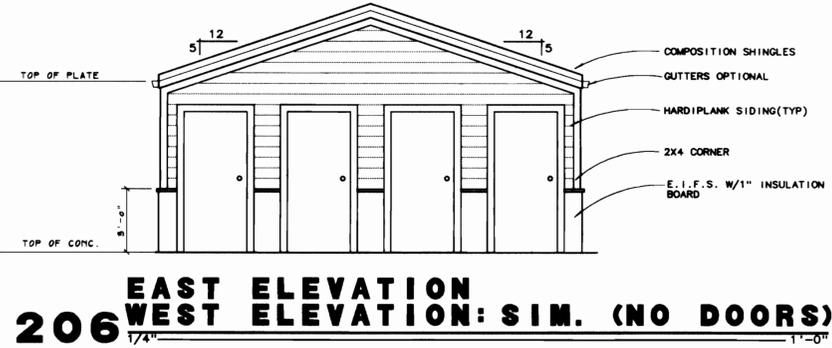
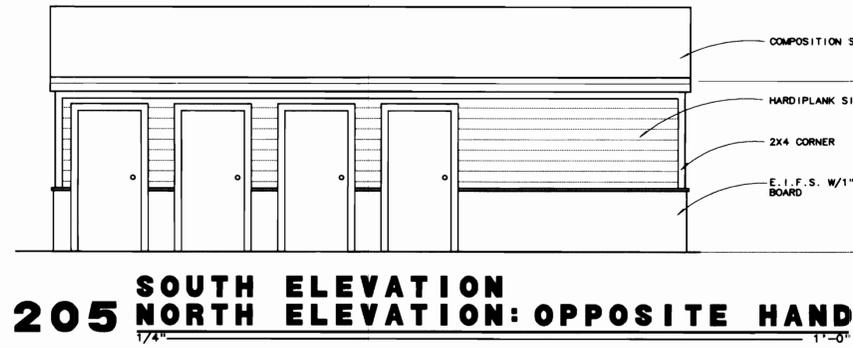
- GENERAL NOTES:**
- THESE DRAWINGS ARE MEANT FOR DIMENSIONAL PURPOSES ONLY. CONTRACTOR SHALL REFER TO STRUCTURAL FOUNDATION DRAWINGS FOR ALL REINFORCING, DETAILS, AND WALL DEPTHS.
  - WALL HEIGHTS ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WALL HEIGHTS WITH FIELD CONDITIONS, MAINTAINING 6" CLEARANCE FROM GRADE TO TOP OF FOUNDATION, AND DETERMINING STEPS TO MATCH STREET GRADES.
  - 1994 U.B.C. OCCUPANCY U-1 CONSTRUCTION TYPE V NON RATED ALLOWABLE S.F. 3000 ACTUAL S.F. 1200 S.F.



ADM. AMDT. 3-4-98

APARTMENTS AT REFLECTIONS-PHASE II

93-4005-7



**203 SLAB PLAN**  
1/4" = 1'-0"

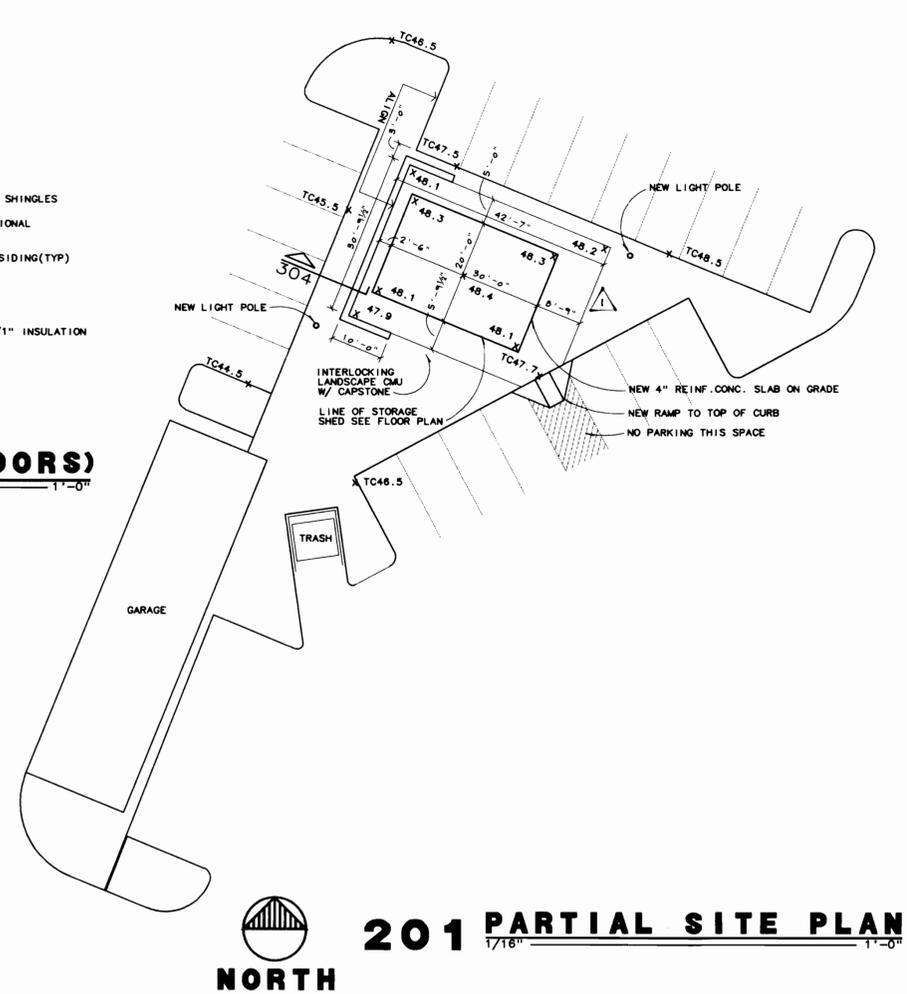
**GENERAL NOTES:**

1. THESE DRAWINGS ARE MEANT FOR DIMENSIONAL PURPOSES ONLY. CONTRACTOR SHALL REFER TO STRUCTURAL FOUNDATION DRAWINGS FOR ALL REINFORCING, DETAILS, AND WALL DEPTHS.
2. WALL HEIGHTS ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WALL HEIGHTS WITH FIELD CONDITIONS, MAINTAINING 6" CLEARANCE FROM GRADE TO TOP OF FOUNDATION, AND DETERMINING STEPS TO MATCH STREET GRADES.
3. 1994 U.B.C. OCCUPANCY S-2 CONSTRUCTION TYPE V NOW RATED ALLOWABLE S.F. 12,000 ACTUAL S.F. 600 S.F.

