

# URBAN COTTAGES JEWELL

## SITE PLAN WITH ADJUSTMENTS

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

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SITE DATA	
LAND AREA WITHIN PROPERTY LINES	3.91 AC (170,542 SF)
NUMBER OF BUILDINGS	15
DUPLEX UNITS PROPOSED	30
NUMBER OF STORIES	2
MAXIMUM BUILDING HEIGHT	38'
PROPOSED MAXIMUM BUILDING HEIGHT	25'-1/2"
CONSTRUCTION TYPE	V-B
IBC OCCUPANCY CLASSIFICATION	R-3 (NON-SPRINKLERED)
HARD SURFACE AREA	67,848 SF / 39.0%
LANDSCAPE AREA	62,210 SF / 35.8%
BUILDING AREA	43,954 SF / 25.3%
DEDICATED OPEN SPACE	0.00 AC
CURRENT ZONING	R-R
PROPOSED ZONING	R-2
PRIVATE LOT AREA	2.16 AC
TRACT AREA (INCLUDES POND AREA)	1.70 AC
POND AREA	0.64 AC
PUBLIC R.O.W. AREA	0.13 AC
REQUIRED PARKING (2/DU)	60 SPACES
PROVIDED GARAGE PARKING	60 SPACES
PROVIDED PARALLEL STREET PARKING	10 SPACES
TOTAL PROVIDED PARKING	70 SPACES
REQUIRED ADA PARKING	0 SPACE
PROVIDED ADA VAN PARKING	0 SPACE
PERMITTED MAXIMUM SIGN AREA	80 SF
PROPOSED MONUMENT SIGN AREA	0 SF



### VICINITY MAP

SCALE: 1" = 2000'

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

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

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

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

### OWNERS SIGNATURES:

LEGAL DESCRIPTION: SEE THIS SHEET

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

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE \_\_\_\_\_

(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

BY: \_\_\_\_\_

(PRINCIPALS OR OWNERS)

STATE OF COLORADO } SS

COUNTY OF \_\_\_\_\_ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_.

BY: \_\_\_\_\_

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

### CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_  
DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_  
DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_  
DATE: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_  
DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DATE: \_\_\_\_\_

DATABASE APPROVAL DATE: \_\_\_\_\_

### ADJUSTMENTS:

- ADJUSTMENT REQUEST 1- MITIGATION MEASURE: SECTION CODE 146-4.2.3.C.B.VII. "EACH GREEN COURT DWELLING DEVELOPMENT SHALL HAVE DIRECT FRONTAGE ON AND PEDESTRIAN ACCESS TO A STREET THAT INCLUDES ON-STREET PARKING AND SIDEWALKS ON BOTH SIDES."

WE ARE REQUESTING AN ADJUSTMENT TO THE REQUIREMENTS OUTLINED IN THE CODE, AS THE MAIN ROAD WILL ONLY FEATURE A SIDEWALK AND ON-STREET PARKING ON ONE SIDE DUE TO THE SITE'S SPACE LIMITATIONS AND THE PROPOSED PRODUCT DESIGN. PROVIDING ON-STREET PARKING ON BOTH SIDES OF THE STREET IS NOT FEASIBLE BECAUSE OF THE LIMITED WIDTH OF THE ROADWAY, WHICH WOULD RESULT IN INSUFFICIENT SPACE FOR SAFE PEDESTRIAN CIRCULATION AND EFFICIENT VEHICLE MOVEMENT. IN ADDITION, A TOTAL OF (2) OF THE GREEN COURT UNITS WILL FEATURE CONSTRAINED SITE CIRCULATION. THE WEST AND EAST GREEN COURT END UNITS WILL HAVE DIRECT CONNECTIONS TO THE PROPOSED SITE CIRCULATION PATHWAY ALONG THE ROADWAY, WHILE THE MIDDLE UNITS WILL NEED TO BE CONNECTED VIA A CENTRAL WALKWAY THAT WILL REQUIRE CROSSING THE ROADWAY TO ACCESS THE SIDEWALK TO THE NORTH OF THE PRIVATE DRIVE. OUR REQUEST ON THIS ADJUSTMENT FACTORS IN THE SITE'S UNIQUE CONSTRAINTS THAT WILL ENSURE ADEQUATE ON-STREET PARKING, AND MAINTAINS SAFE PEDESTRIAN ACCESS WHILE PRESERVING A DESIGN THAT IS COMPATIBLE WITH THE SURROUNDING CONTEXT.

- ADJUSTMENT REQUEST 2- FROM SECTION 146-4.2.2, TABLE 4.2-1. "THE MINIMUM FRONT SETBACK FOR TWO-FAMILY ATTACHED HOMES WHERE 20' IS REQUIRED, AND THE MINIMUM REAR SETBACK FOR TWO-FAMILY ATTACHED HOMES WHERE 15 FEET IS REQUIRED." MITIGATION MEASURE: REDUCING THE FRONT AND REAR SETBACKS TO ACCOUNT FOR THE PROPOSED HOUSING PRODUCT TYPE (ALLEY LOADED) AND SITE CONTEXT.

WE ARE REQUESTING AN ADJUSTMENT TO THE OUTLINED R-2 FRONT AND REAR SETBACK REQUIREMENTS AS THE CURRENT STANDARDS PRECLUDE THE INTEGRATION OF SMALLER, MORE ATTAINABLE HOUSING UNITS MOST SUITABLE FOR AN INFILL SITE, AS WELL AS THE REASONABLE USE OF ALLEY LOADED PRODUCT. AS SUCH, A 5' REAR ALLEY SETBACK AND AN 11' FRONT SETBACK IS REQUESTED, AS IS TYPICAL FOR ALLEY LOADED HOMES. THIS ADJUSTMENT CONSIDERS THE UNIQUE PROPOSED PRODUCT TYPE, SITE CONSTRAINTS, AND PROVIDES ARCHITECTURAL IMPROVEMENTS BENEFICIAL TO THE SURROUNDING COMMUNITY.

### CITY OF AURORA REQUIRED SITE PLAN NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- THE DEVELOPER/OWNER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/ DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE, AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".

### LEGAL DESCRIPTION

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

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

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



REV. NO.	DESCRIPTION	DATE
01	SUBMITTAL #2	08/02/2022
02	SUBMITTAL #3	05/14/2024
03	SUBMITTAL #4	08/13/2024
04	SUBMITTAL #5	12/17/2024
05	SUBMITTAL #6	04/11/2025

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

PROJ NO: 210204  
ENG: JIL / JLE  
DATE: 6/12/2024

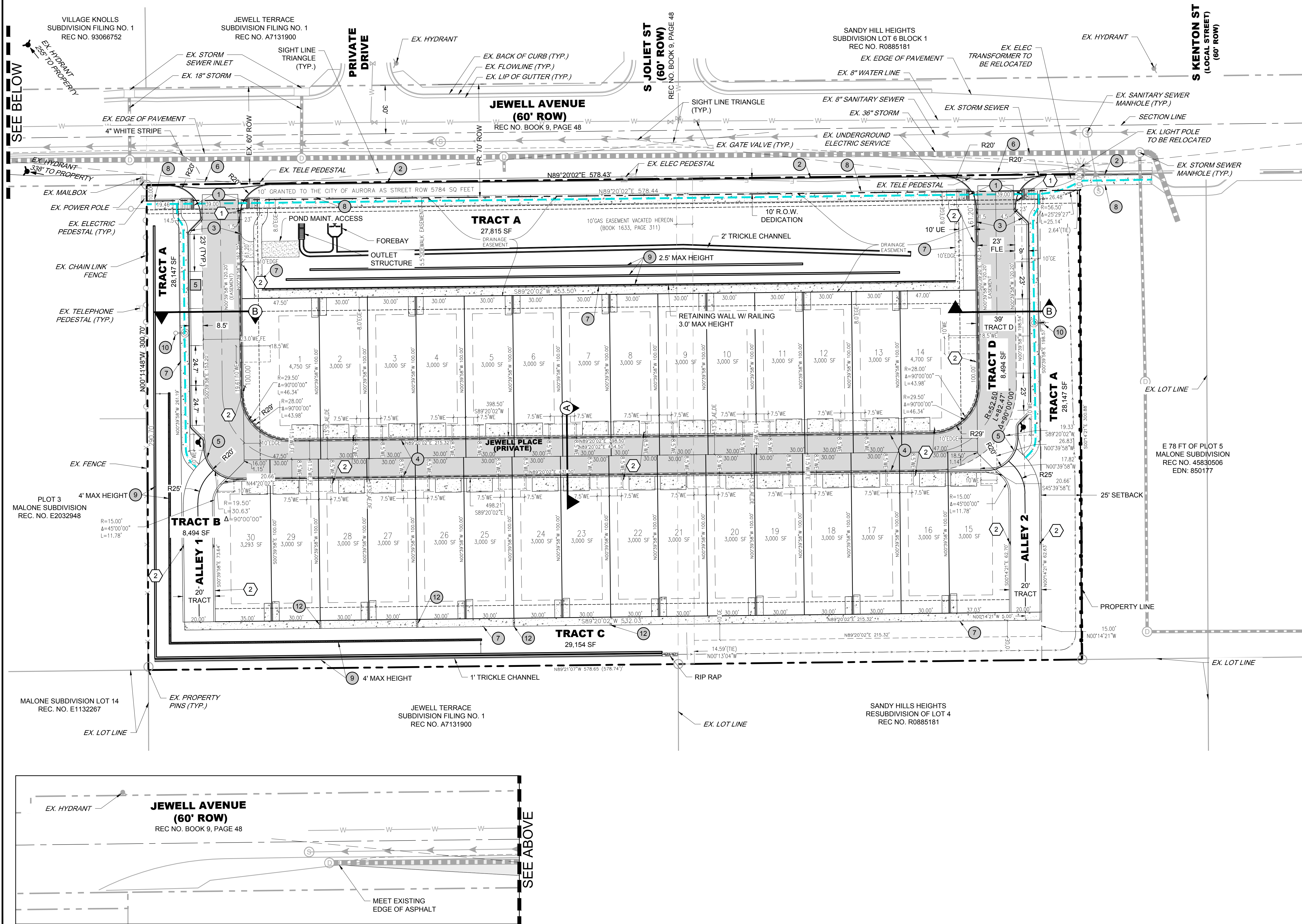
SHEET NUMBER



# URBAN COTTAGES JEWELL

## SITE PLAN WITH ADJUSTMENTS

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



### SITE PLAN NOTES:

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

### KEYNOTES & LEGEND:

- 1 ADA RAMP
- 2 6" VERTICAL CURB & GUTTER - 2' PAN
- 3 6" VERTICAL CURB & GUTTER - 1' PAN
- 4 4" MOUNTABLE CURB & GUTTER - 1' PAN
- 5 DRIVE CUT
- 6 8' CROSSPAN
- 7 5' SIDEWALK
- 8 6' SIDEWALK
- 9 RETAINING WALL
- 10 STREET LIGHT
- 11 MAIL KIOSK
- 12 1' SIDEWALK CHASE

- # PARKING COUNT
- ACCESSIBLE ROUTE
- UTILITY EASEMENT (UE)
- UTILITY & ACCESS EASEMENT (UAE)
- FIRE LANE EASEMENT (FLE)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- FIRE HYDRANT
- WATER METER
- SE SANITARY EASEMENT
- GE GAS EASEMENT
- AE ACCESS EASEMENT
- WE WATER EASEMENT
- EGE ELECTRIC & GAS EASEMENT
- DE DRAINAGE EASEMENT
- FE FIRE LANE EASEMENT

### SIGN & STRIPING LEGEND:

- 1 R1-1 STOP SIGN
- 2 R7-1 FIRE LANE - NO PARKING SIGN

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



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



DATE	DESCRIPTION	REV. NO.
08/02/2023	SUBMITTAL #2	01
05/14/2024	SUBMITTAL #3	02
09/13/2024	SUBMITTAL #4	03
12/17/2024	SUBMITTAL #5	04
04/17/2025	SUBMITTAL #6	05

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

PROJ NO: 210204  
ENG: JIL / JLE  
DATE: 6/12/2024

SHEET NUMBER

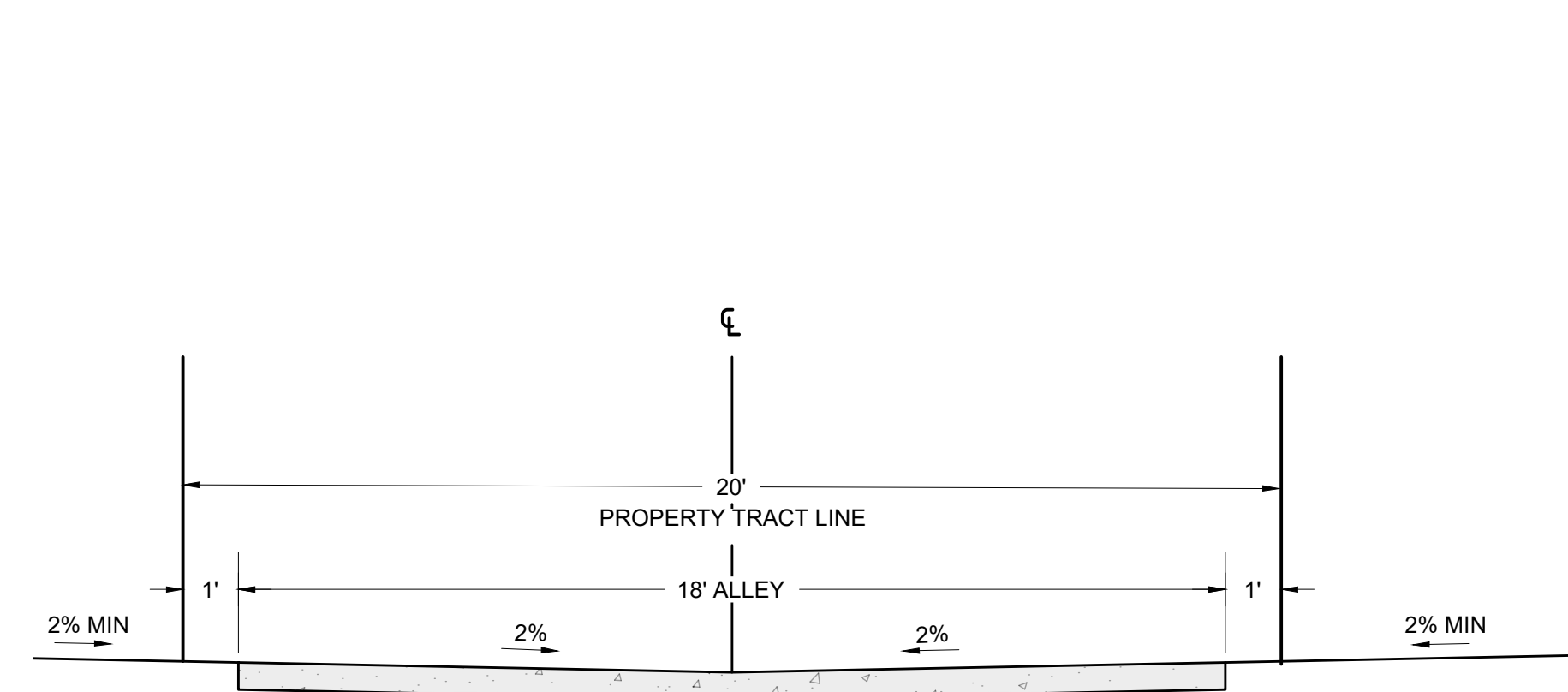
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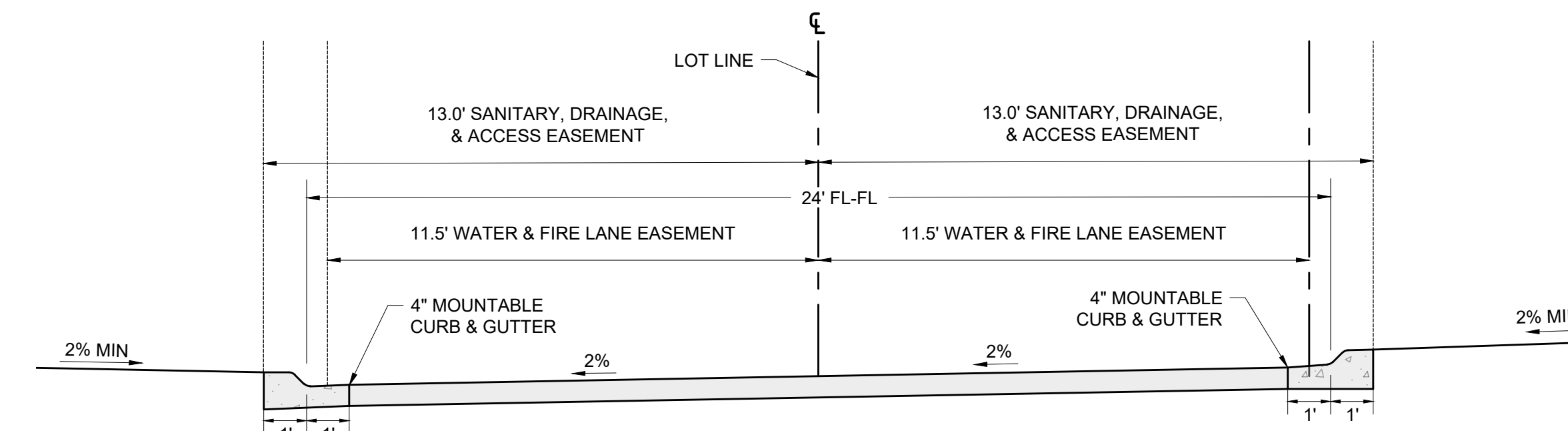
# URBAN COTTAGES JEWELL

## SITE PLAN WITH ADJUSTMENTS

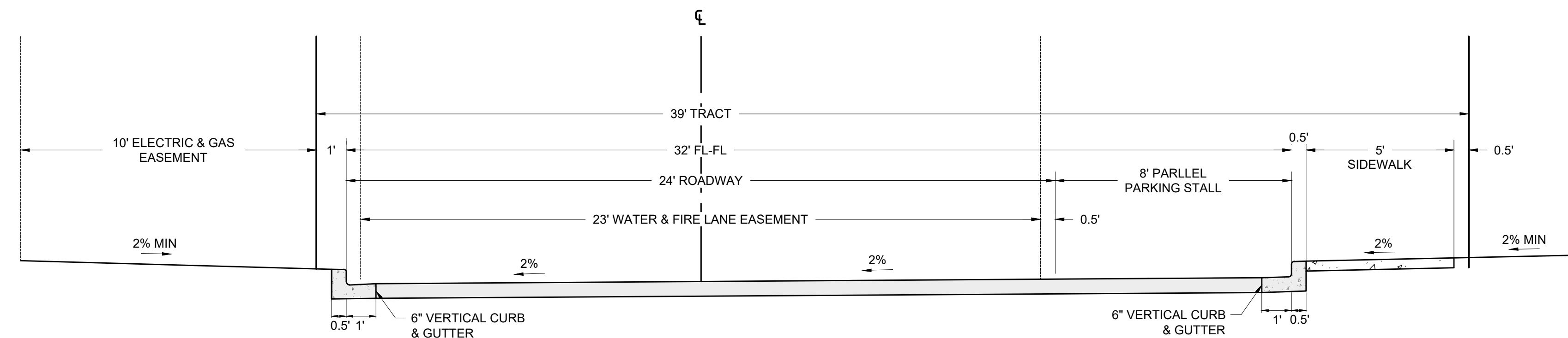
PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE  
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,  
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