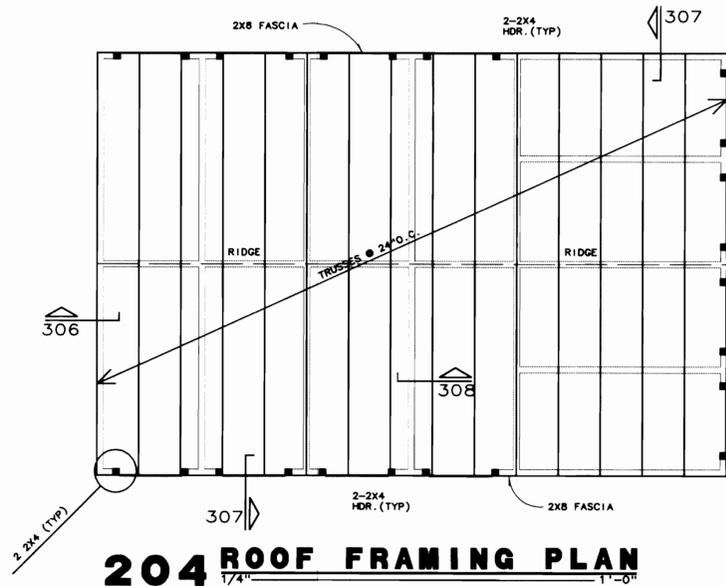
**ADMINISTRATIVE AMENDMENTS**

ADM. AMBNDT. 3-4-98

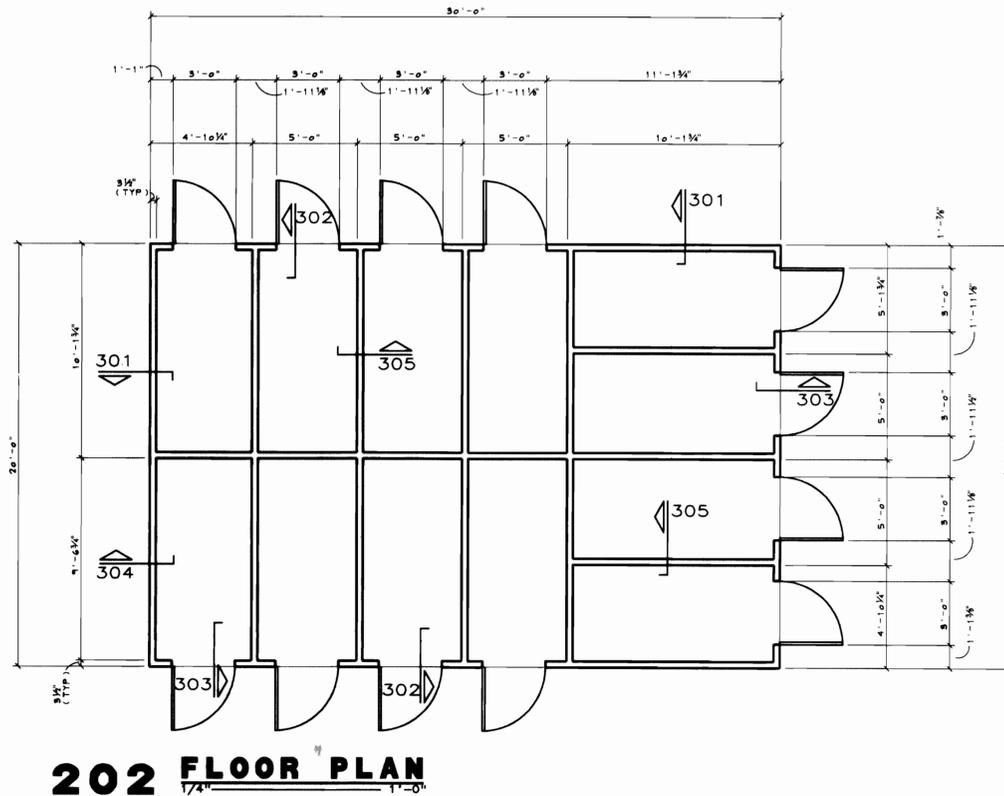
- △ ADD STORAGE BLDG. FOR LOCATION SEE SHOTS 2/7 AND 5/7.



**201 PARTIAL SITE PLAN**  
1/16" = 1'-0"



**204 ROOF FRAMING PLAN**  
1/4" = 1'-0"



**202 FLOOR PLAN**  
1/4" = 1'-0"

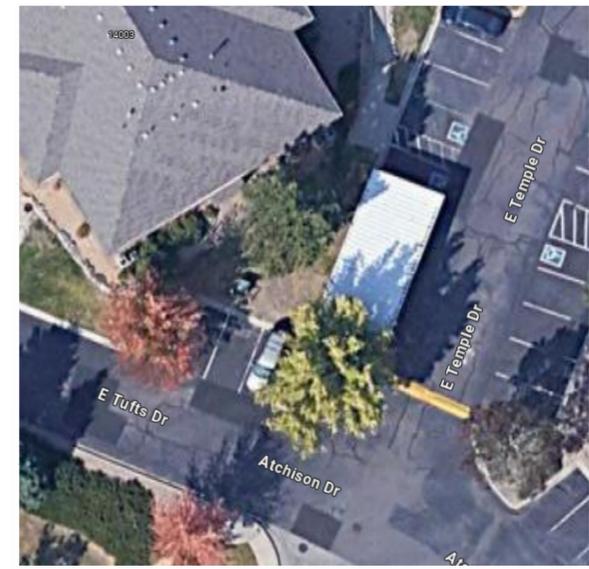
revision no.	date	by
1	2/17/98	MDA

WAGNER ARCHITECTURAL TEAM, LTD.  
10750 E. BETHANY DR. #113  
ARAPHOE, CO. 80014  
(303) 337-4144

REFLECTIONS  
△ STORAGE SHED  
ARAPHOE COUNTY OF DENVER, COLORADO  
FOR SECURITY CAPITAL GROUP/SMITH

PART SITE PLAN  
FLOOR PLANS  
ELEVATIONS

project no.	97245
date	1/23/98
drawn	MDA
checked	SO
sheet	△ 7-7
<b>A-2</b>	



**CURRENT TREE LAYOUT AT SITE**

NOTE: FINAL LOCATION AND CONFIGURATION OF WALKS, WALLS, POOL AREA, WADING POOL, PLAY AREAS, MAIL KIOSK, RETENTION POND, SIGNAGE AREA, ETC. AND THE FINAL LAYOUT OF SHRUB/GROUNDCOVER BEDS IS TO BE DETERMINED BY FINAL GRADES AND SITE CONSTRAINTS. ALL CITY OF AURORA LANDSCAPE REQUIREMENTS SHALL BE MET ON FINAL LANDSCAPE PLANS UNLESS APPROVED OTHERWISE BY THE CITY.

**TABULATION CHART**

TOTAL SITE AREA	494,275 SF
OPEN SPACE AREA REQUIRED (45%)	222,423 SF
OPEN SPACE AREA PROVIDED (46.5% +/-)	229,837 SF
PARKING LOT AREA	160,559 SF
PARKING LOT LANDSCAPE AREA REQUIRED (5%)	8,036 SF
PARKING LOT LANDSCAPE AREA PROVIDED (9%)	14,758 SF

**SUGGESTED PLANT MATERIALS**

COMMON NAME	BOTANICAL NAME	MINIMUM SIZE
<b>DECIDUOUS TREES 150 INDICATED</b>		
NORWAY MAPLE	ACER PLATANOIDES	2-2 1/2" CALIPER, B&B
RED SUNSET MAPLE	ACER RUBRUM "RED SUNSET"	2-2 1/2" CALIPER, B&B
MARSHALL'S SEEDLESS ASH	FRAXINUS PENNSYLVANICA LANCEOLATA "MARSHALL'S"	2-2 1/2" CALIPER, B&B
AUTUMN PURPLE ASH	FRAXINUS AMERICANA "AUTUMN PURPLE"	2-2 1/2" CALIPER, B&B
REDMOND LINDEN	TILIA AMERICANA "REDMOND"	2-2 1/2" CALIPER, B&B
LITTLE LEAF LINDEN	TILIA CORDATA "GREENSPIRE"	2-2 1/2" CALIPER, B&B
KENTUCKY COFFEE TREE	GEOCOCCLUS DIOICUS	2-2 1/2" CALIPER, B&B
THORNLESS HONEYLOCUST	GLEDITSIA TRIANCANTHOS INERMIS	2-2 1/2" CALIPER, B&B
NARROWLEAF COTTONWOOD	POPULUS ANGUSTIFOLIA	2-2 1/2" CALIPER, B&B
<b>ORNAMENTAL TREES 39 INDICATED</b>		
WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUS	1 1/2-2" CALIPER, B&B OR 6-8' HEIGHT, B&B
SPRING SNOW CRABAPPLE	MALUS SP. "SPRING SNOW"	1 1/2-2" CALIPER, B&B OR 6-8' HEIGHT, B&B
BECHTEL CRABAPPLE	MALUS SP. "KILBENS BECHTEL"	1 1/2-2" CALIPER, B&B OR 6-8' HEIGHT, B&B
HEMPFORD PLUM	PRUNUS CERASIFERA "HEMPFORD"	1 1/2-2" CALIPER, B&B OR 6-8' HEIGHT, B&B
QUAKING ASPEN	POPULUS TREMULOIDES	1 1/2-2" CALIPER, B&B OR 6-8' HEIGHT, B&B
RUSSIAN OLIVE	ELAAGNUS ANGUSTIFOLIA	1 1/2-2" CALIPER, B&B OR 6-8' HEIGHT, B&B
<b>EVERGREEN TREES 93 INDICATED (33% OF TOTAL)</b>		
PONDEROSA PINE	PINUS PONDEROSA	6-8' HEIGHT, B&B
PINTON PINE	PINUS EDULIS	6-8' HEIGHT, B&B
AUSTRIAN PINE	PINUS NIGRA	6-8' HEIGHT, B&B
COLORADO BLUE SPRUCE	PICEA PUNGENS "GLAUCA"	6-8' HEIGHT, B&B
SCOTCH PINE	PINUS SILVESTRIS	6-8' HEIGHT, B&B
WHITE FIR	ABIES CONCOLOR	6-8' HEIGHT, B&B
<b>SHRUBS QUANTITY TO BE DETERMINED</b>		
BUFFALO JUNIPER	JUNIPERUS SABINA "BUFFALO"	5 GALLON
HUGHES JUNIPER	JUNIPERUS HORIZONTALIS "HUGHES"	5 GALLON
TAM JUNIPER	JUNIPERUS SABINA "YAMARTSCIPOLIA"	5 GALLON
SEA GREEN JUNIPER	JUNIPERUS CHINENSIS "SEA GREEN"	5 GALLON
REDLEAF BARBERT	BERBERIS THUNBERGII ATROPURPUREA	5 GALLON
DWARF BURNINGBUSH	EUONYMUS ALATUS COMPACTA	5 GALLON
CRANBERRY COTONEASTER	COTONEASTER APICULATA	5 GALLON
ALPINE CURRANT	RIBES ALPIMUM	5 GALLON
MUGO PINE	PINUS MUGO MUGUS	5 GALLON
SNOWMOON SPIREA	SPIRAEA NIPPONICA	5 GALLON
COMPACT OREGON GRAPE	MARONIA AQUIFOLIUM COMPACTA	5 GALLON
DWARF CRANBERRY VIBURNUM	VIBURNUM OPULUS COMPACTA	5 GALLON
GOLD DROP POTENTILLA	POTENTILLA FRUTICOSA "GOLD DROP"	5 GALLON
ISANTI DOGWOOD	CORNUS STOLONIFERA ISANTI	5 GALLON
<b>GROUNDCOVER QUANTITY TO BE DETERMINED</b>		
ENGLISHMAN IVY	PARTHENOCISSUS QUINQUEFOLIA "ENGLISHMAN IVY"	1 QUART, 15-18" O.C.
CREeping MARONIA	MARONIA REPENS	1 QUART, 15-18" O.C.
PURPLE WINTERCREEPER	EUONYMUS FORTUNEI "COLORATUS"	1 QUART, 15-18" O.C.
<b>TURF QUANTITY TO BE DETERMINED (114,910 SF MAXIMUM)</b>		