ALLEY 1 & 2



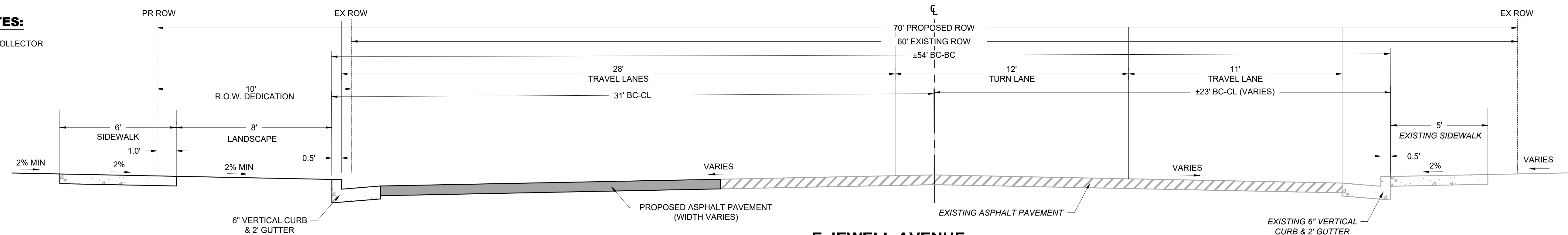
SECTION A: JEWELL PLACE



SECTION B: JEWELL PLACE W/ PARALLEL PARKING STALLS & ATTACHED WALK

### JEWELL AVENUE SECTION NOTES:

1. ROADWAY CLASSIFICATION: MODIFIED 3 LANE COLLECTOR
2. ADJECNET LAND USE CATEGORY: RESIDENTIAL
3. NUMBER OF LANES: 3
4. BACK TO BACK CURB WIDTH:  $\pm 54'$
5. PEDESTRIAN ACTIVITY LEVEL: LOW
6. PAVEMENT TYPE: R3

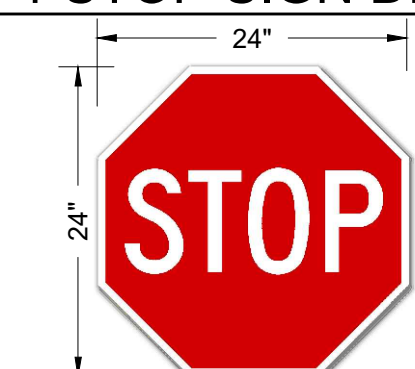


E JEWELL AVENUE

REV. NO.	DESCRIPTION	DATE
01	SUBMITTAL #2	08/02/2022
02	SUBMITTAL #3	05/14/2023
03	SUBMITTAL #4	09/13/2023
04	SUBMITTAL #5	12/17/2023
05	SUBMITTAL #6	04/17/2025

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

AE = ACCESS EASEMENT  
SE = SANITARY EASEMENT  
DE = DRAINAGE EASEMENT  
FE = FIRE EASEMENT  
WE = WATER EASEMENT  
FL = FLOWLINE

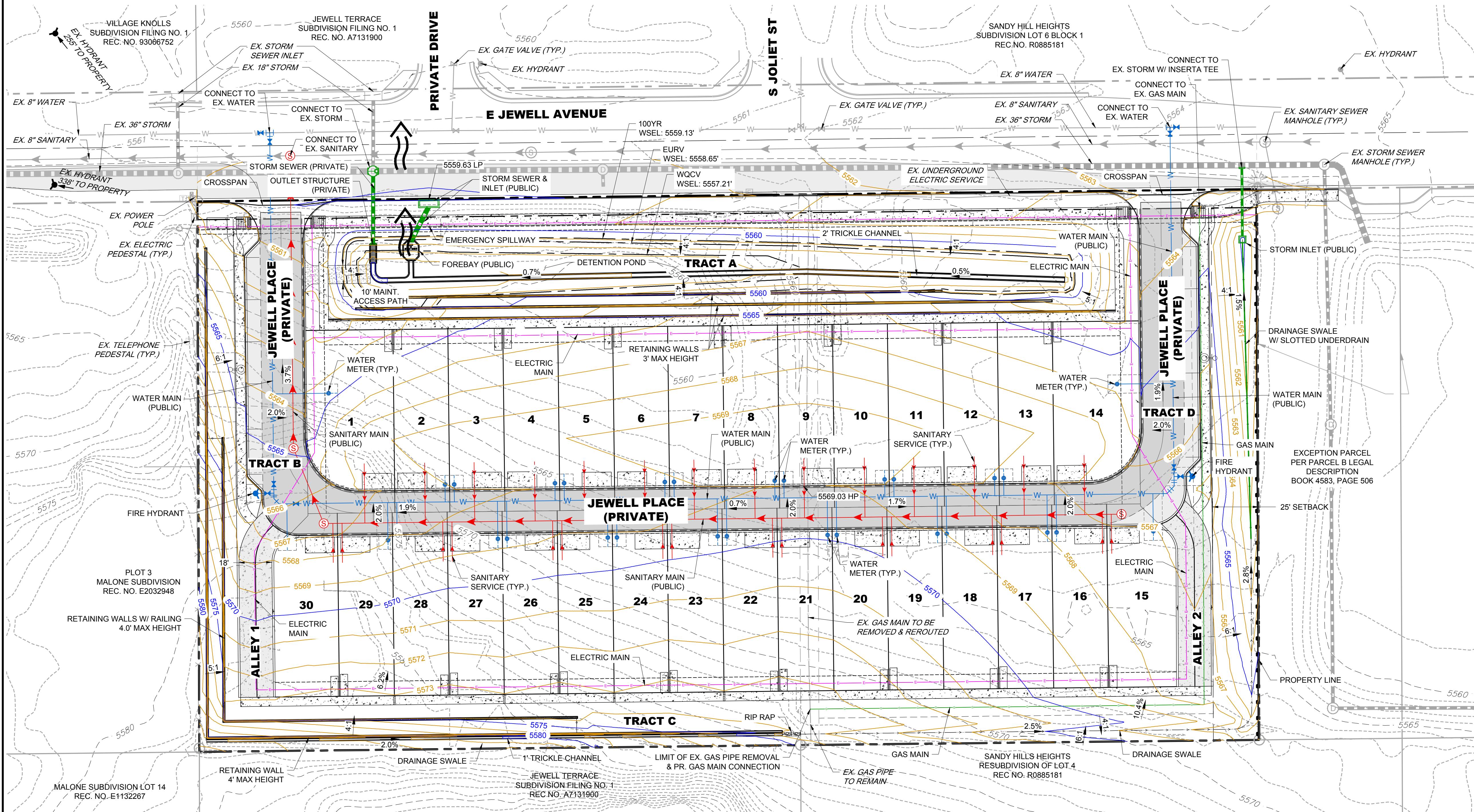




# URBAN COTTAGES JEWELL

## SITE PLAN WITH ADJUSTMENTS

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



### GRADING AND UTILITY PLAN NOTES:

1. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AS PUBLIC.
2. PRIVATE STORM SEWER TO BE MAINTAINED BY PROPERTY OWNER.
3. PIPE DOWNSTREAM OF WATER METER IS CONSIDERED PRIVATE.
4. ALL SANITARY SEWER SERVICES ARE PRIVATE.
5. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING.
6. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
7. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
8. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
9. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH CIVIL PLANS.

### LEGEND:

- UTILITY EASEMENT (UE)
- UTILITY & ACCESS EASEMENT (UAE)
- FIRE LANE EASEMENT (FLE)
- EX. WATER MAIN
- PR. WATER MAIN
- PR. WATER SERVICE LINE
- PR. POST METER WATER SERVICE LINE
- EX. SANITARY SEWER
- PR. SANITARY SEWER
- PR. SANITARY SEWER SERVICE
- EX. STORM SEWER
- PR. STORM SEWER
- EX. UNDERGROUND ELECTRIC
- PR. UNDERGROUND ELECTRIC
- PR. GAS MAIN
- SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED SWALE
- DRAINAGE FLOW ARROW
- EMERGENCY OVERFLOW

### GRADING ABBREVIATIONS

- HP HIGH POINT
- LP LOW POINT



DATE	REV. NO.	DESCRIPTION
08/02/2022	01	SUBMITTAL #2
05/14/2024	02	SUBMITTAL #3
09/13/2024	03	SUBMITTAL #4
12/17/2024	04	SUBMITTAL #5
04/17/2025	05	SUBMITTAL #6

URBAN COTTAGES, LLC  
**URBAN COTTAGES - JEWELL**  
GRADING & UTILITY SCHEMATIC  
E JEWELL AVE  
AURORA, CO

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



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

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

SHEET NUMBER

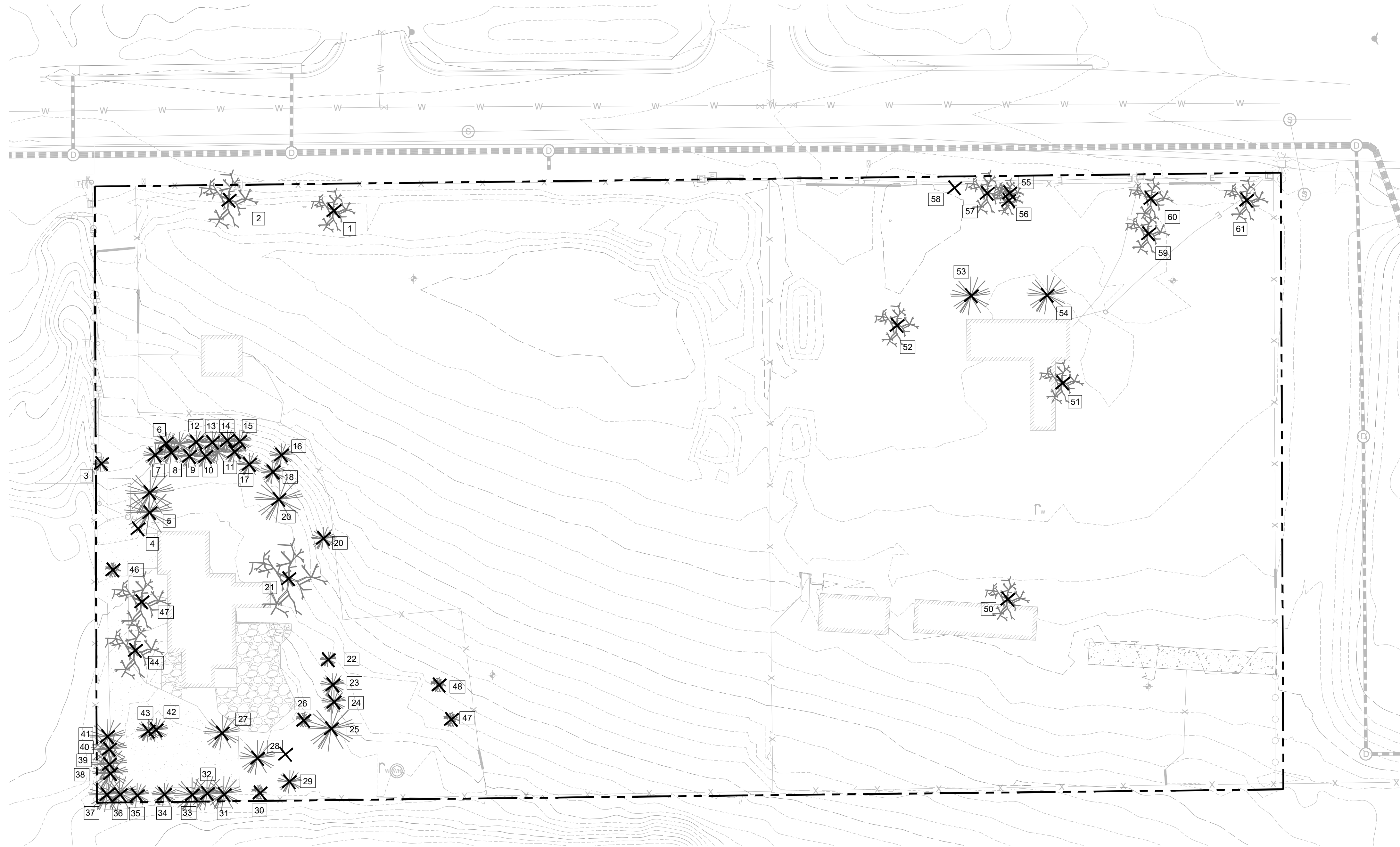
5



# URBAN COTTAGES JEWELL

## SITE PLAN WITH ADJUSTMENTS

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

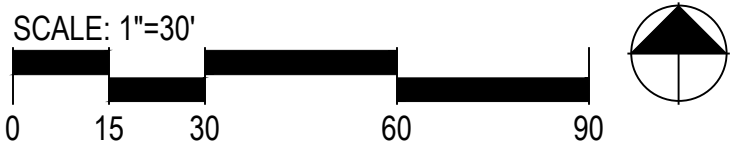


### LEGEND

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

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

1 TREE MITIGATION PLAN  
Scale: 1"= 30'-0"



REV. NO.	DESCRIPTION	DATE
1	1ST SUBMITTAL	08/02/22
2	2ND SUBMITTAL	06/12/24
3	3RD SUBMITTAL	08/27/24
4	4TH SUBMITTAL	11/11/24
5	5TH SUBMITTAL - UPDATED	12/11/24
6	6TH SUBMITTAL	04/11/25

URBAN COTTAGES, LLC  
**URBAN COTTAGES - JEWELL**  
TREE MITIGATION PLAN  
E JEWELL AVE  
AURORA, CO

PROJ NO: 210204  
ENG : AG, MLH  
DATE : 04/11/2025

SHEET NUMBER  
**6**



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

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

**NOTE:**

- TREE SURVEY AND APPRAISED TREE VALUES WERE COMPLETED BY COLORADO TREE CONSULTANTS.

- TREE MITIGATION CASH-IN-LIEU PAYMENT WILL BE PROVIDED UPON FULL APPROVAL OF THE REST OF THE PLAN.



The logos of PCS Group and CAGE Civil Engineering are displayed at the bottom of the page. The PCS Group logo features a stylized 'P' with three colored dots (red, yellow, green) above it, followed by the text 'pcs group'. The CAGE Civil Engineering logo features a stylized 'C' made of three colored triangles (red, yellow, green) above the text 'CAGE' and 'CIVIL ENGINEERING'.

REV. NO.	DESCRIPTION	DATE
	2ND SUBMITTAL	08/02/22
	3RD SUBMITTAL	06/12/22
	4TH SUBMITTAL	08/27/22
	5TH SUBMITTAL	11/11/22
	5TH SUBMITTAL - UPDATED	12/11/22
	6TH SUBMITTAL	04/11/25

URBAN COTTAGES, LLC

**URBAN COTTAGES - JEWELL**

TREE INVENTORY

E JEWELL AVE  
AURORA, CO

PROJ NO: 210204

ENG : AG, MLH

DATE : 04/11/2025

SHEET NUMBER  
7



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



SCALE: 1"=30'



NOT FOR CONSTRUCTION

REV. NO.	DESCRIPTION	DATE
	2ND SUBMITTAL	08/02/22
	3RD SUBMITTAL	06/12/24
	4TH SUBMITTAL	09/12/24
	5TH SUBMITTAL	11/11/24
	5TH SUBMITTAL - UPDATED	12/11/24
	6TH SUBMITTAL	04/11/25

URBAN COTTAGES - JEWELL  
LANDSCAPE SITE & MATERIALS PLAN

ROJ NO: 210204

NG : AG, MLH

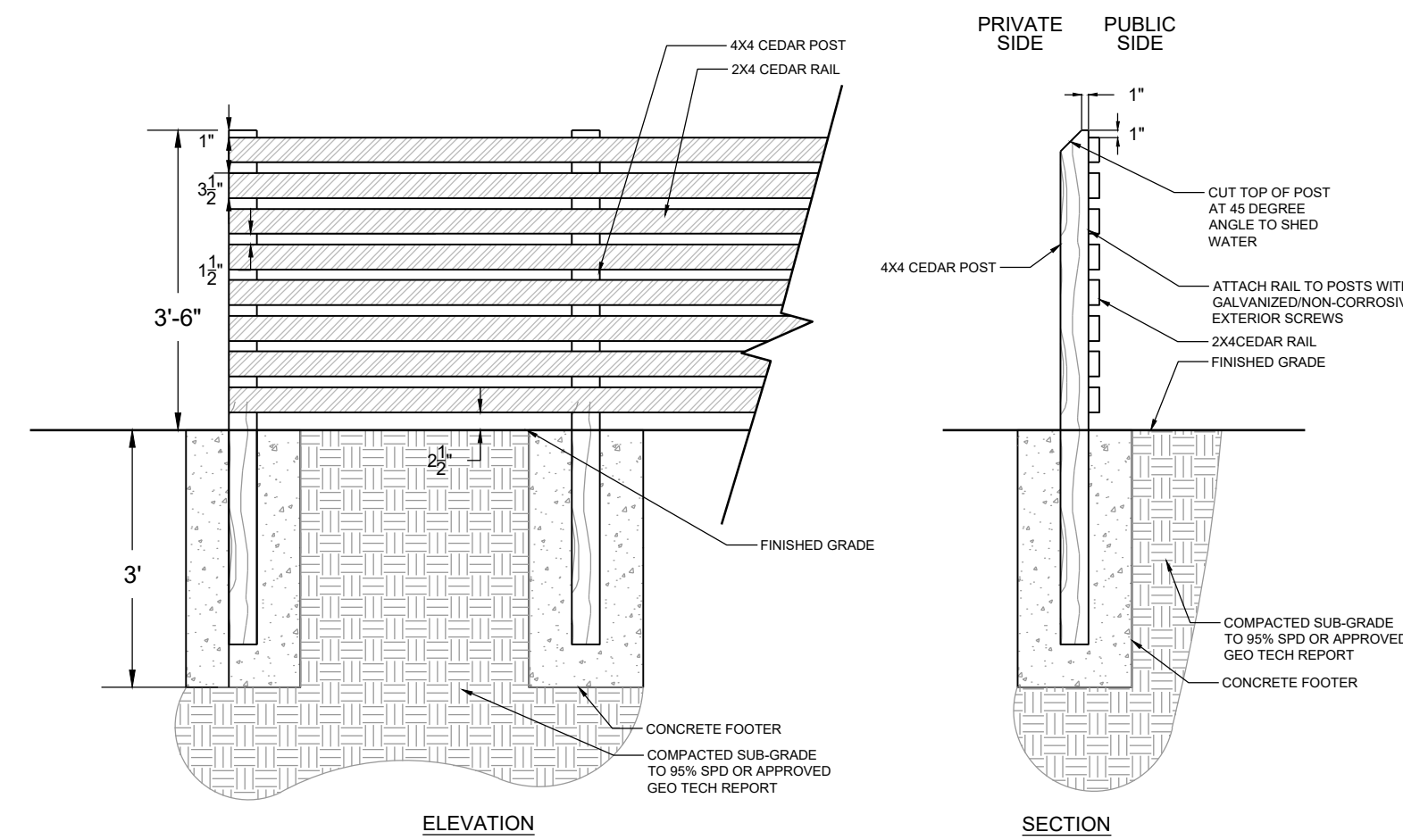
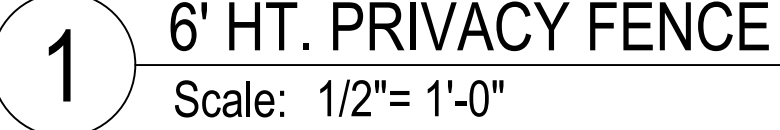
ATE : 04/11/2025