ALL LANDSCAPE AREAS NOT MULCHED, GRAVELED OR OTHERWISE PLANTED WITH LANDSCAPE PLANT MATERIAL ARE TO BE SODED WITH BLUEGRASS/PESCUE. QUANTITY OF BLUEGRASS/PESCUE SOE SHALL NOT EXCEED 50% OF THE OPEN SPACE AREA AS STATED IN THE CITY OF AURORA APPLICATION FORM GUIDEBOOK.

**LEGEND**

- LARGE DECIDUOUS TREE
- ORNAMENTAL DECIDUOUS TREE
- EVERGREEN TREE
- SHRUBS/GROUNDCOVER (1:20 PLAN)
- SHRUB/GROUNDCOVER BED w/MULCH OR GRAVEL (1:50 PLAN)
- BLUEGRASS/PESCUE SOD
- RETAINING WALL
- WROUGHT IRON FENCE
- WATER METER w/EASEMENT
- FIRE HYDRANT w/EASEMENT
- HANDICAP ACCESSIBLE WALK

**KEY NOTES:**  
 1. SERVICE EQUIPMENT GREATER THAN 4' IN HEIGHT MUST BE SCREENED BY ARCHITECTURALLY COMPATIBLE WALLS, FENCES, AND/OR LANDSCAPING PER UDO, SEC. 4.7.8 (b)(1)(c) AND 4.8.11 (b)(2).

NEW ADA EV STALL  
SEE SHEET E0.2 DETAIL E  
(EXISTING STALL IS CURRENTLY NOT ADA)

NEW EV STALLS  
SEE SHEET E0.2 DETAIL F

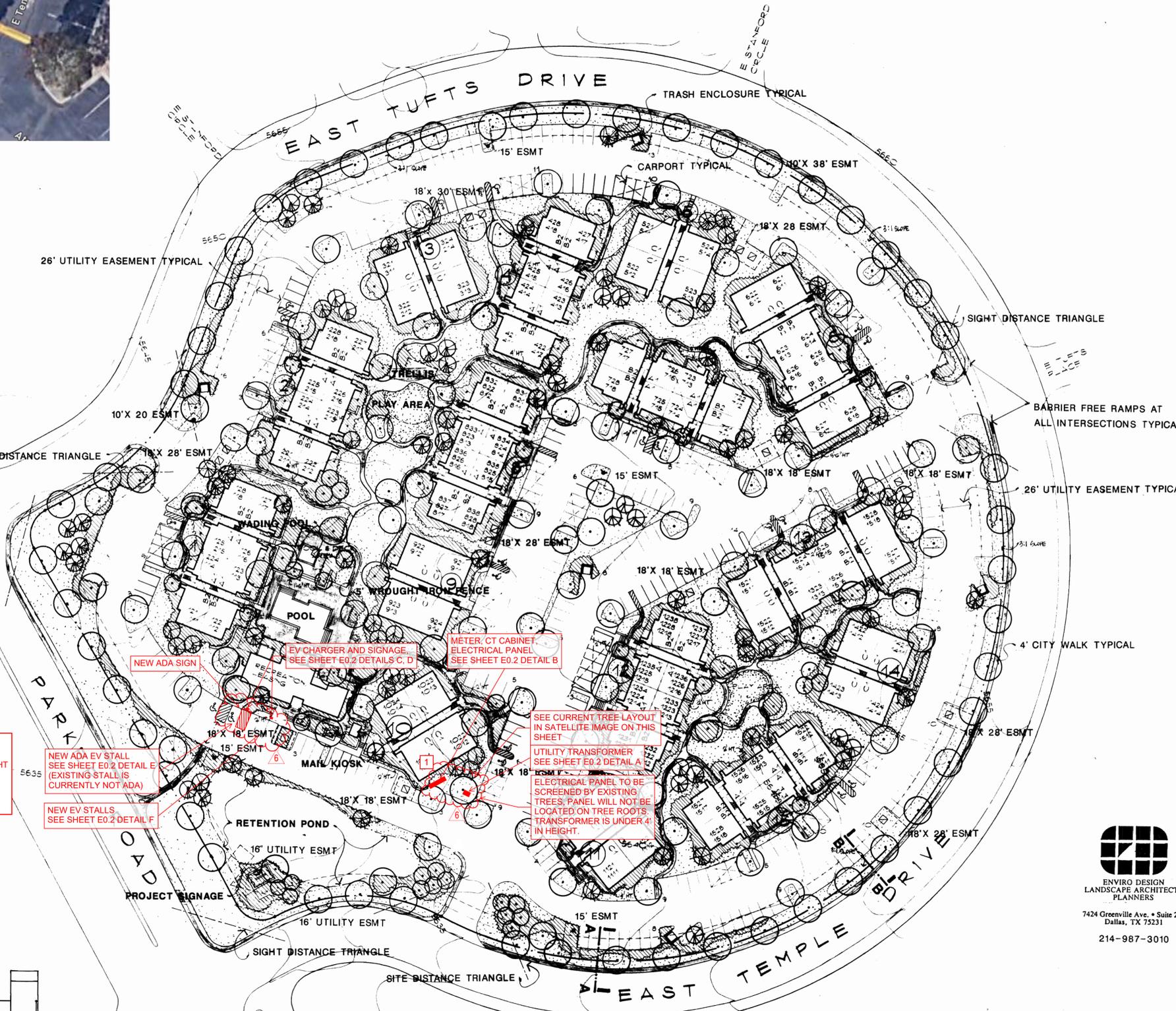
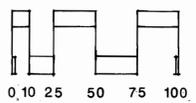
EV CHARGER AND SIGNAGE  
SEE SHEET E0.2 DETAILS C, D

METER, CT CABINET  
ELECTRICAL PANEL  
SEE SHEET E0.2 DETAIL B

SEE CURRENT TREE LAYOUT  
IN SATELLITE IMAGE ON THIS SHEET

UTILITY TRANSFORMER  
SEE SHEET E0.2 DETAIL A

ELECTRICAL PANEL TO BE  
SCREENED BY EXISTING  
TREES. PANEL WILL NOT BE  
LOCATED ON TREE ROOTS.  
TRANSFORMER IS UNDER 4'  
IN HEIGHT.



**REFLECTIONS APARTMENTS**  
AURORA, COLORADO

SECURITY CAPITAL GROUP

LANDSCAPE PLAN  
22 NOVEMBER 1993



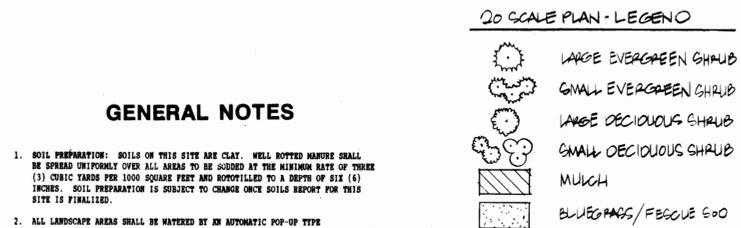
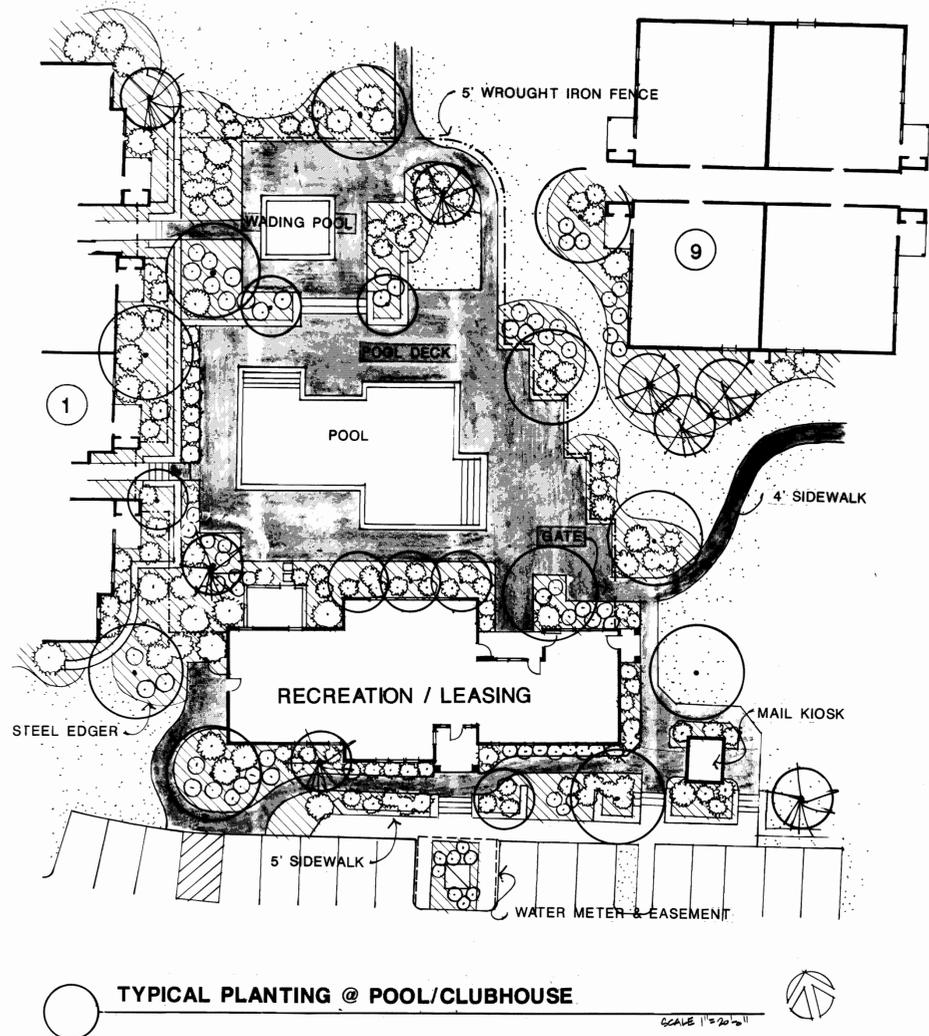
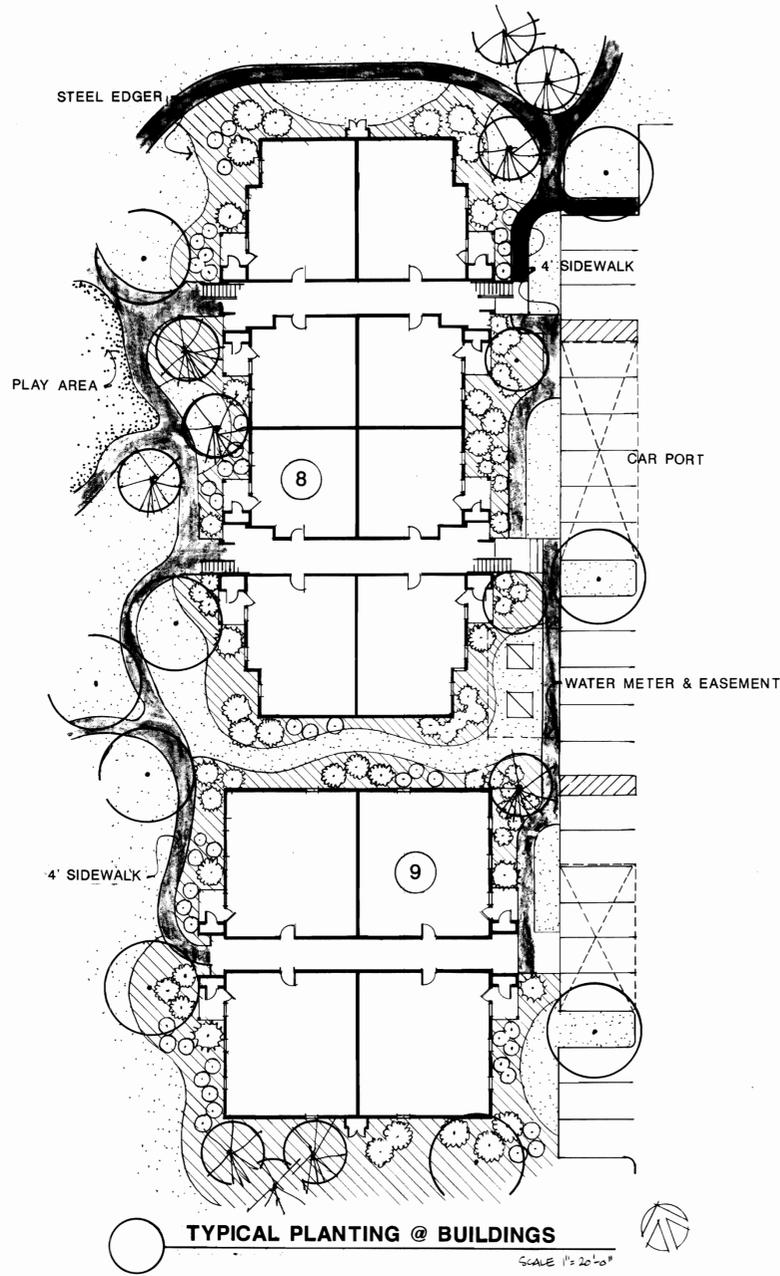
ENVIRO DESIGN  
LANDSCAPE ARCHITECTS  
PLANNERS  
7424 Greenville Ave. • Suite 200  
Dallas, TX 75231  
214-987-3010