HEET NUMBER

3



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



1. ALL MEMBERS TO BE A CEDAR WOOD TYPE.
2. OPEN RAIL FENCE TO BE CONSTRUCTED PER THE AURORA PROS MINIMUM STANDARDS.

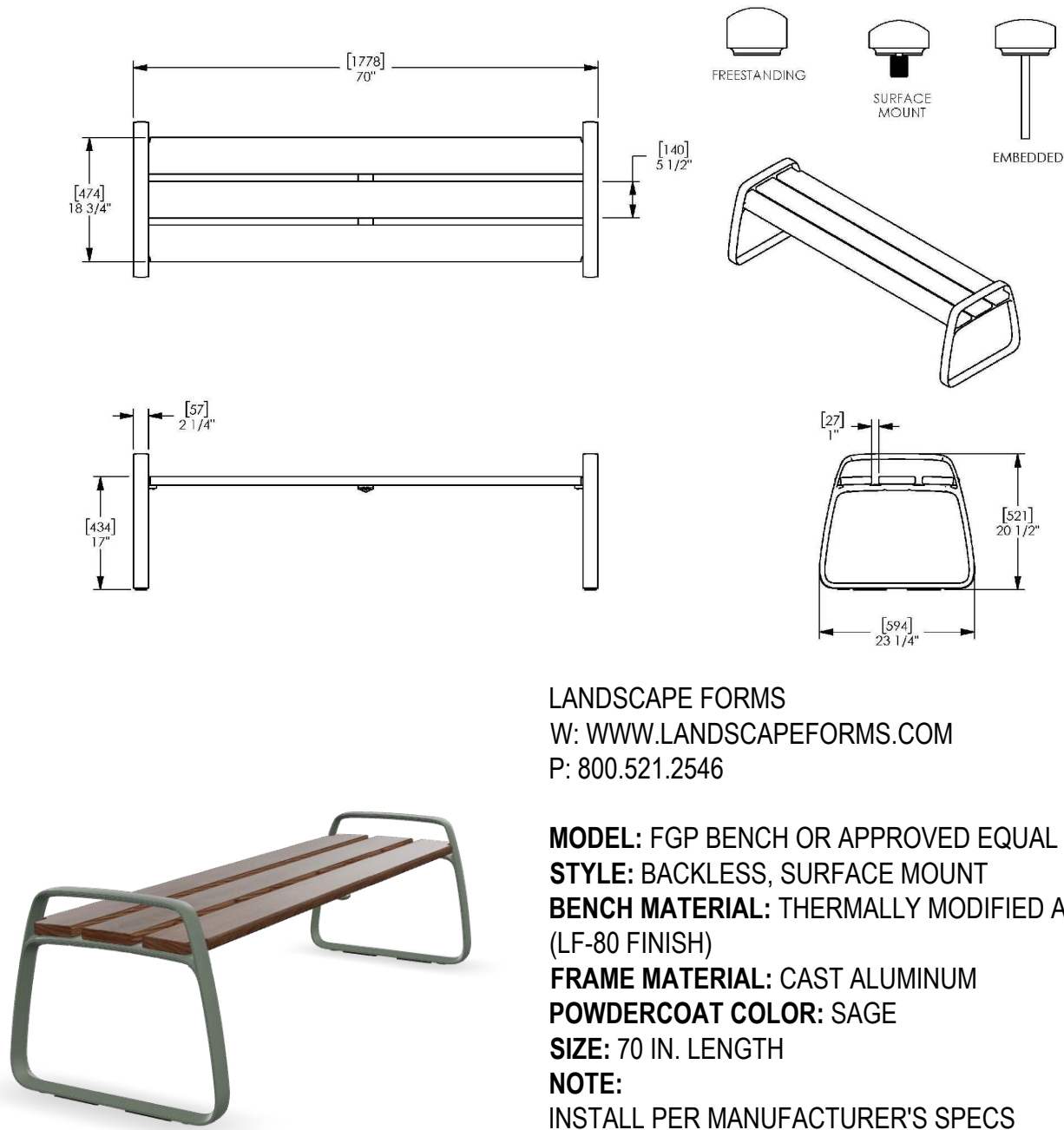




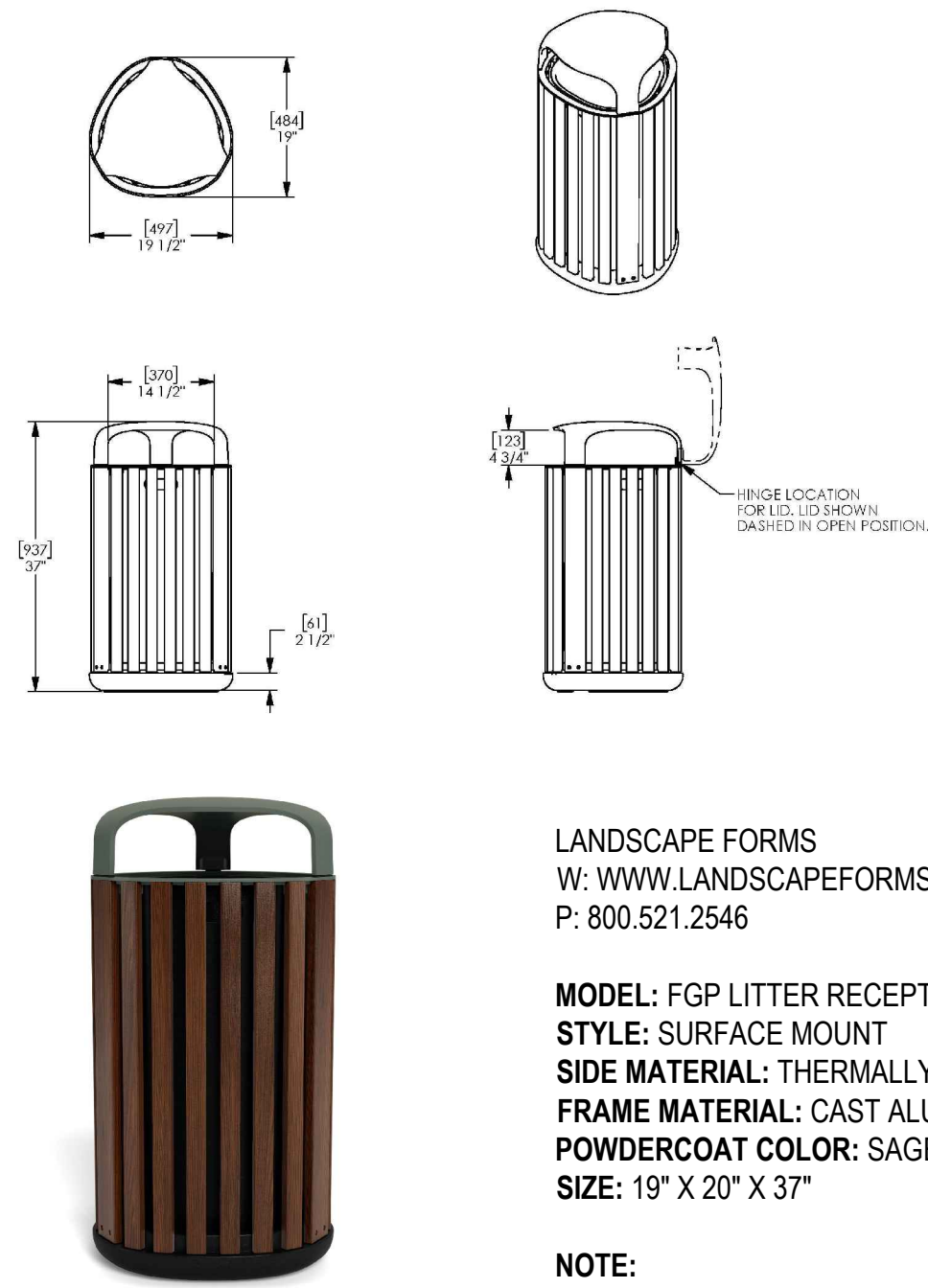
URBAN COTTAGES JEWELL  
SITE PLAN WITH ADJUSTMENTS  
PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE  
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,  
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



DOG WASTE DEPOT  
W: WWW.DOGWASTEDEPOT.COM  
P: 800.678.1612  
  
**MODEL:** "ROLLING HILLS" DISPENSE-ART™  
**DOG WASTE STATION OR APPROVED EQUAL**  
**SKU:** DA-144R-GR-D006-B-GRN  
**DISPENSER:** ROLL BAG SYSTEM  
**CAN:** ROUND  
**COLOR:** GREEN  
  
**NOTE:**  
INSTALL PER MANUFACTURER'S SPECS



LANDSCAPE FORMS  
W: WWW.LANDSCAPEFORMS.COM  
P: 800.521.2546  
  
**MODEL:** FGP BENCH OR APPROVED EQUAL  
**STYLE:** BACKLESS, SURFACE MOUNT  
**BENCH MATERIAL:** THERMALLY MODIFIED ASH (LF-80 FINISH)  
**FRAME MATERIAL:** CAST ALUMINUM  
**POWDERCOAT COLOR:** SAGE  
**SIZE:** 70 IN. LENGTH  
**NOTE:**  
INSTALL PER MANUFACTURER'S SPECS

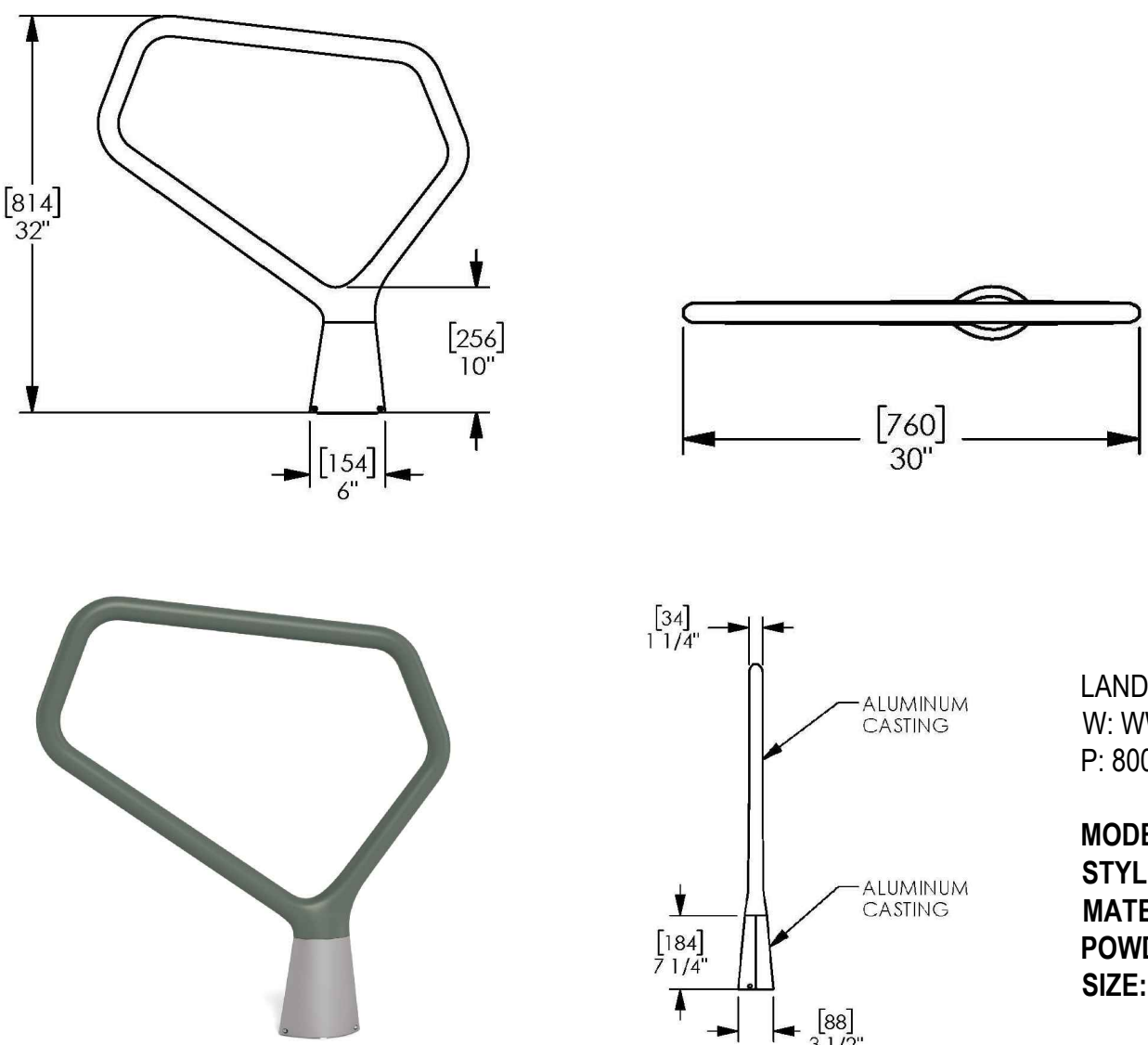


LANDSCAPE FORMS  
W: WWW.LANDSCAPEFORMS.COM  
P: 800.521.2546  
  
**MODEL:** FGP LITTER RECEPTACLE OR APPROVED EQUAL  
**STYLE:** SURFACE MOUNT  
**SIDE MATERIAL:** THERMALLY MODIFIED ASH (LF-80 FINISH)  
**FRAME MATERIAL:** CAST ALUMINUM  
**POWDERCOAT COLOR:** SAGE  
**SIZE:** 19" X 20" X 37"  
  
**NOTE:**  
INSTALL PER MANUFACTURER'S SPECS

1 DOG WASTE STATION  
Scale: NTS

2 BENCH  
Scale: NTS

3 LITTER BIN  
Scale: NTS



LANDSCAPE FORMS  
W: WWW.LANDSCAPEFORMS.COM  
P: 800.521.2546  
  
**MODEL:** FGP BIKE RACK OR APPROVED EQUAL  
**STYLE:** SURFACE MOUNT  
**MATERIAL:** CAST ALUMINUM  
**POWDERCOAT COLOR:** SAGE  
**SIZE:** 30 IN. LENGTH  
  
**NOTE:**  
INSTALL PER MANUFACTURER'S SPECS

4 BIKE RACK  
Scale: NTS

REV. NO.	DESCRIPTION	DATE
2ND SUBMITTAL	2ND SUBMITTAL	08/02/22
3RD SUBMITTAL	3RD SUBMITTAL	06/12/24
4TH SUBMITTAL	4TH SUBMITTAL	08/27/24
5TH SUBMITTAL	5TH SUBMITTAL	11/11/24
6TH SUBMITTAL	6TH SUBMITTAL	12/11/24
	6TH SUBMITTAL - UPDATED	04/11/25



PROJ NO: 210204  
ENG : AG, MLH  
DATE : 04/11/2025



# URBAN COTTAGES JEWELL

## SITE PLAN WITH ADJUSTMENTS

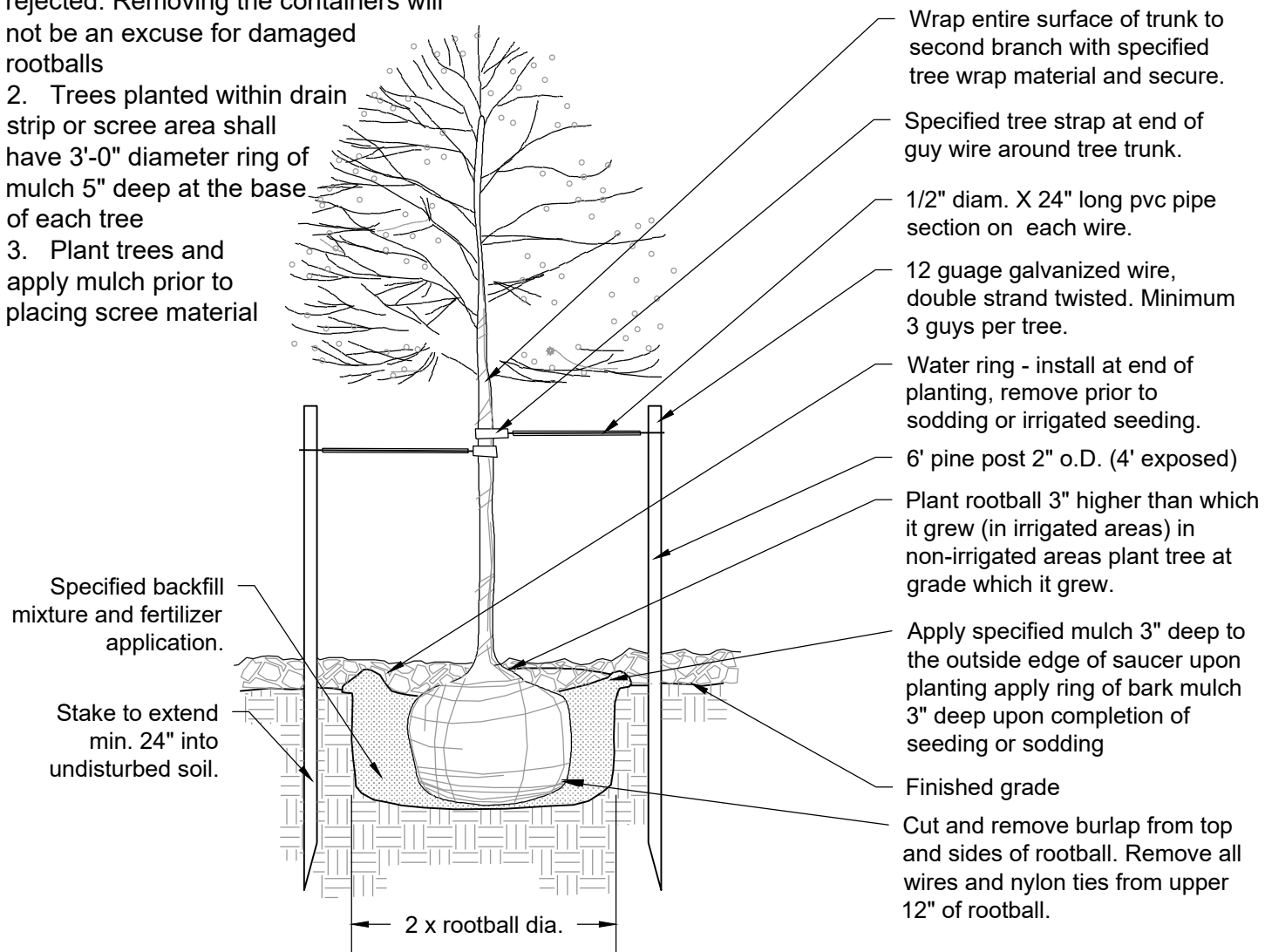
PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE  
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,  
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

### LANDSCAPE NOTES

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

#### Notes:

- Any broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs
- Trees planted within drain strip or scree area shall have 3'-0" diameter ring of mulch 5" deep at the base of each tree
- Plant trees and apply mulch prior to placing scree material



1

### DECIDUOUS TREE PLANTING

Scale: NTS

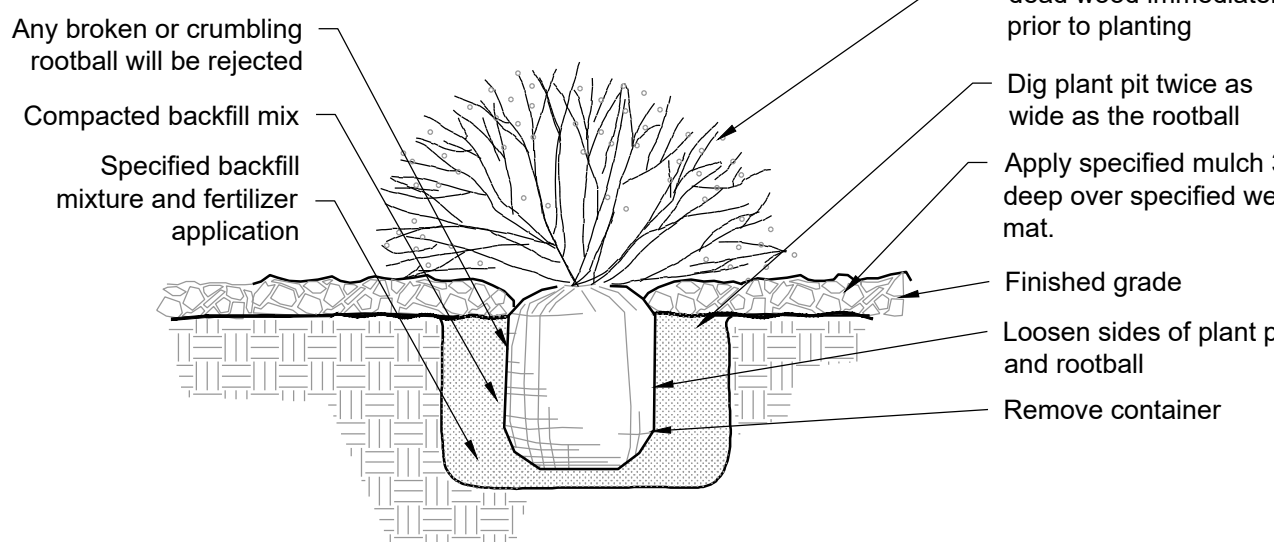
2

### SHRUB PLANTING

Scale: NTS

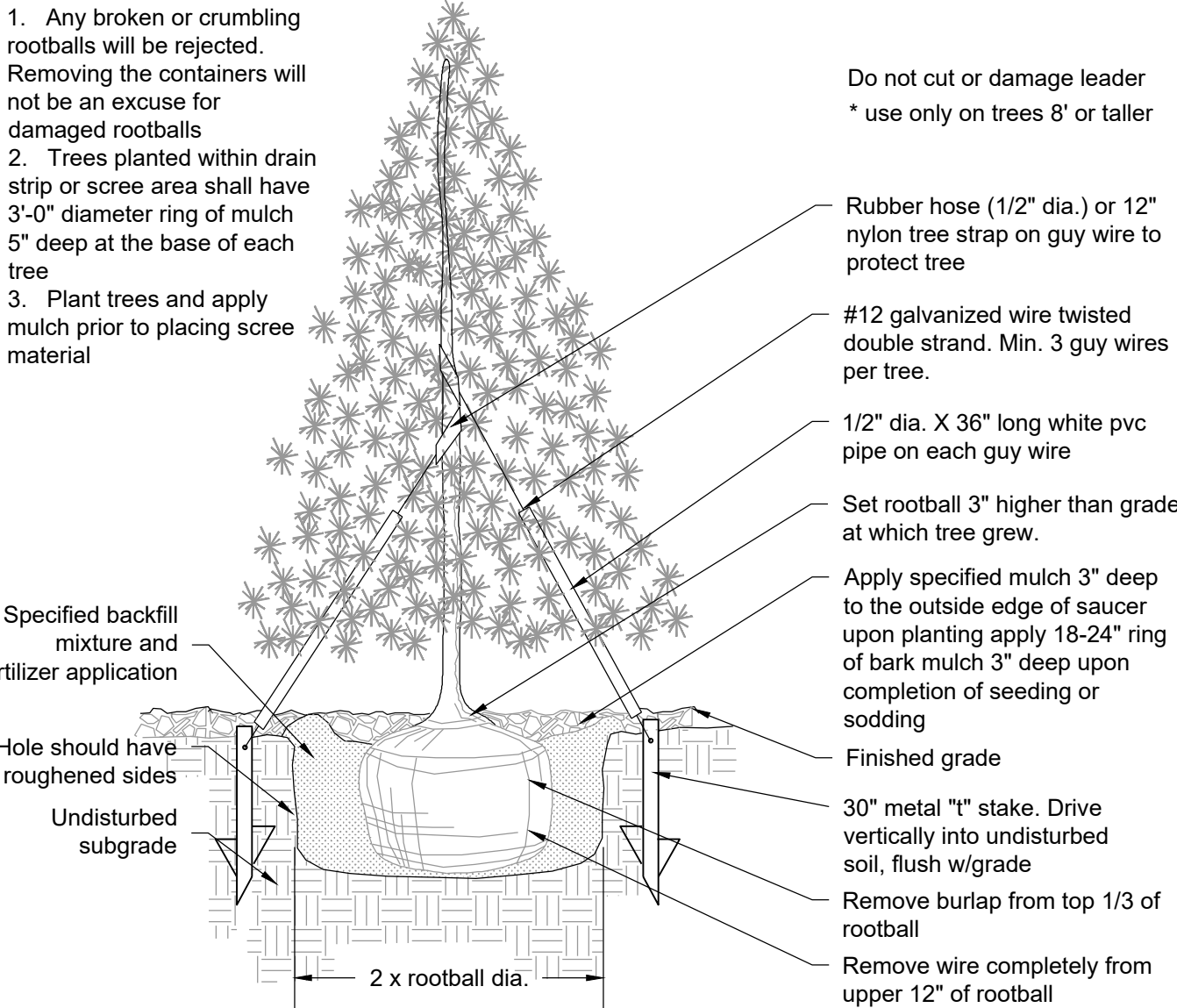
#### Notes:

- Any broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs
- Hold grade 1" below edge of walk or curb.
- All juniper plants should be planted so top of root mass occurs at finish grade of mulch layer
- Shrubs planted within the drain strip or scree areas shall have a 12" diameter ring of mulch at the base of each shrub
- Plant all shrubs and add mulch ring prior to placing rock



#### Notes:

- Any broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs
- Trees planted within drain strip or scree area shall have 3'-0" diameter ring of mulch 5" deep at the base of each tree
- Plant trees and apply mulch prior to placing scree material



3

### EVERGREEN TREE PLANTING

Scale: NTS

### MULCH NOTES

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

### IRRIGATION INFORMATION AND NOTES

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

### SEEDING AND MULCHING INSTALLATION NOTES:

- SEE PLAN FOR:
  - AREAS OF SEEDING AND MULCHING
  - TYPE OF SEED
  - SEE LANDSCAPE SCHEDULE AND DETAILS SHEET FOR SPECIFICS ON SEEDING MIX.
- ALL SEED MIXES SHALL BE FREE FROM SUCH NOXIOUS SEEDS SUCH AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAW WEED AND LEAFY SPURGE.
- THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE.
- IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.
- THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED(PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
- SEED MIXES AS SPECIFIED IN THESE PLANS SHALL BE USED UNLESS AUTHORIZED AND APPROVED BY LANDSCAPE ARCHITECT, OWNERS REPRESENTATIVE.
- ALL AREAS TO BE SEEDDED AND MULCHED SHALL HAVE NATIVE TOPSOIL OR APPROVED SOIL AMENDMENTS SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). ALL DISTURBED AREAS SHALL BE LOOSENEED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
- SOIL IS TO BE THOROUGHLY LOOSENEED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE GENERALLY FREE OF ROCKS GREATER THAN 4" AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER COMPACTED AREAS THAT HAVE NOT BEEN THOROUGHLY LOOSENEED SHALL BE REJECTED.
- SEED IS TO BE APPLIED USING A MECHANICAL DRILL SEEDER TO A DEPTH OF 1/4 INCH. ROW SPACING SHALL BE NO GREATER THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF LONG-STEMMED STRAW. AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE AS LONG AS POSSIBLE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 4 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 2000 LB. PER ACRE.
- SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILL RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO COMPACT. THEN MUCH AS SPECIFIED ABOVE.
- WHEN SEEDING AND MULCHING IS USED TO STABILIZE DISTURBED AREAS, ALL DISTURBED AREAS WHICH ARE EITHER FINAL GRADED, OR WILL REMAIN INACTIVE FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE REQUIRED TO BE STABILIZED WITHIN 14 DAYS OF THE COMPLETION OF GRADING ACTIVITIES. THIS MAY REQUIRE MULTIPLE MOBILIZATIONS OF SEEDING AND MULCHING.
- MULCH SHALL BE APPLIED WITHIN 24 HOURS OF SEEDING.
- TACKIFIER SHALL BE UTILIZED TO HELP WITH STRAW DISPLACEMENT.
- HYDRAULIC SEEDING IS NOT AN ACCEPTABLE METHOD OF SEEDING.
- HYDOMULCH MAY BE USED FOR LIMITED APPLICATION (STEP SLOPES).
- REFER TO THE GESC MANUAL FOR THIS PROJECT FOR FURTHER DETAILS AND NOTES.

### SEEDING AND MULCHING MAINTENANCE NOTES:

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

### PARK LAND DEDICATION

- A TOTAL CASH-IN-LIEU LAND PAYMENT OF **\$21,760.00** IS DUE AT TIME OF PLAT AND THE TOTAL PARK DEVELOPMENT FEES IS **\$71,179.94** DUE AT TIME OF BUILDING PERMITS. THIS INFORMATION IS BASED ON FEES FOR 2025.

## PLANT SCHEDULE OVERALL

CODE	QTY	COMMON NAME	BOTANICAL NAME	ROOT	CALIPER/HT.	HEIGHT/WIDTH
DECIDUOUS TREES						
UL	13	ACCOLADE ELM	ULMUS JAPONICA X WILSONIANA 'MORTON' TM	B & B	2.5" CAL	60" X 40"
TA	13	AMERICAN LINDEN	TILIA AMERICANA	B & B	2.5" CAL	40" X 25"
CO	7	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B & B	2.5" CAL	60" X 40"
QE	13	CRIMSON SPIRE OAK	QUERCUS X 'CRIMSCHMIDT' TM	B & B	2.5" CAL	45" X 15"
CO2	4	WESTERN CATALPA	CATALPA SPECIOSA	B & B	2.5" CAL	50" X 30"

#### EVERGREEN TREE

PC	2	COLORADO SPRUCE	PICEA PUNGENS	15 GAL	6" HT.	50" X 20"
PP	3	PONDEROSA PINE	PINUS PONDEROSA	15 GAL	6" HT.	50" X 20"

#### ORNAMENTAL TREE

MP	23	PRAIRIFIRE CRABAPPLE	MALUS X 'PRAIRIFIRE'	B & B	2" CAL	25" X 20"
CI2	5	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI INERMIS	B & B	2" CAL	20" X 15"
PT	8	THUNDERCLOUD PURPLE-LEAF PLUM	PRUNUS CERASIFERA 'THUNDERCLOUD'	B & B	2" CAL	25" X 25"

#### ORNAMENTAL GRASSES

BB	57	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	5 GAL	2' X 3'	
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#### DECIDUOUS SHRUBS

DKS	24	DARK KNIGHT BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	5 GAL	3' X 3'
GC	7	GOLDEN CURRANT	RIBES AUREUM	5 GAL	6' X 6'
RHU	17	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	2' X 8'
RB	26	RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS	5 GAL	6' X 6'
ITE	13	VIRGINIA SWEETSPIRE	ITEA VIRGINICA 'LITTLE HENRY' TM	5 GAL	2' X 3'
PB	18	WESTERN SAND CHERRY	PRUNUS BESSEYI	5 GAL	6' X 6'
RW	20	WHITE MEIDILAND ROSE	ROSA MEIDILAND SERIES 'WHITE'	5 GAL	2' X 4'

#### EVERGREEN SHRUBS

JUA	12	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	5 GAL	2' X 6'
BUJ	17	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL	2' X 6'
JUH	6	CREeping JUNIPER	JUNIPERUS HORIZONTALIS	5 GAL	5' X 8'
JH	3	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL	1.5' X 6'
PM	15	MOPS MUGO PINE	PINUS MUGO 'MOPS'	5 GAL	4' X 5'

## MATERIALS SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME
GROUND COVERS			
	TM	14,430 SF	2"-3" ROCK MULCH
	DG	250 SF	DECOMPOSED GRANITE
MULCH			
	WM	24,469 SF	SHREDDED BROWN MULCH
SOD/SEED			
	SO2	1,871 SF	80/20 TALL FESCUE BLEND
	SM2	8,648 SF	UPLAND SEED - IRRIGATED
	DM	12,956 SF	WETLAND SEED - IRRIGATED

### UPLAND NATIVE SEED MIX

HIGH PLAINS /FOOTHILLS GRASSES		
SEEDING RATE: 2 LBS PER 1,000 SQ. FT. OR 25 LBS PER ACRE		
SEPECIES	SCIENTIFIC NAME	% IN MIX
Bouteloua gracilis	Blue Grama	25%
Elymus canadensis	Canada Wildfyre	10%
Nassella viridula	Green Needlegrass	10%
Pascopyrum smithii	Western Wheatgrass	10%
Schizachyrium scoparium	Little Bluestem	10%
Achnatherum hymenoides	Indian Ricegrass	5%
Andropogon gerardi	Big Bluestem	5%
Bouteloua curtipendula	Side Oats Grama	5%
Panicum virgatum	Switchgrass	5%
Pseudoroegneria spicata	Bluebunch Wheatgrass	5%
Sorghastrum nutans	Yellow Indiangrass	5%
Sporobolus cryptandrus	Sand Dropseed	5%

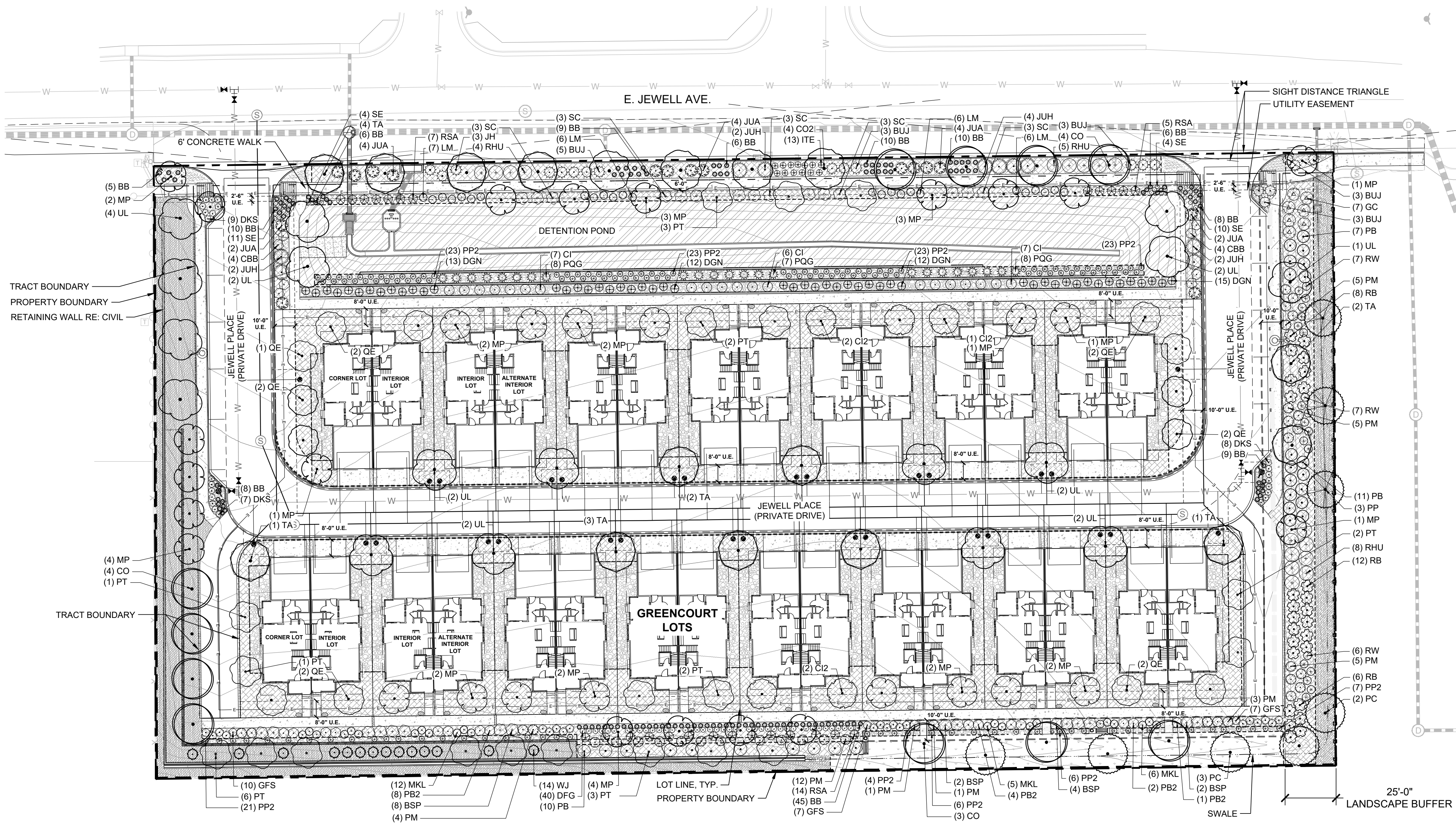
REV. NO.	DESCRIPTION	DATE
1	2ND SUBMITTAL	08/02/22
2	3RD SUBMITTAL	06/12/24
3	4TH SUBMITTAL	08/27/24
4	5TH SUBMITTAL	11/11/24
5	6TH SUBMITTAL - UPDATED	12/11/24
6	6TH SUBMITTAL	04/11/25



# URBAN COTTAGES JEWELL

## SITE PLAN WITH ADJUSTMENTS

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



### LEGEND

	PROPERTY LINE
	EXISTING GRADE
	PROPOSED GRADING
	3'-6" HT. FENCE
	OPEN RAIL FENCE
	6' HT. PRIVACY FENCE
	STEEL EDGING
	DECIDUOUS TREES
	EVERGREEN TREES
	ORNAMENTAL TREES
	SHRUBS
	ORNAMENTAL GRASSES
	2'-3" ROCK MULCH
	CRUSHER FINES
	UPLAND NATIVE SEED
	WETLAND NATIVE SEED
	SHREDDED BROWN MULCH
	TALL FESCUE 80/20 BLEND
	3' BOULDER

SCALE: 1"=30'



### NOTE:

- ALL TREE COUNTS ARE INCLUDED IN THE OVERALL PLANT SCHEDULE.
- CONTRACTOR TO USE THE TYPICAL PLAN DRAWINGS/ TYPICAL PLANT SCHEDULES TO DETERMINE QUANTITIES FOR THE REST OF THE ON-SITE LOTS ON SHEETS 13 AND 14.
- CONTRACTOR TO MEET ALL LANDSCAPE REQUIREMENTS PER CITY OF AURORA UDO.