1 SITE PLAN - LANDSCAPE  
SCALE 1" = 80'-0"

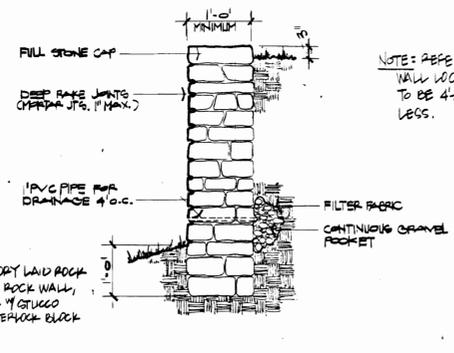
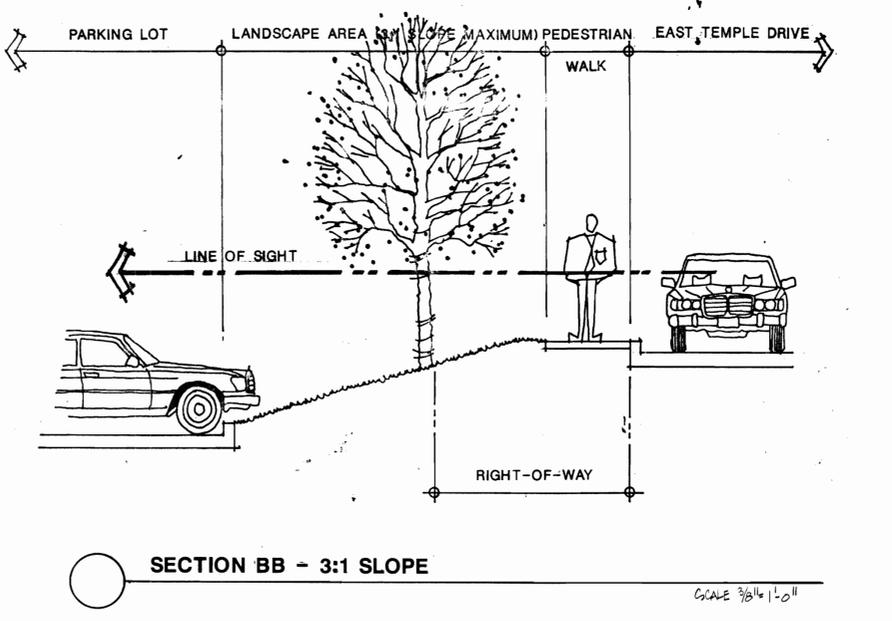
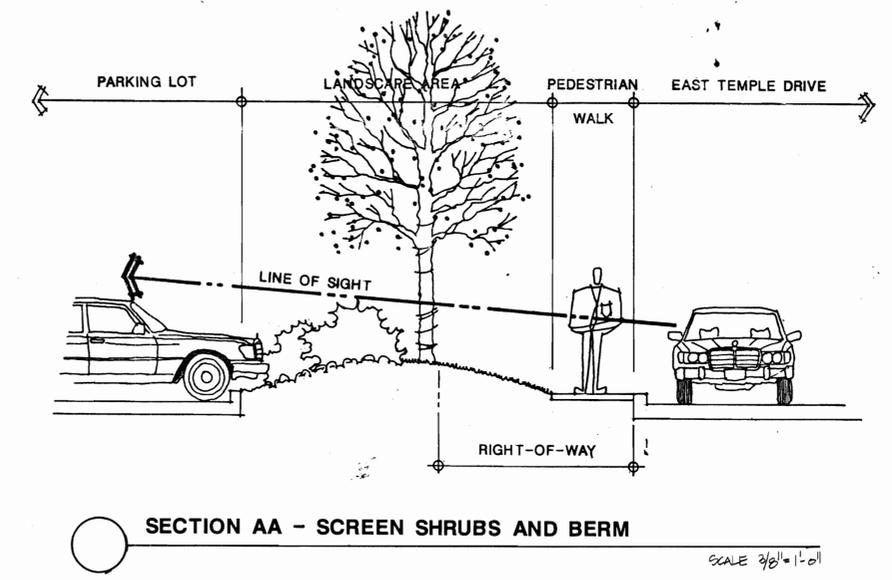


SHEET 1 of 2

REVISED 30 NOVEMBER 93  
REVISED 22 DECEMBER 93  
REVISED 03 JANUARY 94



- GENERAL NOTES**
- SOIL PREPARATION: SOILS ON THIS SITE ARE CLAY. WELL ROTTED MANURE SHALL BE SPREAD UNIFORMLY OVER ALL AREAS TO BE SODD AT THE MINIMUM RATE OF THREE (3) CUBIC YARDS PER 1000 SQUARE FEET AND ROTOTILLED TO A DEPTH OF SIX (6) INCHES. SOIL PREPARATION IS SUBJECT TO CHANGE ONCE SOILS REPORT FOR THIS SITE IS FINALIZED.
  - ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC POP-UP TYPE UNDERGROUND IRRIGATION SYSTEM. GROUNDCOVER AND GRASS BEDS SHALL BE IRRIGATED USING A DRIP OR BUBBLER SYSTEM AND TURF AREAS SHALL BE IRRIGATED BY A ROTOR AND SPRAY HEAD SYSTEM.
  - REFERENCE LIGHTING PLANS FOR DESCRIPTION OF FREE STANDING LIGHTS AND ADDITIONAL LIGHTING INFORMATION.
  - PEDESTRIAN WALKS SHALL BE BRUSH FINISH CONCRETE OR EXPOSED AGGREGATE CONCRETE. POOL DECK AND TERRACE SHALL BE SELECTED FROM COLORED AND SCORED CONCRETE, EXPOSED AGGREGATE CONCRETE, STAMPED CONCRETE OR INTERLOCKING PAVERS. VEHICULAR DRIVES AND PARKING LOTS SHALL BE NATURAL CONCRETE OR ASPHALT.
  - ALL UTILITY EASEMENTS SHALL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
  - LANDSCAPE INSTALLATION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
  - NO EXISTING NATURE AND DESIRABLE TREES ARE LOCATED ON THIS SITE.
  - TRASH DUMPSTERS SHALL BE SCREENED FROM ALL STREETS AND ADJACENT PROPERTY BY AN OPAQUE TRASH ENCLOSURE (REFERENCE ARCHITECTURAL PLANS), LANDSCAPING AND/OR BERMS.
  - THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN OR FILE IN THE PLANNING DEPARTMENT.
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR LANDSCAPING AND MAINTAINING PUBLIC RIGHTS-OF-WAY ADJACENT TO THIS PROJECT.
  - PLANT MATERIAL LOCATED WITHIN SIGHT DISTANCE TRIANGLES SHALL NOT EXCEED TWENTY-SIX (26) INCHES IN NATURE HEIGHT. TREES SHALL BE TRIMMED UP TO SEVEN (7) FEET IN HEIGHT.
  - 1/2" x 4" STEEL LANDSCAPE EDGING, OR SIMILAR, SHALL BE INSTALLED BETWEEN MULCH OR GRAVEL AND SOIL. OPENINGS SHALL BE PROVIDED AT DRAINAGE POINTS SO AS NOT TO RESTRICT THE FLOW OF WATER AWAY FROM BUILDINGS.
  - ALL TREES SHALL BE PLANTED A MINIMUM OF EIGHT (8) FEET FROM WATER AND OTHER LINES.
  - REFERENCE ARCHITECTURAL PLANS FOR CONCEPTUAL STORAGE DETAILS.