## 1 LANDSCAPE PLAN

Scale: 1"= 30'-0"

### LANDSCAPE CALCULATIONS

Residential Yard Landscape- Each Lot (Typ.)				
Area	Requirement	Required	Provided	Type
Front Yard (Each)	(1 tree)	30	30	Trees

Street Frontage Requirement - Curbside					
Streets	Calc	Unit	Requirement	Required	Provided Type
E. Jewell Ave.	515	LF	(1 Tree per 40 LF)	13	14 Trees
	3,887	SF	(1 Shrub per 40 SF)	97	97 Shrubs
Street Tree Requirement - Internal Private Street					
Internal Private Drive	768	LF	(1 Tree per 40 LF both sides)	38	38 Trees
<b>Note:</b> * Per section 146-4.7.5 - Street trees required 1 tree/ 40 linear feet and 1 shrub per 40 s.f. of curbside landscape. * Ornamental grasses were provided at 3 grasses for 1 shrub plant					

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

Private Open Common Space / Tract Landscaping					
Area	Square Footage	Requirement	Required	Provided	Type
Southwest	22,285	(1 tree per 4,000 SF)	6	33	Trees
		(10 Shrubs per 4,000 SF)	56	166	Shrubs
<b>Note:</b> * Private open space required by section 146-4.7.5.1. * Ornamental grasses were provided at 3 grasses for 1 shrub plant					

Detention, Retention, Water Quality Ponds Landscaping					
Area	Square Footage	Requirement	Required	Provided	Type
Detention Pond	21,925	(1 tree per 4,000 SF)	5	9	Trees
		(10 Shrubs per 4,000 SF)	55	217	Shrubs
Note: *Area is calculated from 100-Year floodplain to top of detention basin per the city of Aurora UDO					



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



Residential Yard Landscape- North Alternate Interior Lot (Typ.)					
Area	Square Footage	Proposed Requirement	Required	Provided	Type
Front Yard	469	(1 tree)	1	1	Trees
		(5Fx0.025)	12	24	Shrubs
Rear Yard	N/A	1 Shrub	1	5	Shrubs

**NOTE:**

- LOT TYPICALS ARE SHOWN FOR CONCEPTUAL LAYOUT PURPOSES ONLY. CONTRACTOR TO PROVIDE DESIGN OF LOTS AT TIME OF INSTALLATION.
- THE PLANT SCHEDULES FOR THE CORNER AND INTERIOR LOTS ARE A TYPICAL PLANT COUNT FOR ONLY (1) SINGLE LOT.
- CONTRACTOR TO USE THE TYPICAL PLAN DRAWINGS AND TYPICAL PLANT SCHEDULES AS A TEMPLATE TO DETERMINE QUANTITIES FOR THE REST OF THE LOTS ON-SITE.
- CONTRACTOR TO MEET ALL LANDSCAPE REQUIREMENTS PER CITY OF AURORA UDO.

## PLANT SCHEDULE NORTH INTERIOR LOT TYP.

PLANT SCHEDULE NORTH ALTERNATE INTERIOR LOT TYPE

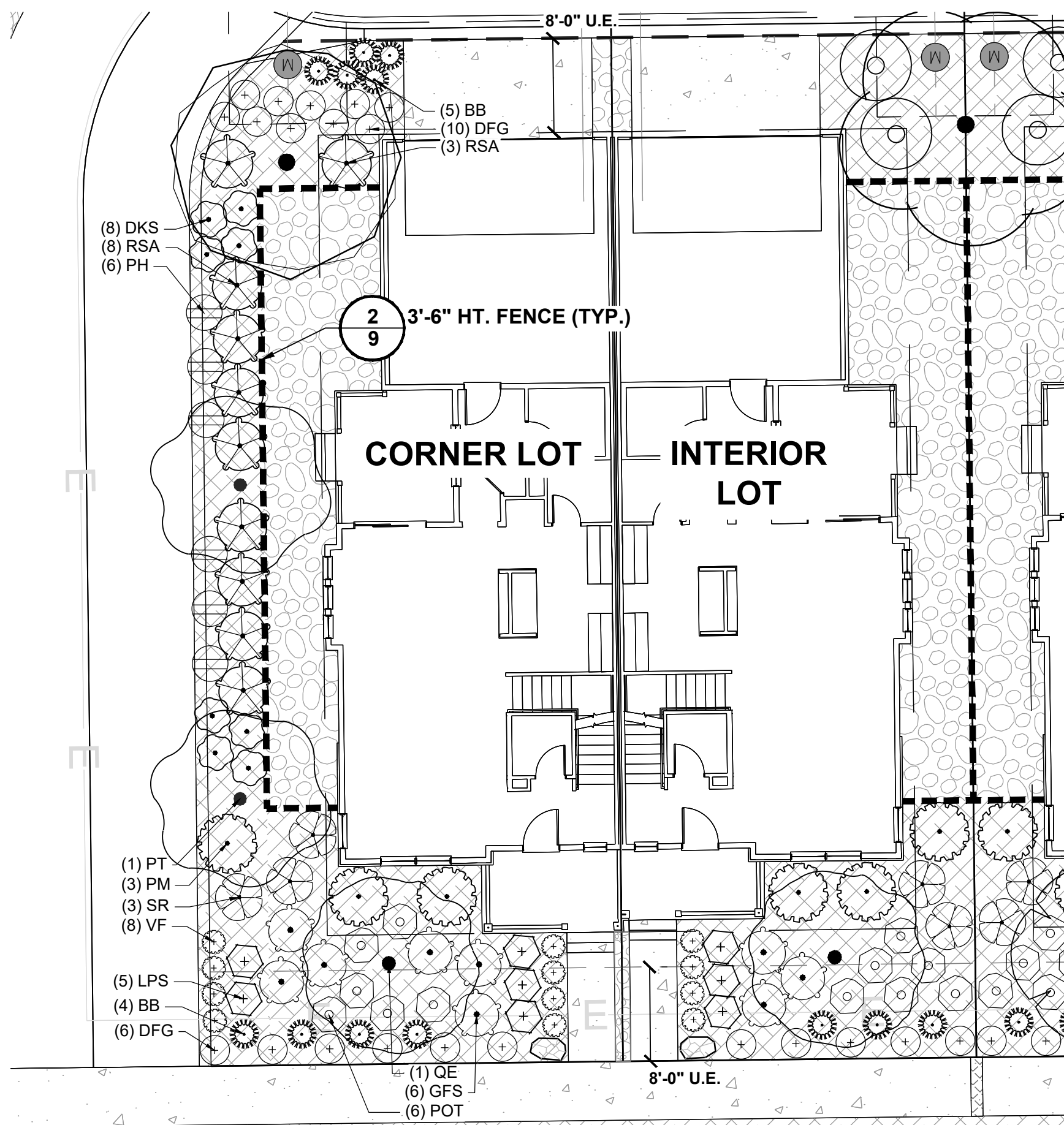
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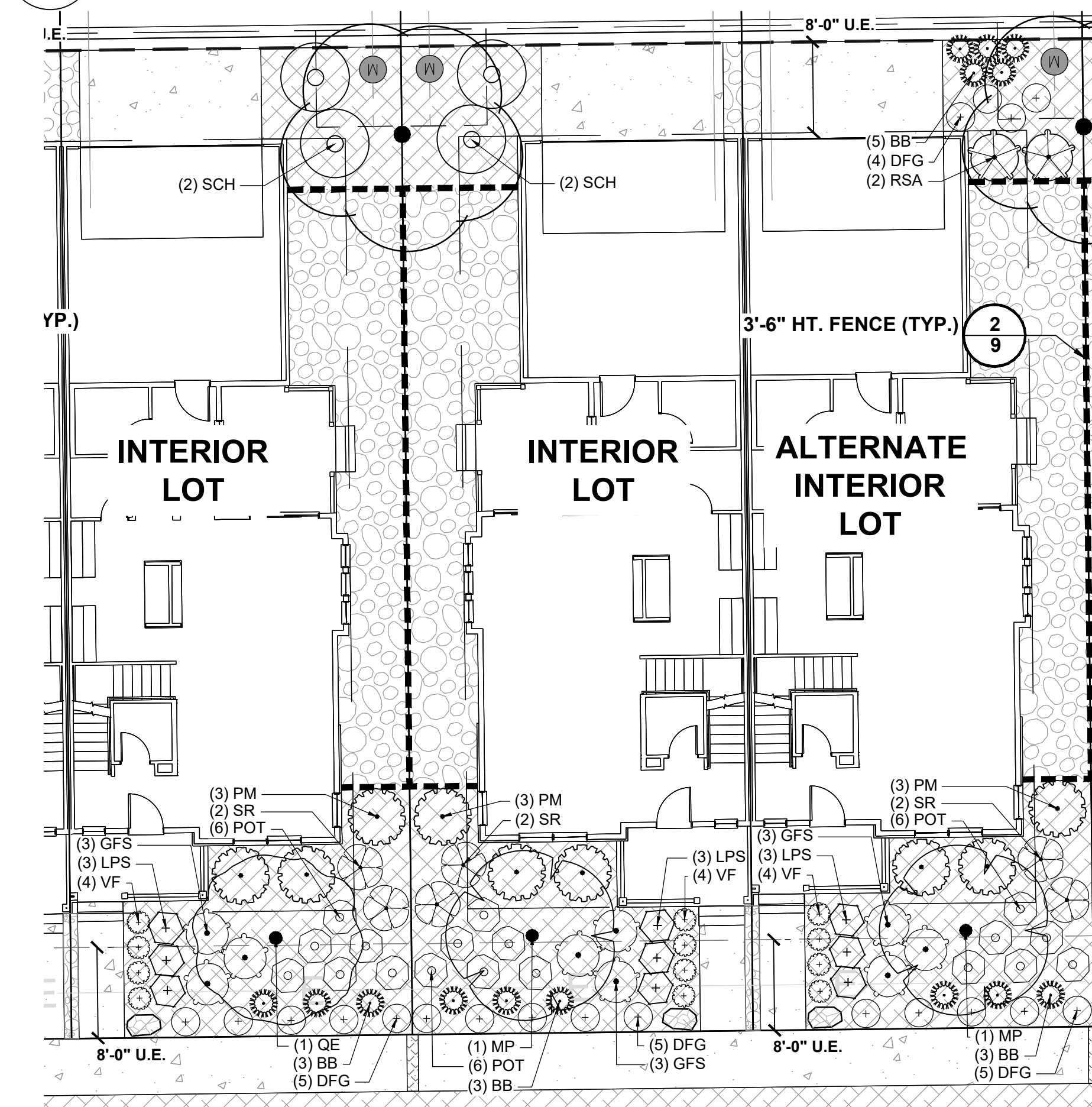
# URBAN COTTAGES JEWELL

## SITE PLAN WITH ADJUSTMENTS

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



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



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

Residential Yard Landscape- South Corner Lot (Typ.)					
Area	Square Footage	Proposed Requirement	Required	Provided	Type
Front Yard	590	(1 tree)	1	1	Trees
		(SFx0.025)	15	34	Shrubs
Side Yard	693	(1 tree)	1	1	Trees
		(SFx0.025)	17	18	Shrubs
Rear Yard	N/A	1 Shrub	1	8	Shrubs

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

Residential Yard Landscape- South Interior Lot (Typ.)					
Area	Square Footage	Proposed Requirement	Required	Provided	Type
Front Yard	469	(1 tree)	1	1	Trees
		(SFx0.025)	12	24	Shrubs
Rear Yard	N/A	1 Shrub	1	2	Shrubs

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

Residential Yard Landscape- South Alternate Interior Lot (Typ.)					
Area	Square Footage	Proposed Requirement	Required	Provided	Type
Front Yard	469	(1 tree)	1	1	Trees
		(SFx0.025)	12	24	Shrubs
Rear Yard	N/A	1 Shrub	1	5	Shrubs

### LEGEND

- FENCE
- ROCK MULCH
- SHREDDED BROWN GORILLA HAIR MULCH
- TALL FESCUE 80/20 BLEND

### NOTE:

- LOT TYPICALS ARE SHOWN FOR CONCEPTUAL LAYOUT PURPOSES ONLY. CONTRACTOR TO PROVIDE DESIGN OF LOTS AT TIME OF INSTALLATION.
- THE PLANT SCHEDULES FOR THE CORNER AND INTERIOR LOTS ARE A TYPICAL PLANT COUNT FOR ONLY (1) SINGLE LOT.
- CONTRACTOR TO USE THE TYPICAL PLAN DRAWINGS AND TYPICAL PLANT SCHEDULES AS A TEMPLATE TO DETERMINE QUANTITIES FOR THE REST OF THE LOTS ON-SITE.
- CONTRACTOR TO MEET ALL LANDSCAPE REQUIREMENTS PER CITY OF AURORA UDO.

### PLANT SCHEDULE SOUTH CORNER LOT TYP.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES				
	QE	1	CRIMSON SPIRE OAK	QUERCUS X 'CRIMSCHMIDT' TM
ORNAMENTAL TREE				
	PT	1	THUNDERCLOUD PURPLE-LEAF PLUM	PRUNUS CERASIFERA 'THUNDERCLOUD'
ORNAMENTAL GRASSES				
	BB	9	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	DFG	16	HAMELN DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'
	PH	6	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'
DECIDUOUS SHRUBS				
	DKS	8	DARK KNIGHT BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'
	VF	8	DWARF FRAGRANT VIBURNUM	VIBURNUM FARRERI 'NANUM'
	POT	6	GOLD DROP POTENTILLA	POTENTILLA FRUTICOSA 'GOLD DROP'
	GFS	6	GOLDFLAME SPIREA	SPIRAEA JAPONICA 'GOLDFLAME'
	LPS	5	LITTLE PRINCESS JAPANESE SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'
	SR	3	RED PIXIE LILAC	SYRINGA X 'RED PIXIE'
	RSA	10	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA

EVERGREEN SHRUBS				
	PM	3	MOPS MUGO PINE	PINUS MUGO 'MOPS'

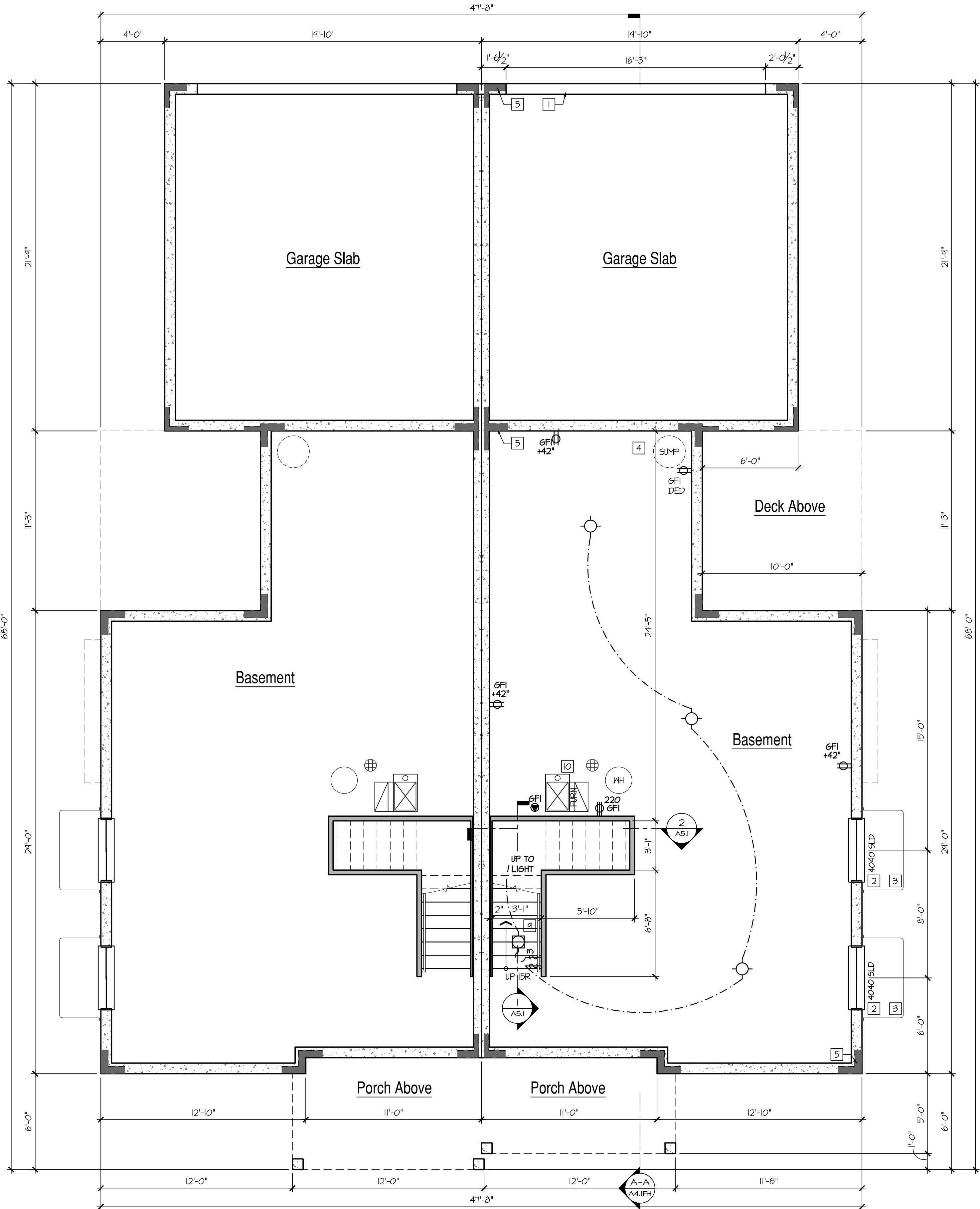
### PLANT SCHEDULE SOUTH INTERIOR LOT TYP.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES				
	QE	1	CRIMSON SPIRE OAK	QUERCUS X 'CRIMSCHMIDT' TM
ORNAMENTAL GRASSES				
	BB	3	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	DFG	5	HAMELN DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'
DECIDUOUS SHRUBS				
	VF	4	DWARF FRAGRANT VIBURNUM	VIBURNUM FARRERI 'NANUM'
	POT	6	GOLD DROP POTENTILLA	POTENTILLA FRUTICOSA 'GOLD DROP'
	GFS	3	GOLDFLAME SPIREA	SPIRAEA JAPONICA 'GOLDFLAME'
	LPS	3	LITTLE PRINCESS JAPANESE SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'
	SCH	2	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'
	SR	2	RED PIXIE LILAC	SYRINGA X 'RED PIXIE'
EVERGREEN SHRUBS				
	PM	3	MOPS MUGO PINE	PINUS MUGO 'MOPS'

### PLANT SCHEDULE SOUTH ALTERNATE INTERIOR LOT TYP.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
ORNAMENTAL TREE				
	MP	1	PRAIRIFIRE CRABAPPLE	MALUS X 'PRAIRIFIRE'
ORNAMENTAL GRASSES				
	BB	8	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	DFG	9	HAMELN DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'
DECIDUOUS SHRUBS				
	VF	4	DWARF FRAGRANT VIBURNUM	VIBURNUM FARRERI 'NANUM'
	POT	6	GOLD DROP POTENTILLA	POTENTILLA FRUTICOSA 'GOLD DROP'
	GFS	3	GOLDFLAME SPIREA	SPIRAEA JAPONICA 'GOLDFLAME'
	LPS	3	LITTLE PRINCESS JAPANESE SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'
	SR	2	RED PIXIE LILAC	SYRINGA X 'RED PIXIE'
	RSA	2	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
EVERGREEN SHRUBS				
	PM	3	MOPS MUGO PINE	PINUS MUGO 'MOPS'





Plan 02 - 1467 Foundation Plan

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

Plan 01 - 1466 Craftsman Plan Similar Farmhouse

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

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

CONSTRUCTION

ASSEMBLIES:

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

GENERAL FOUNDATION

PLAN NOTES:

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

FOUNDATION PLAN

KEYNOTES:

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

ISSUE DATE: 11.04.2024

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

LENNAR

Duplex Product Jewell Paired Aurora, CO



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

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

FOUNDATION PLAN

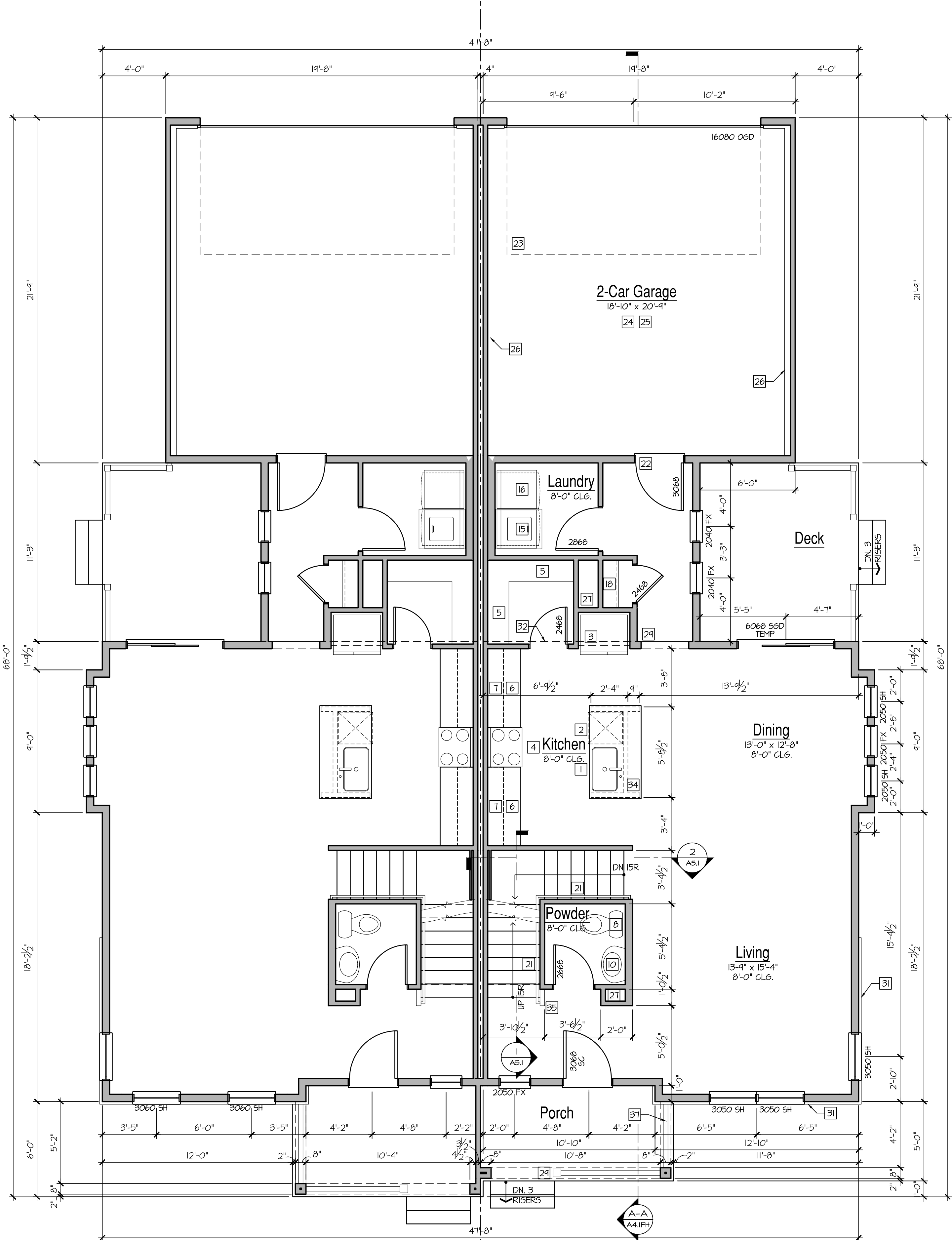
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ASSEMBLY I

A0.1FH

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





Plan 02 - 1467

**Main Floor Plan**

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

Plan 01 - 1466

Craftsman Plan Similar

**Farmhouse**

**CONSTRUCTION**

**ASSEMBLIES:**

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

**GENERAL FLOOR**

**PLAN NOTES:**

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

**FLOOR PLAN**

**KEYNOTES:**

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

ISSUE DATE: 11.04.2024

REVISIONS

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE OF STUDS UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE OF STUDS UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE OF STUDS UNLESS NOTED OTHERWISE.

**LENNA R**

**Duplex Product**

**Jewell Paired**

**Aurora, CO**



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MAIN FLOOR PLAN

**16**

ASSEMBLY I

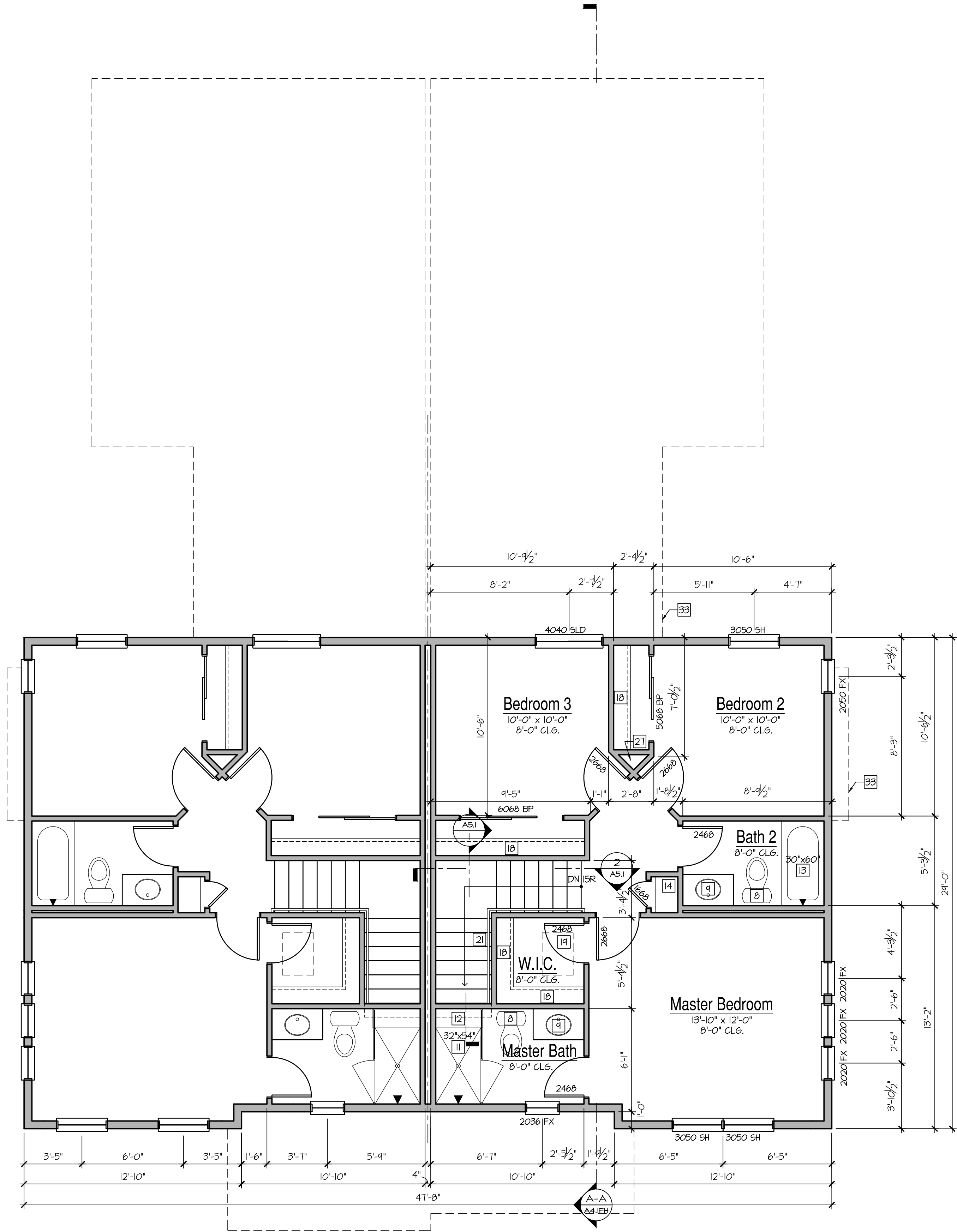
**A1.1FH**

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

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

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





Plan 02 - 1467

Upper Floor Plan

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

Plan 01 - 1466

Craftsman Plan Similar  
Farmhouse

CONSTRUCTION

ASSEMBLIES:

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

GENERAL FLOOR

PLAN NOTES:

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

FLOOR PLAN

KEYNOTES:

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

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UPPER FLOOR PLAN

17

ASSEMBLY I

A2.1FH

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

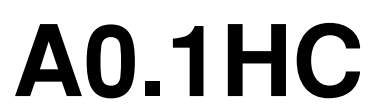
SCALE: 0' 1' 2' 3' 4' 5' 10' 15' 20' 25'  
1/4" = 1'-0"



D. CONCRETE SLAB CONSTRUCTION:  
CONCRETE SLAB OVER 6 MIL.  
POLYETHYLENE VAPOR BARRIER OVER  
4" MINIMUM GRANULAR FILL.

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

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





## A1.1HC





Plan 02 - 1466

Front Elevation

Plan 01 - 1466



Right Elevation

FARMHOUSE ELEVATION	
GROSS ALL ELEVATIONS = 2,852 S.F. (OPENINGS HAVE BEEN SUBTRACTED - GLAZING/ DOORS)	
MASONRY = 464 S.F.	TOTAL MASONRY AREA = 16.0%
ROOF PITCH = 10:12 / 6:12	
FRONT PORCH AREA = 68 S.F.	PORCH WIDTH = 12'-0"

Plan 1466 - FH				
TABLE 4.8.2 - CITY OF AURORA SCORING SYSTEM FOR ARCHITECTURAL FEATURES				
FEATURE	POINTS			TOTAL
	3	2	1	
WINDOWS				
ONE FULL HEIGHT, TWO STORY BAY WINDOW (FOR A ONE-STORY RESIDENTIAL DESIGN PLAN, ONE FULL HEIGHT BAY WINDOW)				
ONE BAY WINDOW				
ONE OR MORE ROOF WINDOW DORMERS		X		2
TWO OR MORE CLERESTORY WINDOWS OR WINDOWS WITH TRANSOMS ABOVE THE MAIN WINDOW				
WINDOW MULLION PATTERNS ON 75% OF WINDOWS			X	1
FRONT DOOR WITH ONE OR MORE SIDELIGHTS, TRANSOM WINDOWS OR DOUBLE DOOR				
RIBBON WINDOWS WITH TWO OR MORE HORIZONTAL ROWS OF WINDOWS CONTAINING AT LEAST THREE WINDOWS EACH				
DECORATIVE SHUTTERS ON AT LEAST TWO STREET FACING WINDOWS				
AT LEAST TWO SPECIAL, DECORATIVE WINDOW HEADS OR WINDOW SILLS ON STREET FACING ELEVATIONS				
FOUR OR MORE SQUARE FEET OF WINDOWS ON THE GARAGE THAT ARE NOT ON THE DOOR				
GARAGE DOOR(S) WITH WINDOWS			X	1
ROOFS				
CLAY, OR CONCRETE TILE, CEMENT, OR STANDING SEAM METAL ROOF				
16-INCH ROOF OVERHANG ON ALL SIDES				
CHANGE IN HIGHEST ROOF PLANE OR RIDGELINE OF AT LEAST ONE VERTICAL FOOT				
DECORATIVE ROOFING ELEMENTS (E.G., COPPER ABOVE A BAY WINDOW)				
DIMENSIONAL ROOF SHINGLES WITH A 30-YEAR WARRANTY (PREVIOUSLY NO SPECIFIED WARRANTY LENGTH)			X	1
ARCHITECTURAL DETAILS AND STYLES				
PLAN / ELEVATION WITH 30% OR GREATER MASONRY				
PORTE-COCHERE OVER DRIVEWAY				
GARAGE NOT VISIBLE ON FRONT ELEVATION	X			3
PLAN / ELEVATION WITH 20-29% MASONRY				
FUNCTIONING OR SIMULATED CHIMNEY				
CHANGE IN SIDING STYLE BETWEEN HOME AND ROOF GABLE ENDS		X		2
RANCH PLAN OFFERED				
DECORATIVE MATERIAL ON AT LEAST ONE GABLE END FACING A STREET ( E.G., DECORATIVE VENTS, LENTILS, ETC.)				
PROVIDE WIDE FASCIA AT LEAST FOUR INCHES (NOMINAL) - MATERIALS AROUND DOORS, WINDOWS AND PORCHES			X	1
PORCHES, STOOPS, AND ENHANCEMENTS				
COVERED PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION	X			3
WRAPAROUND PORCH, AT LEAST SIX FEET DEEP				
SECOND STORY PORCH (AT LEAST 25 SQUARE FEET)				
PUBLIC VIEW - LANDSCAPE ENHANCEMENTS IN YARDS THAT FACE STREET, PARKS, GOLF COURSES, OR OPEN SPACE				
PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION				
WALK OUT BACK COVERED PATIO OF AT LEAST 50 SQUARE FEET				
PORCH OR BALCONY RAILINGS		X		2
EIGHT-INCH WIDE COLUMNS, AS MEASURED AT THE BASE OF THE COLUMN, ON FRONT OR SIDE PORCH			X	1
	TOTAL			17