**CONCEPTUAL STACKED STONE WALL**  
NO SCALE

**ENVIRO DESIGN**  
LANDSCAPE ARCHITECTS  
PLANNERS  
7424 Greenville Ave. • Suite 200  
Dallas, TX 75231  
214-987-3010

**REFLECTIONS APARTMENTS**  
AURORA, COLORADO  
SECURITY CAPITAL GROUP  
LANDSCAPE PLAN  
22 NOVEMBER 1993

SHEET 2 of 2

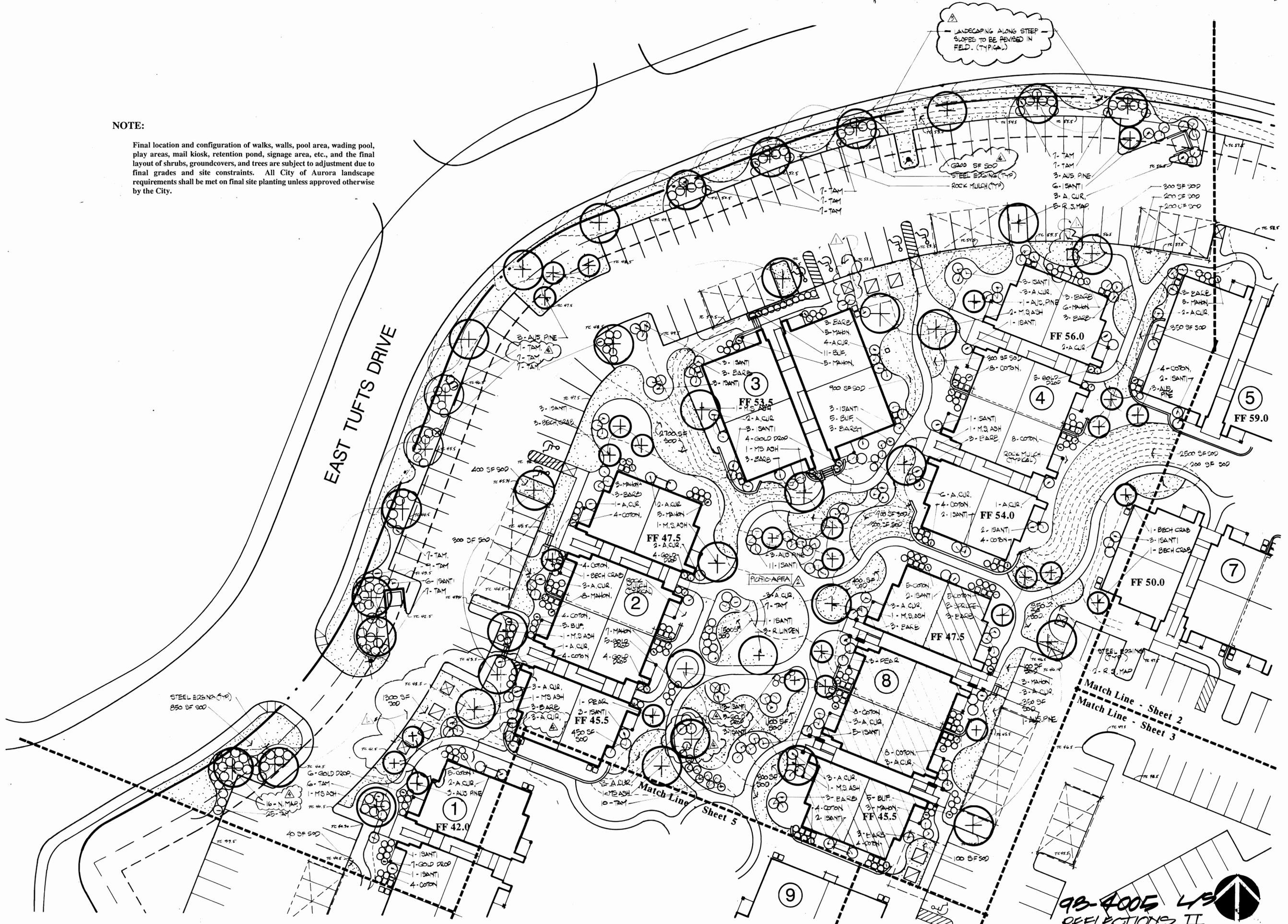
REVISED 30 NOVEMBER 93  
REVISED 22 DECEMBER 93  
REVISED 03 JANUARY 94

APARTMENTS AT REFLECTIONS II

93-4005-1 4/5

NOTE:

Final location and configuration of walks, walls, pool area, wading pool, play areas, mail kiosk, retention pond, signage area, etc., and the final layout of shrubs, groundcovers, and trees are subject to adjustment due to final grades and site constraints. All City of Aurora landscape requirements shall be met on final site planting unless approved otherwise by the City.



LANDSCAPING ALONG STEEP SLOPES TO BE REVISED IN FIELD. (TYPICAL)

EAST TUFTS DRIVE

93-4005 LPS  
REFLECTIONS II

ENVIRONMENTAL DESIGN  
LANDSCAPE ARCHITECTURE & SITE PLANNING  
1400 Colorado Ave., Suite 200, Aurora, CO 80012, Tel. 753-1111 (24 hr. fax) 753-1100

REVISIONS

24-OCT-94	TRANSFORMATIONS
29-NOV-94	PETIC AREA
20-JUNE-95	NOTE
12-SEPT-95	RELOCATE PLANTS

REFLECTIONS II  
PROPERTY TRUST OF AMERICA  
AURORA, COLORADO

SCALE  
1" = 20'-0"

DATE  
21 SEPT 94

TITLE  
LANDSCAPE

SHEET  
1L

NOTE: Fire sprinkler box locations in this plan are unconfirmed.

ADMIN. AMEND. 14. SEPT. 95

93-4005-1





REVISIONS

24-OCT-94	TRANSFORMER(S)
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**REFLECTIONS II**  
PROPERTY TRUST OF AMERICA  
AURORA, COLORADO

SCALE  
1" = 20'-0"

DATE  
21 SEPT 94

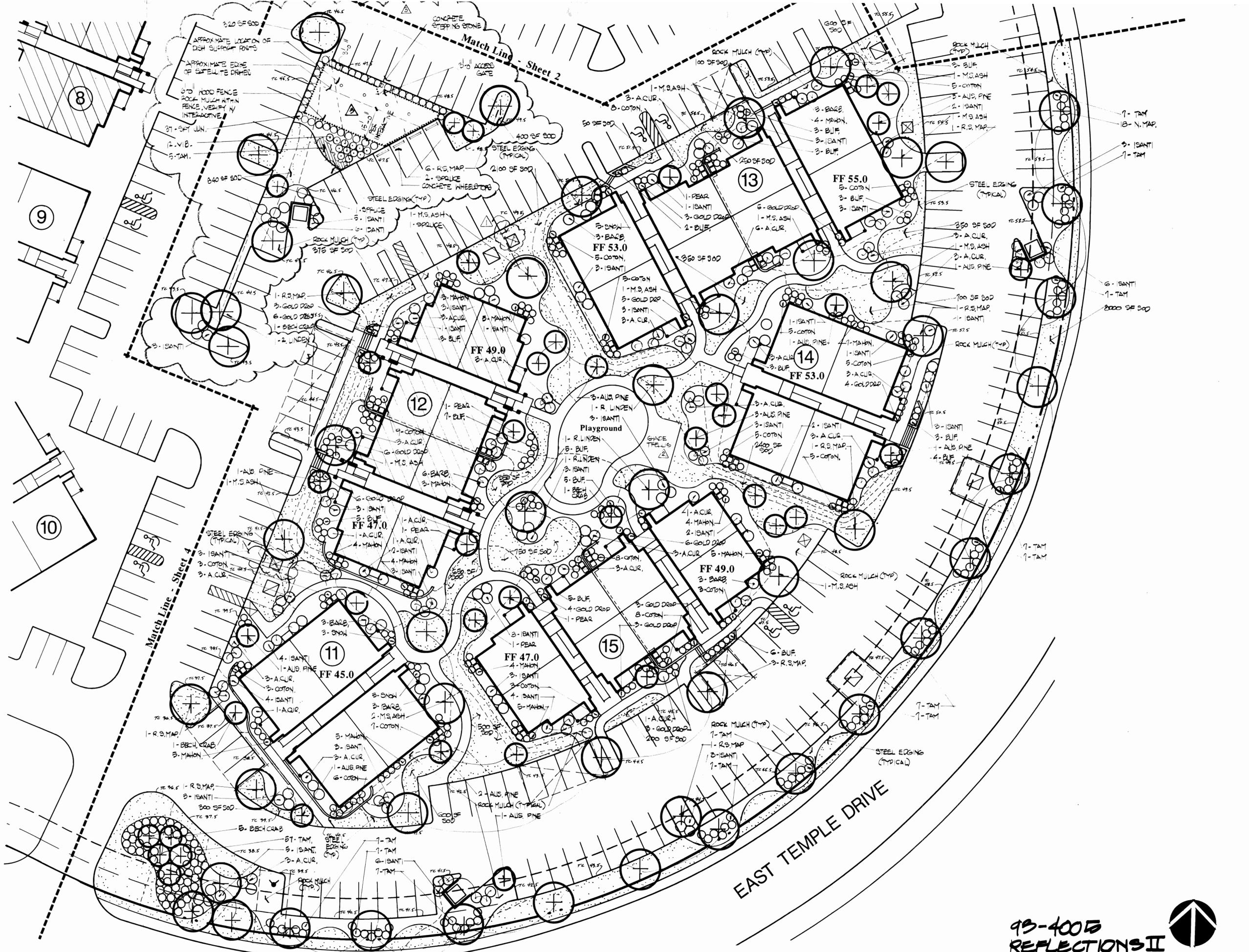
TITLE  
LANDSCAPE

SHEET  
2L OF 7

NOTE: Fire sprinkler box locations in the plan are indicated.

ADMIN. AMEND. 14-SEPT-95

REFLECTIONS II 93-4005-1



ADMIN. AMEND 24.AUG.95, 14 SEPT. 95

99-4005  
REFLECTIONS II



NOTE: Fire sprinkler box locations in the plan are unconfirmed.

99-4005-1



ENVIRO DESIGN  
LANDSCAPE ARCHITECTURE, SITE PLANNING  
DALLAS, TEXAS  
7524 Greenville Ave., Suite 200 • Dallas, TX 75231 • (214) 987-3010

REVISIONS  
 ▲ 24 OCT. 94  
 THIN FRAME(S)  
 ▲ 29 NOV. 94  
 SHADE TREES  
 ▲ 24 AUG. 95  
 SATELLITE DISH AREA

REFLECTIONS II  
 PROPERTY TRUST OF AMERICA  
 AURORA, COLORADO

SCALE  
 1" = 20'-0"

DATE  
 21 SEPT 94

TITLE  
 LANDSCAPE

SHEET  
 3L OF 7A

**KEY NOTES:**

1. SERVICE EQUIPMENT GREATER THAN 4' IN HEIGHT MUST BE SCREENED BY ARCHITECTURALLY COMPATIBLE WALLS, FENCES, AND/OR LANDSCAPING PER UDO, SEC. 4.7.8 (b)(1)(c) AND 4.8.11 (b)(2).



**REVISIONS**

- 24-OCT-94 TRANS-FERVIEW(S)
- 29-NOV-94 WALK, ELEVATIONS
- 20-JUNE-95 NOTE
- 12-SEPT-95 RELOCATE PLANTS RELOCATE 10 SIGN

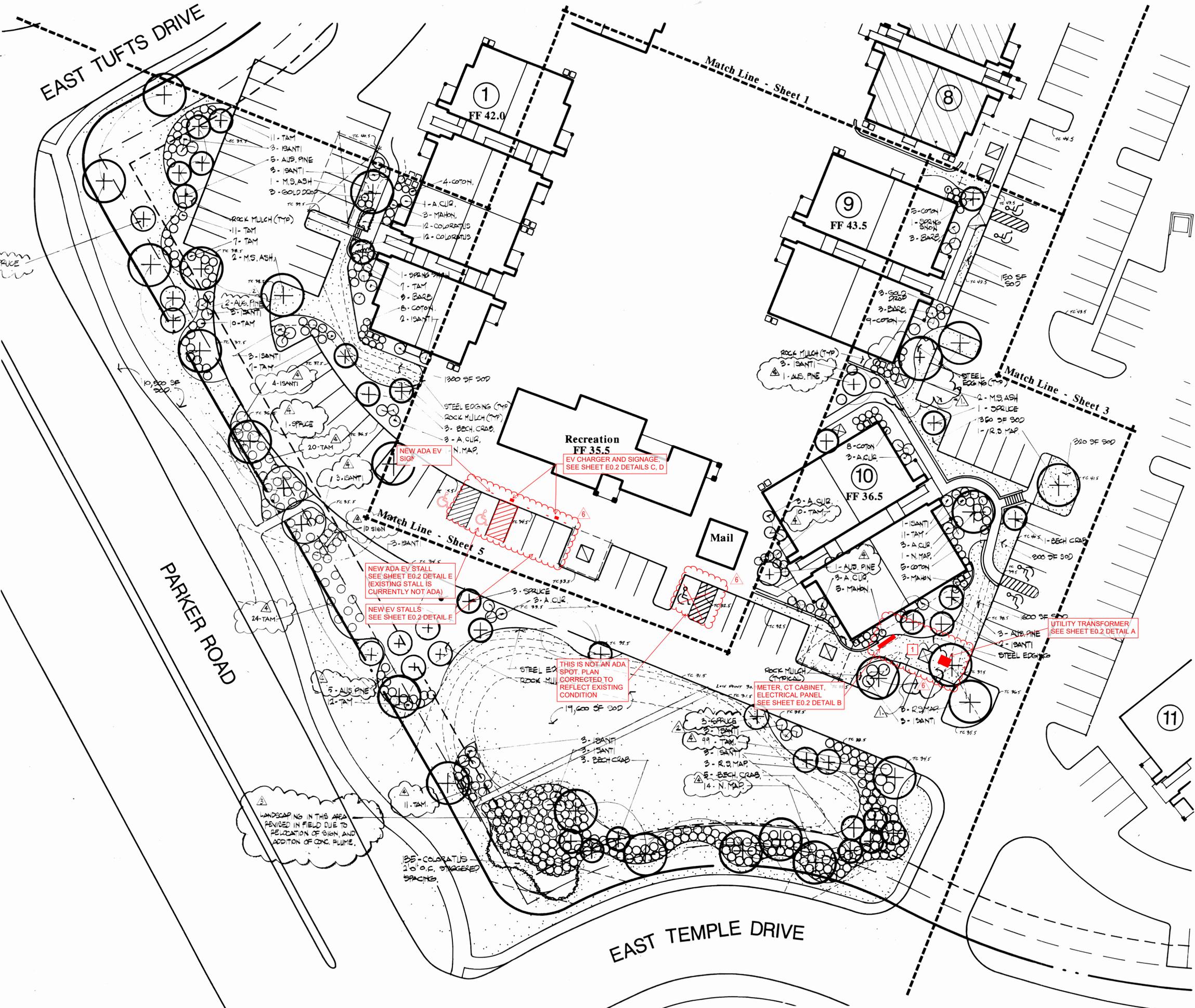
**REFLECTIONS II**  
PROPERTY TRUST OF AMERICA  
AURORA, COLORADO

SCALE  
1" = 20'-0"

DATE  
21 SEPT 94

TITLE  
LANDSCAPE

SHEET  
4L OF 7



**NEW ADA EV SIGN**  
EV CHARGER AND SIGNAGE.  
SEE SHEET E0.2 DETAILS C, D

**NEW ADA EV STALL**  
SEE SHEET E0.2 DETAIL E  
(EXISTING STALL IS CURRENTLY NOT ADA)

**NEW EV STALLS**  
SEE SHEET E0.2 DETAIL F

**THIS IS NOT AN ADA SPOT. PLAN CORRECTED TO REFLECT EXISTING CONDITION**

**METER, CT CABINET, ELECTRICAL PANEL**  
SEE SHEET E0.2 DETAIL B

**UTILITY TRANSFORMER**  
SEE SHEET E0.2 DETAIL A

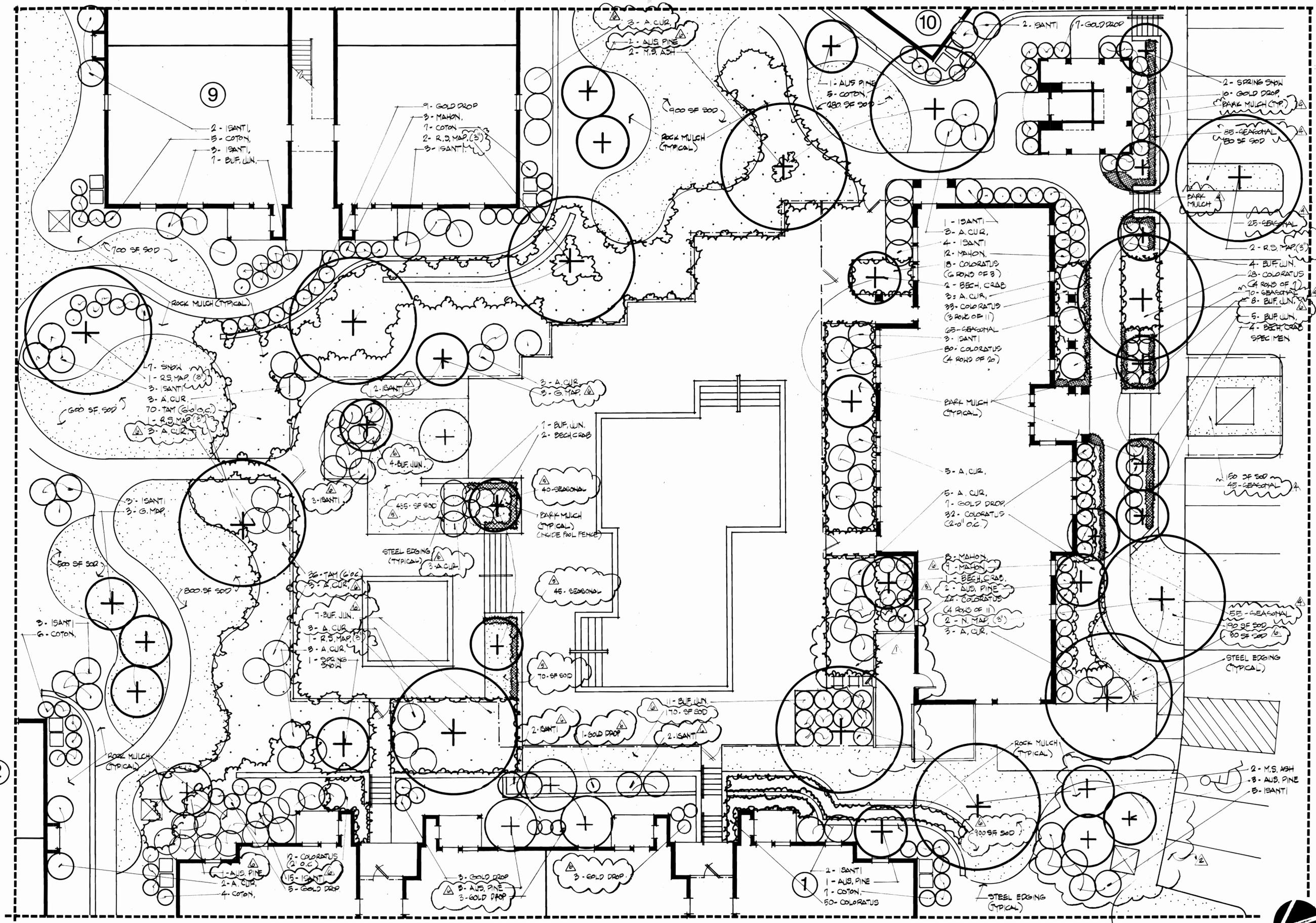
HANDSCAPING IN THIS AREA REVISED IN FIELD DUE TO RELOCATION OF SIGN AND ADDITION OF CONC. PAVING.