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

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EXTERIOR ELEVATIONS

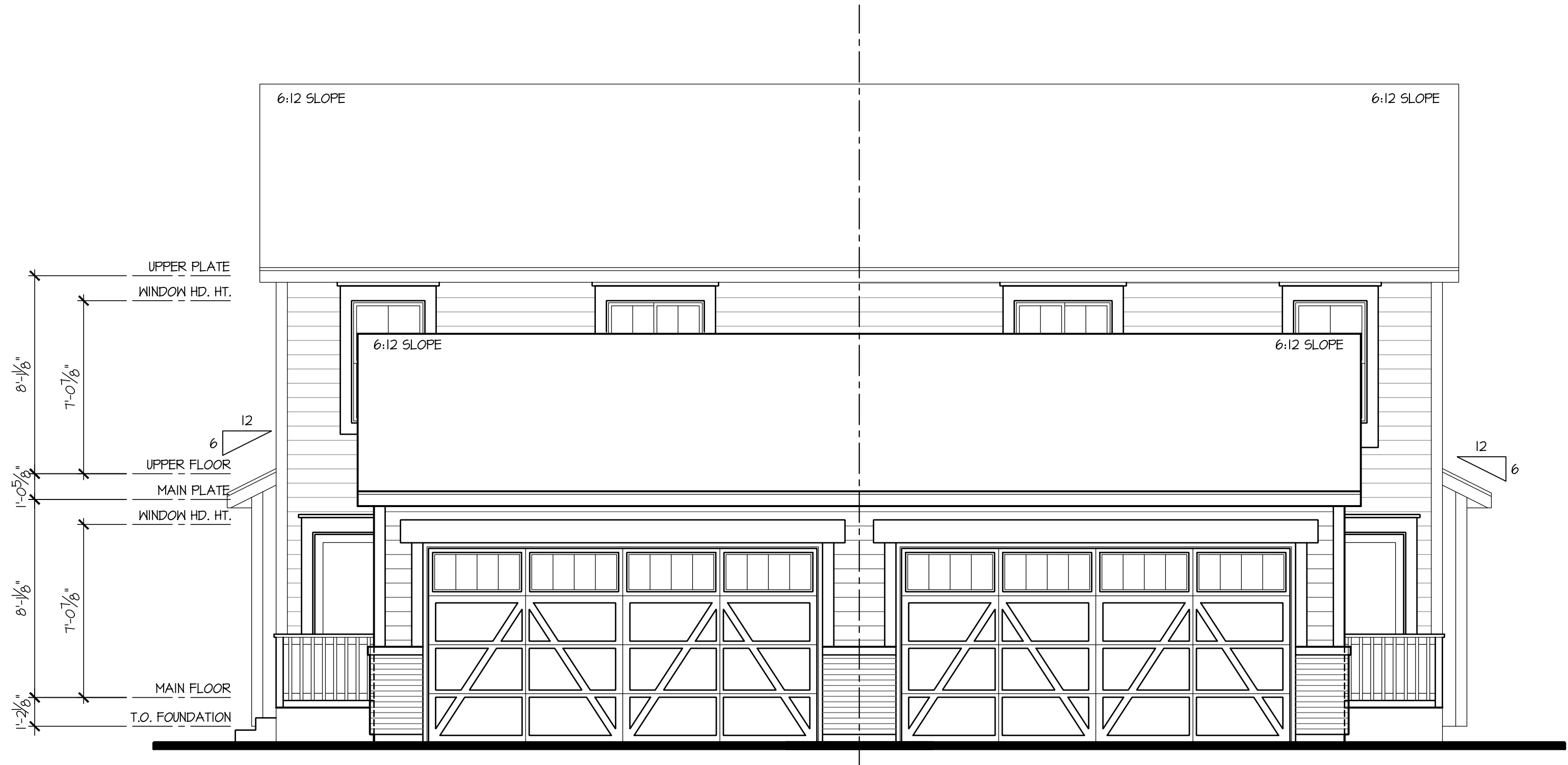
20

ASSEMBLY I

A3.1A







Rear Elevation

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



Left Elevation

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

Farmhouse

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

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

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

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EXTERIOR ELEVATIONS

21  
ASSEMBLY I

A3.2A

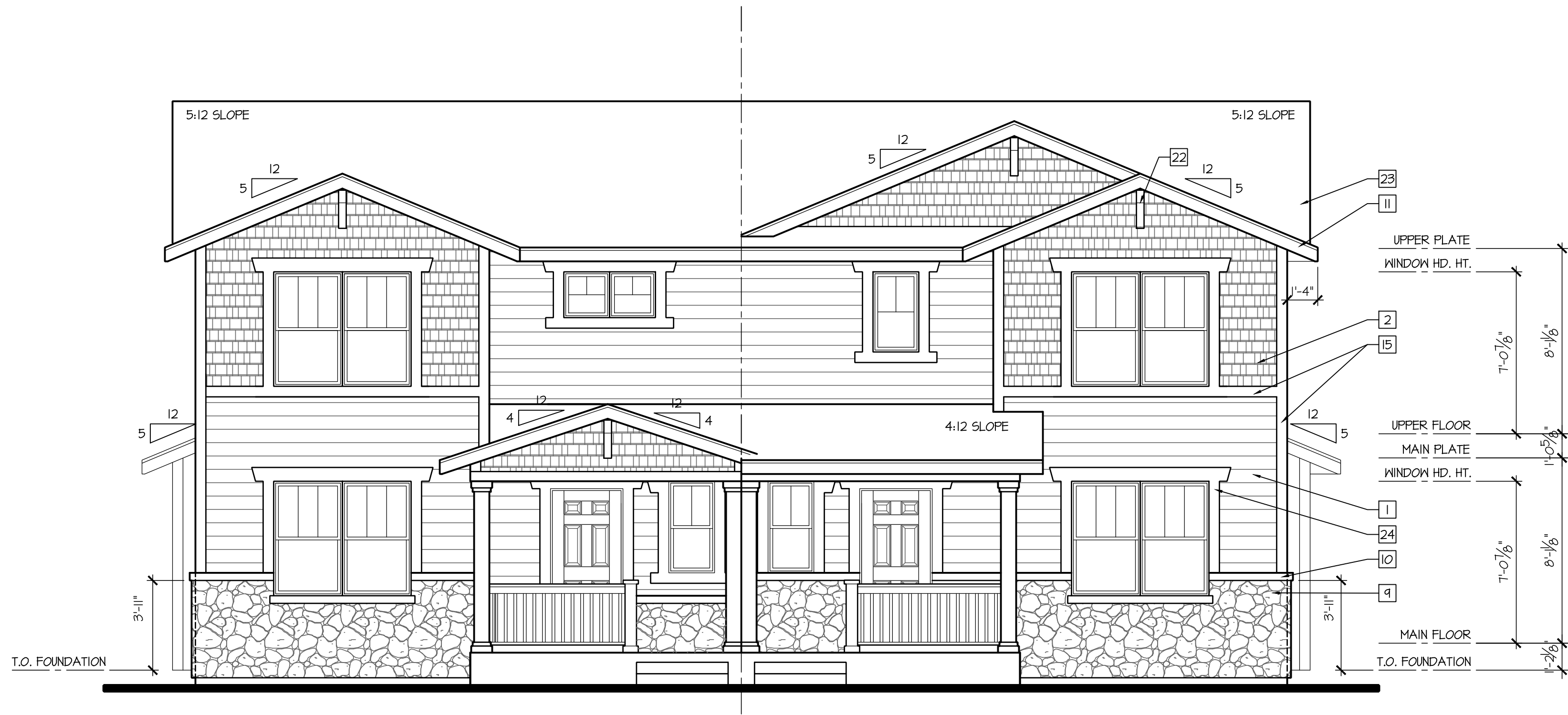


## Plan 1466 - CR

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

CRAFTSMAN ELEVATION	
GROSS ALL ELEVATIONS = 2,852 S.F. (OPENINGS HAVE BEEN SUBTRACTED - GLAZING/ DOORS)	
MASONRY = 540 S.F.	TOTAL MASONRY AREA = 20.68
ROOF PITCH = 5:12 / 4:12	
FRONT PORCH AREA = 68 S.F.	PORCH WIDTH = 12'-0"



# Plan 02 - 1466

## Front Elevation

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

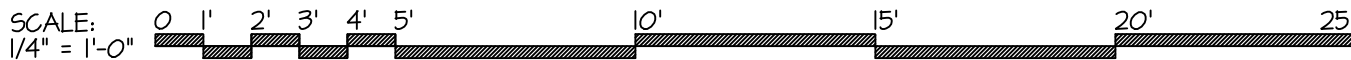
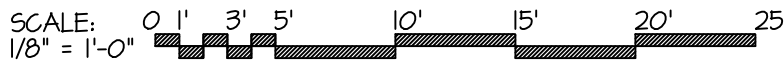
# Plan 01 - 1466



## Right Elevation

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

# Craftsman



**ISSUE DATE:** 11.04.2024

REVISIONS

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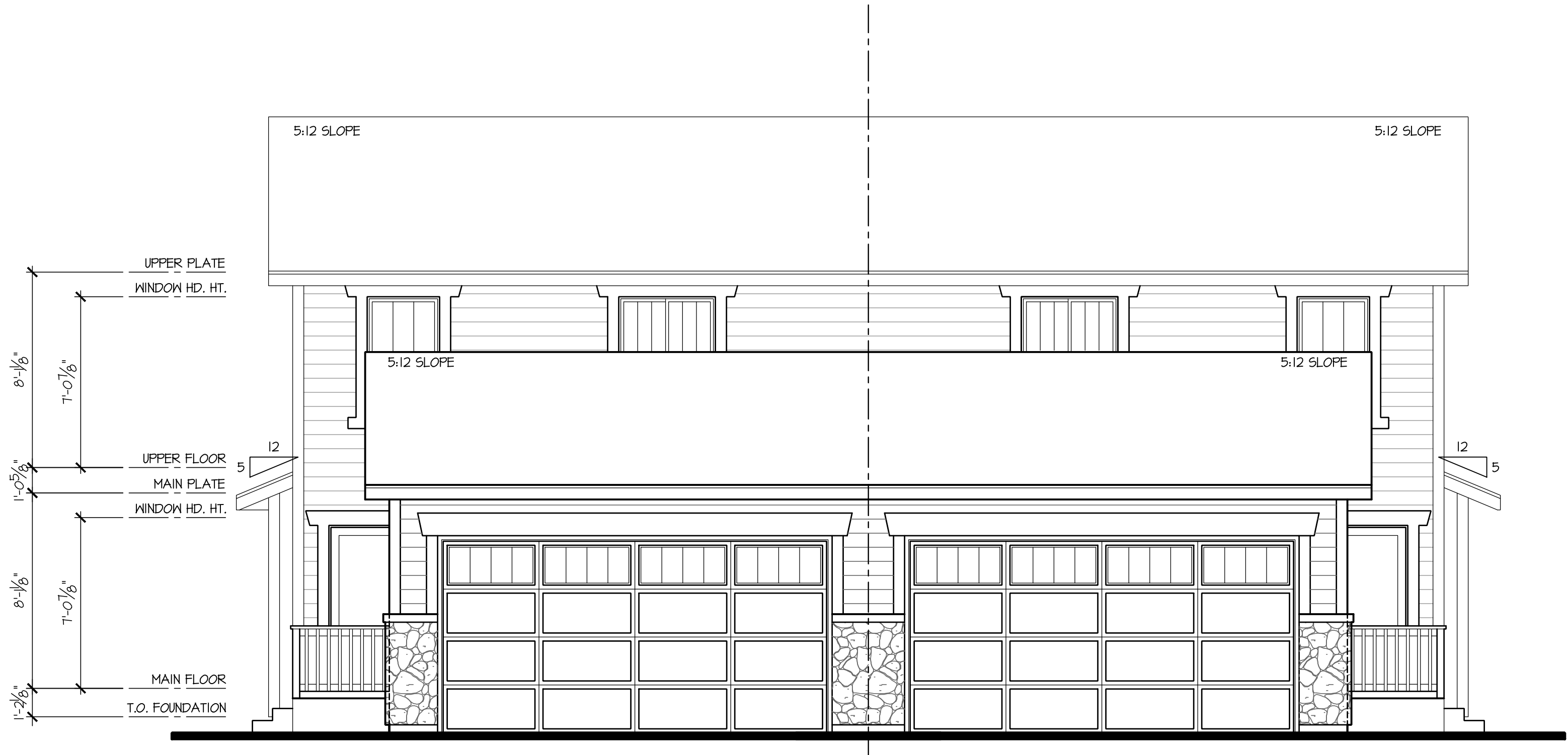
JOB NO: PROJ MGR: P  
DRAWN: JM CHECKED:  
EXTERIOR ELEVATIONS

22

## ASSEMBLY I

### A3.1B





Rear Elevation

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



Left Elevation

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

Craftsman

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

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

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

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EXTERIOR ELEVATIONS

23  
ASSEMBLY I

A3.2B





Plan 02 - 1466

Front Elevation

Plan 01 - 1466

Plan 1466 - HC					
TABLE 4.8.2 - CITY OF AURORA SCORING SYSTEM FOR ARCHITECTURAL FEATURES					
FEATURE	POINTS			TOTAL	
	3	2	1		
WINDOWS					
ONE FULL HEIGHT, TWO STORY BAY WINDOW (FOR A ONE-STORY RESIDENTIAL DESIGN PLAN, ONE FULL HEIGHT BAY WINDOW)					
ONE BAY WINDOW					
ONE OR MORE ROOF WINDOW DORMERS		X		2	
TWO OR MORE CLERESTORY WINDOWS OR WINDOWS WITH TRANSOMS ABOVE THE MAIN WINDOW					
WINDOW MULLION PATTERNS ON 75% OF WINDOWS			X	1	
FRONT DOOR WITH ONE OR MORE SIDELIGHTS, TRANSOM WINDOWS OR DOUBLE DOOR					
RIBBON WINDOWS WITH TWO OR MORE HORIZONTAL ROWS OF WINDOWS CONTAINING AT LEAST THREE WINDOWS EACH					
DECORATIVE SHUTTERS ON AT LEAST TWO STREET FACING WINDOWS					
AT LEAST TWO SPECIAL, DECORATIVE WINDOW HEADS OR WINDOW SILLS ON STREET FACING ELEVATIONS					
FOUR OR MORE SQUARE FEET OF WINDOWS ON THE GARAGE THAT ARE NOT ON THE DOOR					
GARAGE DOOR(S) WITH WINDOWS			X	1	
ROOFS					
CLAY, OR CONCRETE TILE, CEMENT, OR STANDING SEAM METAL ROOF					
16-INCH ROOF OVERHANG ON ALL SIDES	X			3	
CHANGE IN HIGHEST ROOF PLANE OR RIDGELINE OF AT LEAST ONE VERTICAL FOOT					
DECORATIVE ROOFING ELEMENTS (E.G., COPPER ABOVE A BAY WINDOW)					
DIMENSIONAL ROOF SHINGLES WITH A 30-YEAR WARRANTY (PREVIOUSLY NO SPECIFIED WARRANTY LENGTH)			X	1	
ARCHITECTURAL DETAILS AND STYLES					
PLAN / ELEVATION WITH 30% OR GREATER MASONRY					
PORTE-COCHERE OVER DRIVEWAY					
GARAGE NOT VISIBLE ON FRONT ELEVATION	X			3	
PLAN / ELEVATION WITH 20-29% MASONRY					
FUNCTIONING OR SIMULATED CHIMNEY					
CHANGE IN SIDING STYLE BETWEEN HOME AND ROOF GABLE ENDS					
RANCH PLAN OFFERED					
DECORATIVE MATERIAL ON AT LEAST ONE GABLE END FACING A STREET ( E.G., DECORATIVE VENTS, LENTILS, ETC.)					
PROVIDE WIDE FASCIA AT LEAST FOUR INCHES (NOMINAL) - MATERIALS AROUND DOORS, WINDOWS AND PORCHES			X	1	
PORCHES, STOOPS, AND ENHANCEMENTS					
COVERED PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION	X			3	
WRAPAROUND PORCH, AT LEAST SIX FEET DEEP					
SECOND STORY PORCH (AT LEAST 25 SQUARE FEET)					
PUBLIC VIEW - LANDSCAPE ENHANCEMENTS IN YARDS THAT FACE STREET, PARKS, GOLF COURSES, OR OPEN SPACE					
PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION					
WALK OUT BACK COVERED PATIO OF AT LEAST 50 SQUARE FEET					
PORCH OR BALCONY RAILINGS		X		2	
EIGHT-INCH WIDE COLUMNS, AS MEASURED AT THE BASE OF THE COLUMN, ON FRONT OR SIDE PORCH			X	1	
	TOTAL			18	

HIGH COUNTRY ELEVATION	
GROSS ALL ELEVATIONS = 2,852 S.F. (OPENINGS HAVE BEEN SUBTRACTED - GLAZING/ DOORS)	
MASONRY = 479 S.F.	TOTAL MASONRY AREA = 16.8%
ROOF PITCH = 6:12	
FRONT PORCH AREA = 68 S.F.	PORCH WIDTH = 12'-0"