125-COLOPATIS  
2'0" O.C. STAGGERED SPACING

ADMIN. AMEND. 14 SEPT. 95

REFLECTIONS II 93-400544-4  
NOTE: Fire sprinkler box locations in this plan are unconfirmed.





REVISIONS

11-OCT-94	EQUIP. BLAD.
24-OCT-94	TRANSFORMER(S)
14-NOV-94	MAPLES, MULCH
29-NOV-94	SEASONAL, MULCH
20-JUNE-95	PER OWNER
12-SEPT-95	RELOCATE PLANTS

**REFLECTIONS II**  
 PROPERTY TRUST OF AMERICA  
 AURORA, COLORADO

SCALE  
 1/8" = 1'-0"

DATE  
 21 SEPT 94

TITLE  
 LANDSCAPE

SHEET  
 5L OF 7

REFLECTIONS II 93-4005-14/S

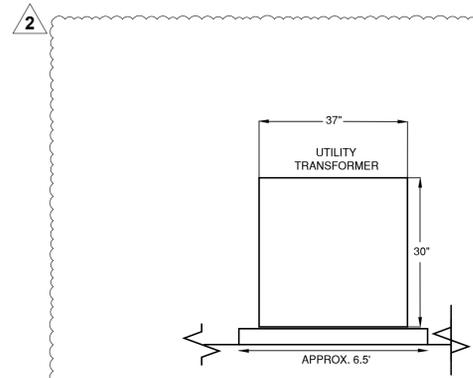
ADMIN. AMEND. 14-SEPT. 95



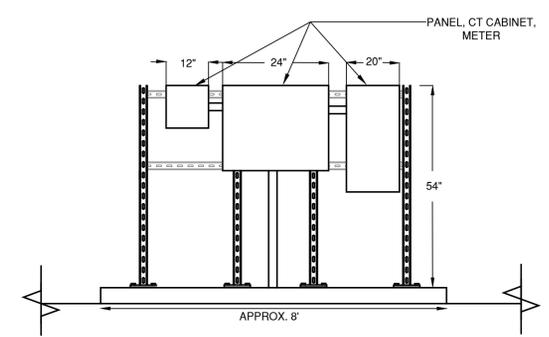


**EV CHARGING**

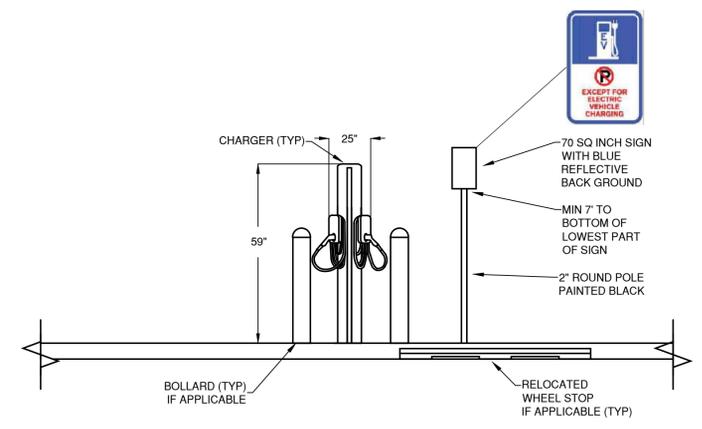
14012 E TUFTS DR.  
AURORA, CO 80015



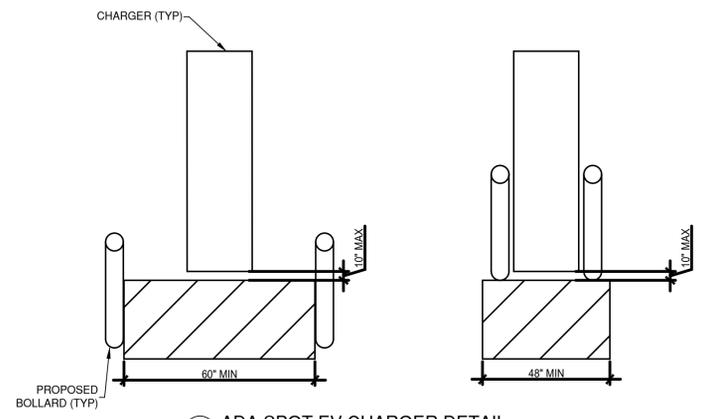
**A EVSE EQUIPMENT ELEVATION DETAIL**  
NTS



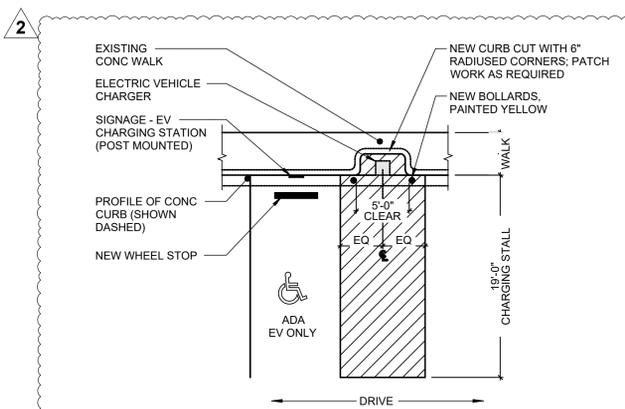
**B EVSE EQUIPMENT ELEVATION DETAIL**  
NTS



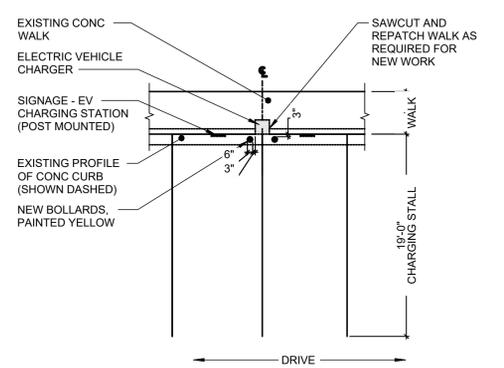
**C EV CHARGER ELEVATION DETAIL**  
NTS



**D ADA SPOT EV CHARGER DETAIL**  
NTS



**E ADA CHARGING STALL DETAIL**  
NTS



**F STANDARD CHARGING STALL DETAIL**  
NTS

DRAWN BY: KM  
CHECKED BY: LR

REVISIONS:

No.	DESCRIPTION	DATE
△	SITE REVISION	2024.04.26
△	EQUIPMENT REVISION	2024.10.11

ISSUE RECORD:

No.	DESCRIPTION	DATE
1	PERMIT SET	2023.03.20

SHEET TITLE:  
**ELECTRICAL DETAILS**

DATE: 2023.02.28

DRAWING NO.: **E0.2**