Right Elevation

High Country

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REVISIONS	

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EXTERIOR ELEVATIONS

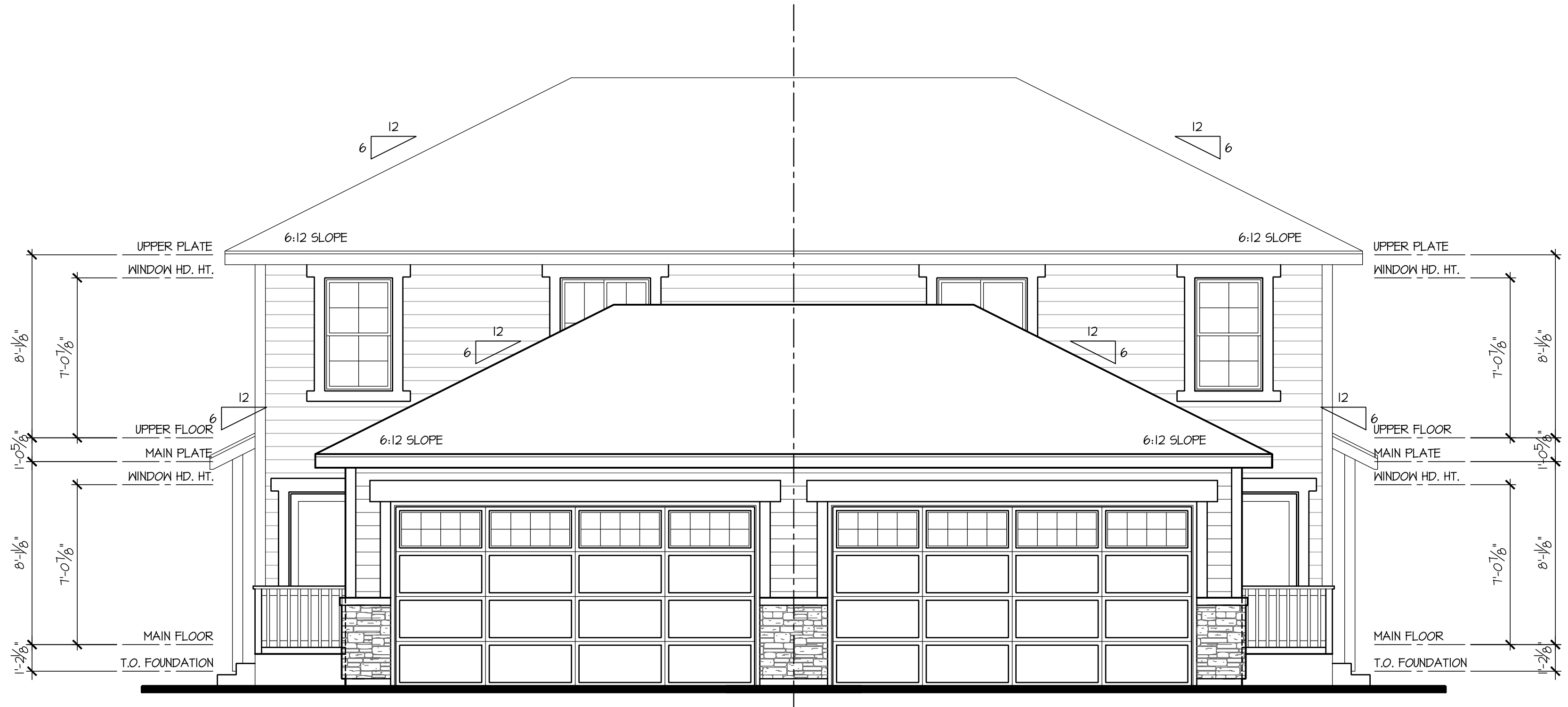
24  
ASSEMBLY I

A3.1C

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







Rear Elevation

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



Left Elevation

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

High Country

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

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

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

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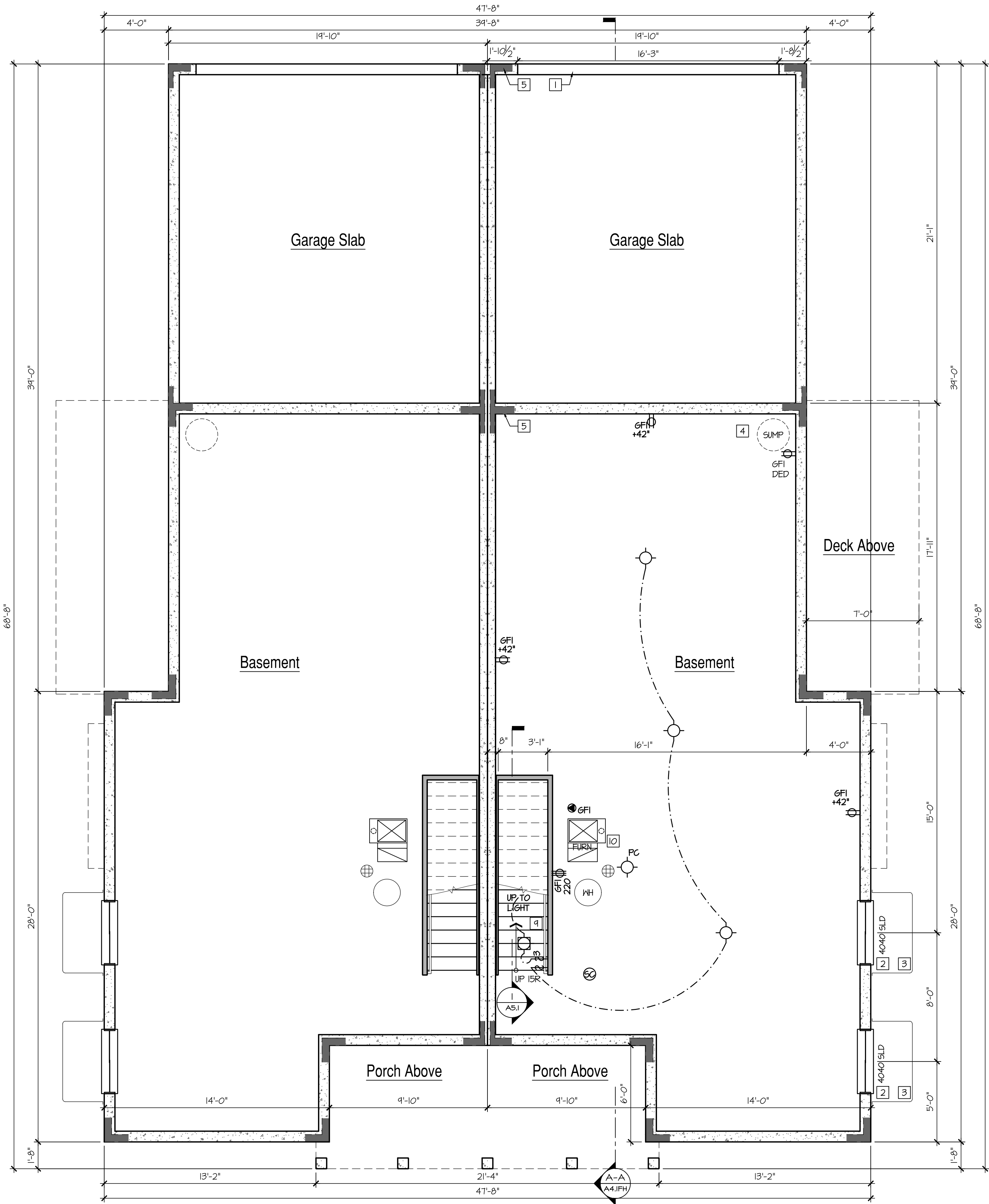
EXTERIOR ELEVATIONS

25

ASSEMBLY I

A3.2C





Plan 04 - 1807

Foundation Plan

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

Plan 03 - 1806

Craftsman Plan Similar  
Farmhouse

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

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

CONSTRUCTION

ASSEMBLIES:

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

GENERAL FOUNDATION

PLAN NOTES:

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

FOUNDATION PLAN

KEYNOTES:

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

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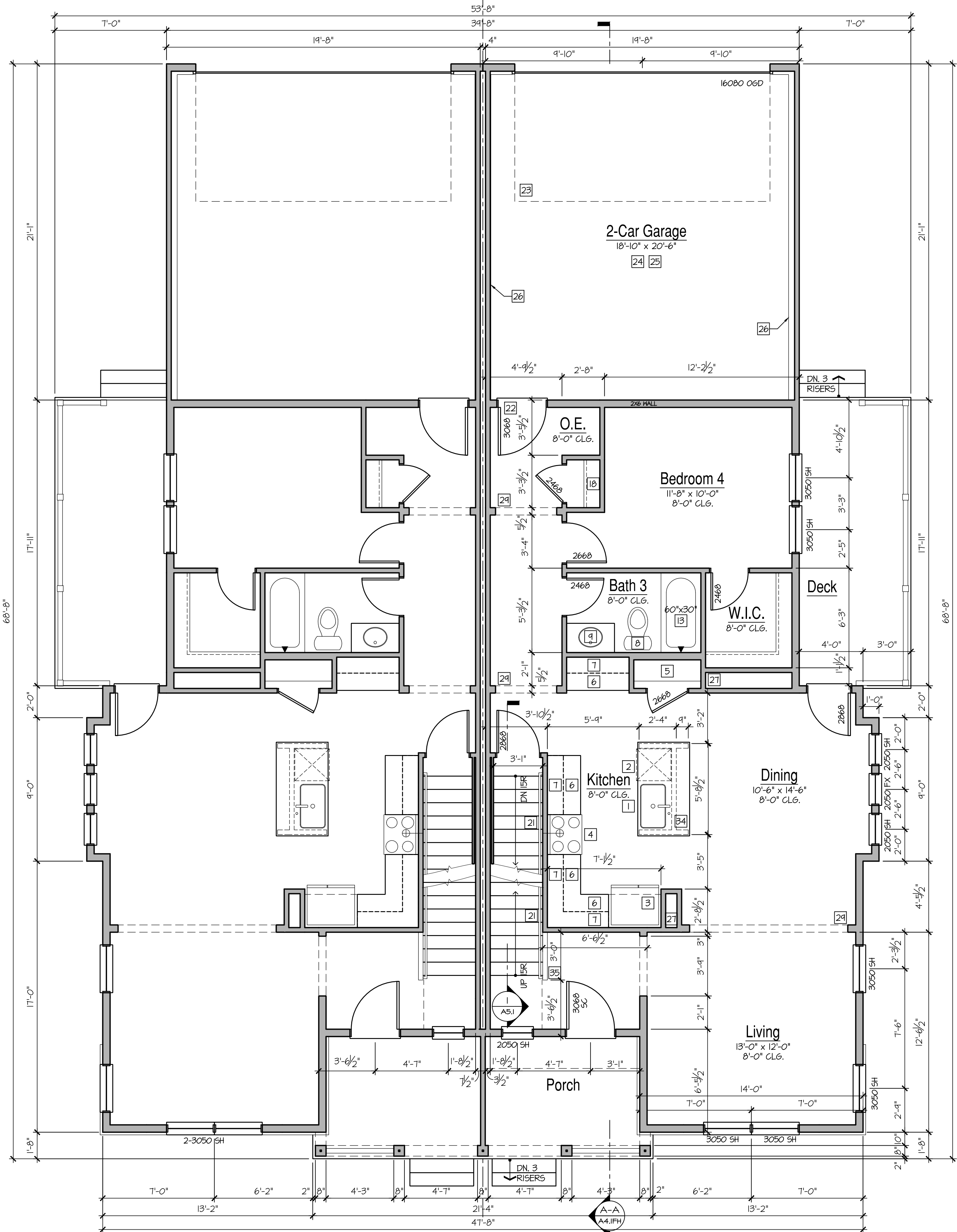
FOUNDATION PLAN

26

ASSEMBLY II

A0.1FH





Plan 04 - 1807

Main Floor Plan

Plan 03 - 1806

Craftsman Plan Similar  
Farmhouse

CONSTRUCTION

ASSEMBLIES:

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

GENERAL FLOOR

PLAN NOTES:

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

FLOOR PLAN

KEYNOTES:

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

ISSUE DATE: 11.04.2024

REVISIONS

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MAIN FLOOR PLAN

27

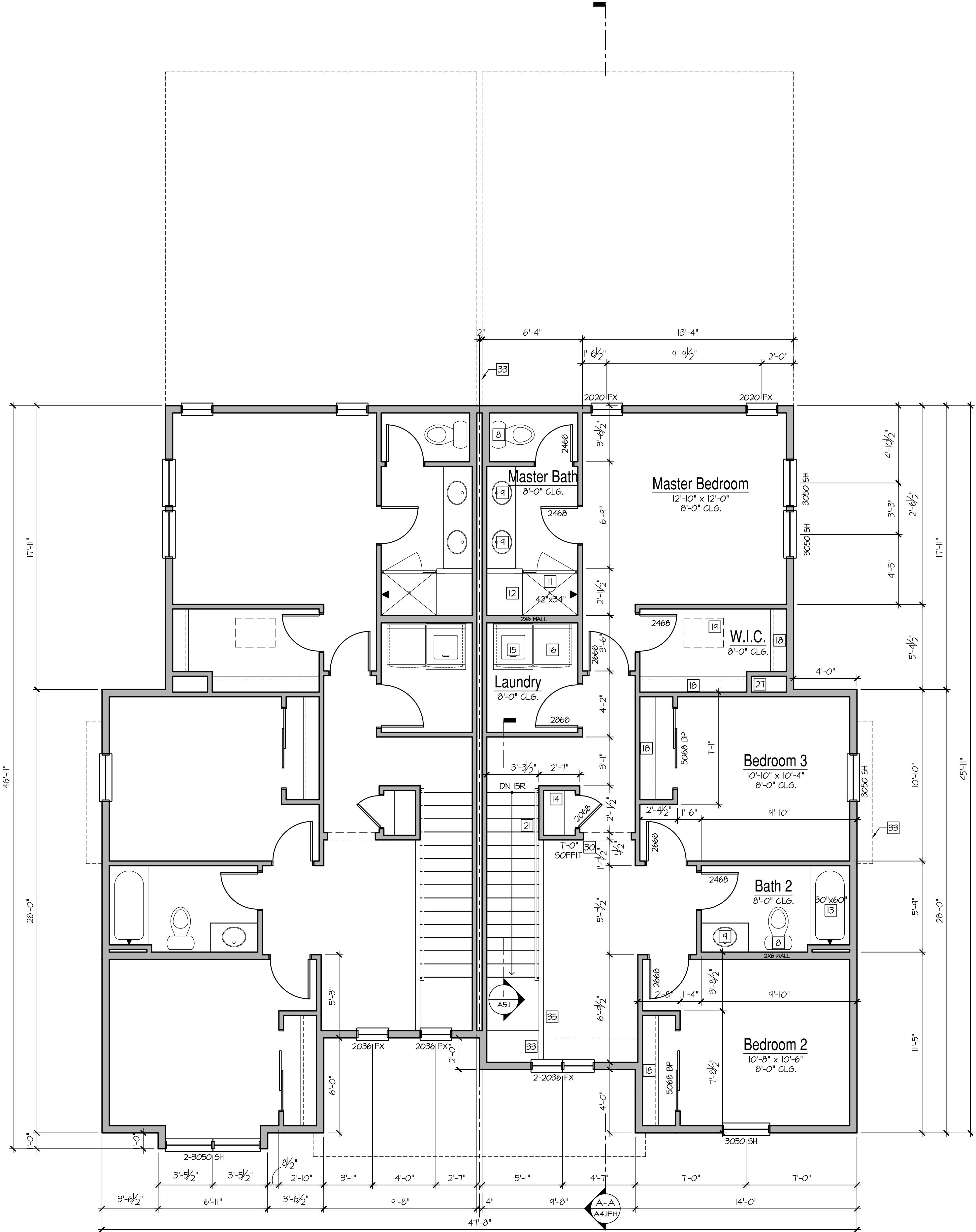
ASSEMBLY II

A1.1FH

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

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





Plan 04 - 1807

Upper Floor Plan

Plan 03 - 1806

Craftsman Plan Similar  
Farmhouse

CONSTRUCTION  
ASSEMBLIES:

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

GENERAL FLOOR  
PLAN NOTES:

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

FLOOR PLAN  
KEYNOTES:

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

ISSUE DATE: 11.04.2024

REVISIONS

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

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UPPER FLOOR PLAN

28

ASSEMBLY II

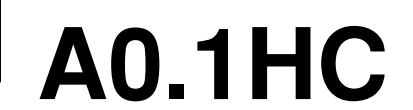
A2.1FH



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

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

1. DROPTOP OF FOUNDATION AT OVERHEAD  
6" RAISE DOOR.
2. EMERGENCY EGRESS; WINDOW SHALL  
COMPLY WITH GOVERNING FIRE & BUILDING  
CODES. MAXIMUM HEIGHT OF EGRESS  
WINDOWS SHALL NOT BE MORE THAN 44"  
A.F.F. AT THE BOTTOM OF CLEAR OPENING.
3. PROVIDE WINDOW WELL AS SPECIFIED BY  
BUILDER. CLEAR DIMENSIONS OF WELL  
SHALL BE 36"X48" MINIMUM W/ LADDER AT  
EGRESS WINDOWS.  
(SEE STRUCTURAL DRAWINGS)
4. SUMP PUMP. FINAL LOCATION TO BE  
DETERMINED AS REQUIRED BY BUILDER.
5. SILL PLATE LOCATIONS.
6. LINE OF FRAMING ABOVE.
7. BEAM POCKET.
8. PROVIDE 5/8" TYPE "X" GYPSUM BOARD  
ON WALLS AND CEILINGS UNDER  
ACCESSIBLE ENCLOSED STAIRS.
9. HANDRAIL.
10. FLOOR DRAIN.



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

**ISSUE DATE:** 11.04.2024

[illegible]

# LENNAR

# Duplex Product

Jewell Paired  
Aurora, CO



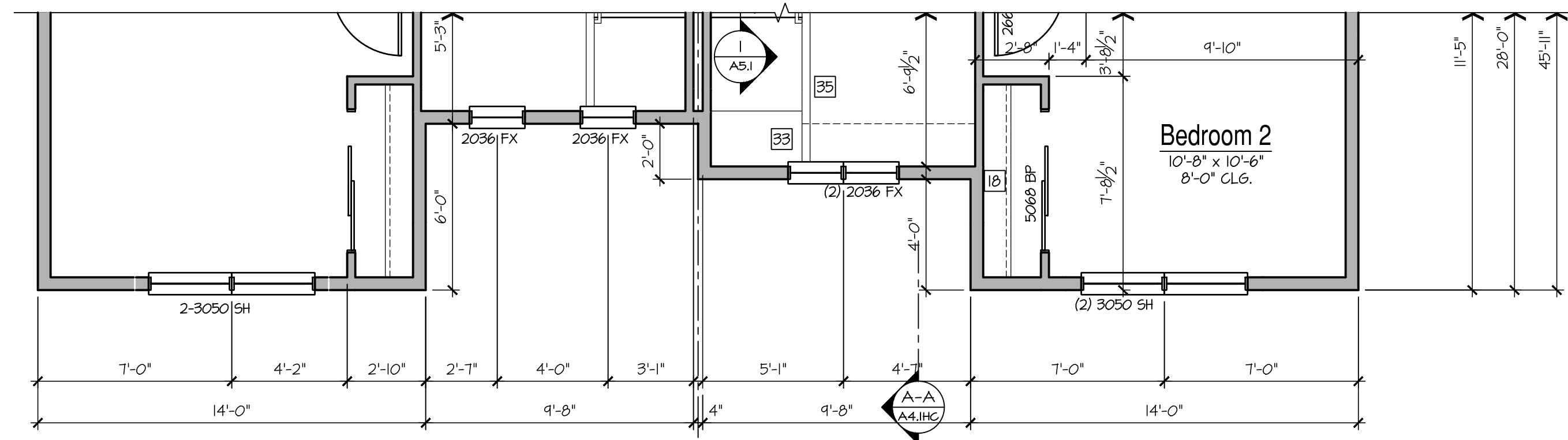
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JOB NO: PROJ MGR: PB  
DRAWN: JM CHECKED:  
PARTIAL MAIN FLOOR PLAN &  
UPPER FLOOR PLAN

# 30

## ASSEMBLY II

## A1.1HC

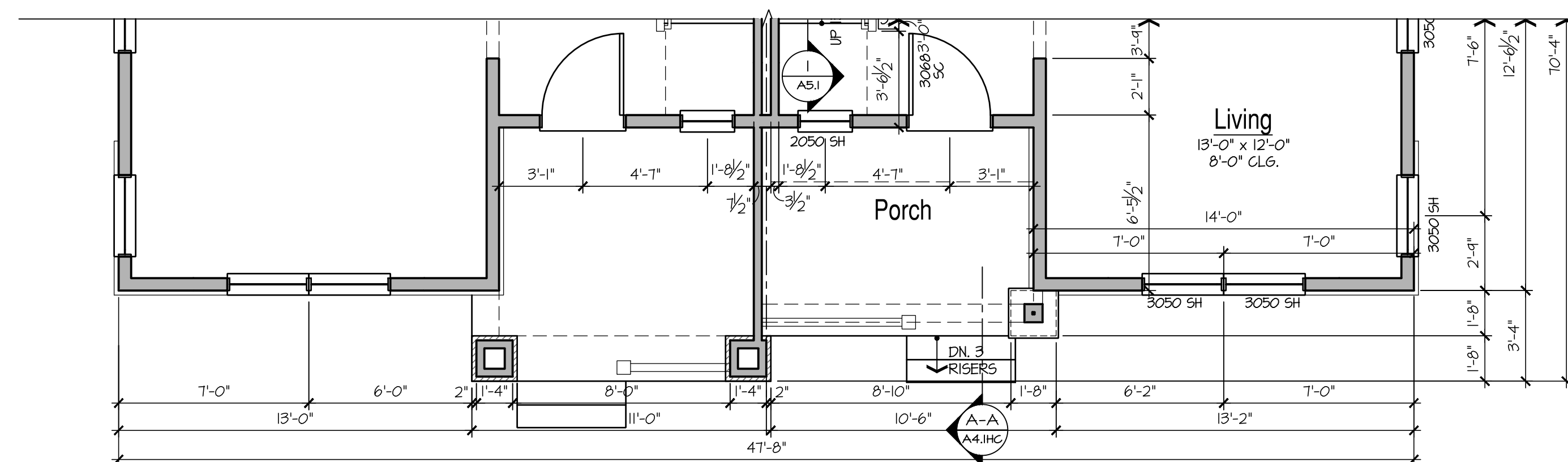


# Plan 04 - 1807

## Upper Floor Plan

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

# Plan 03 - 1806



# Plan 04 - 1807

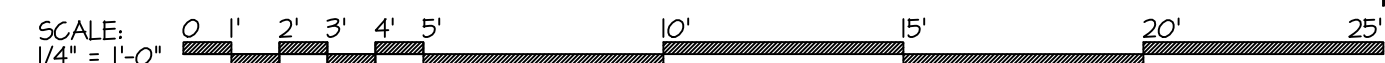
## Main Floor Plan

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

# Plan 03 - 1806



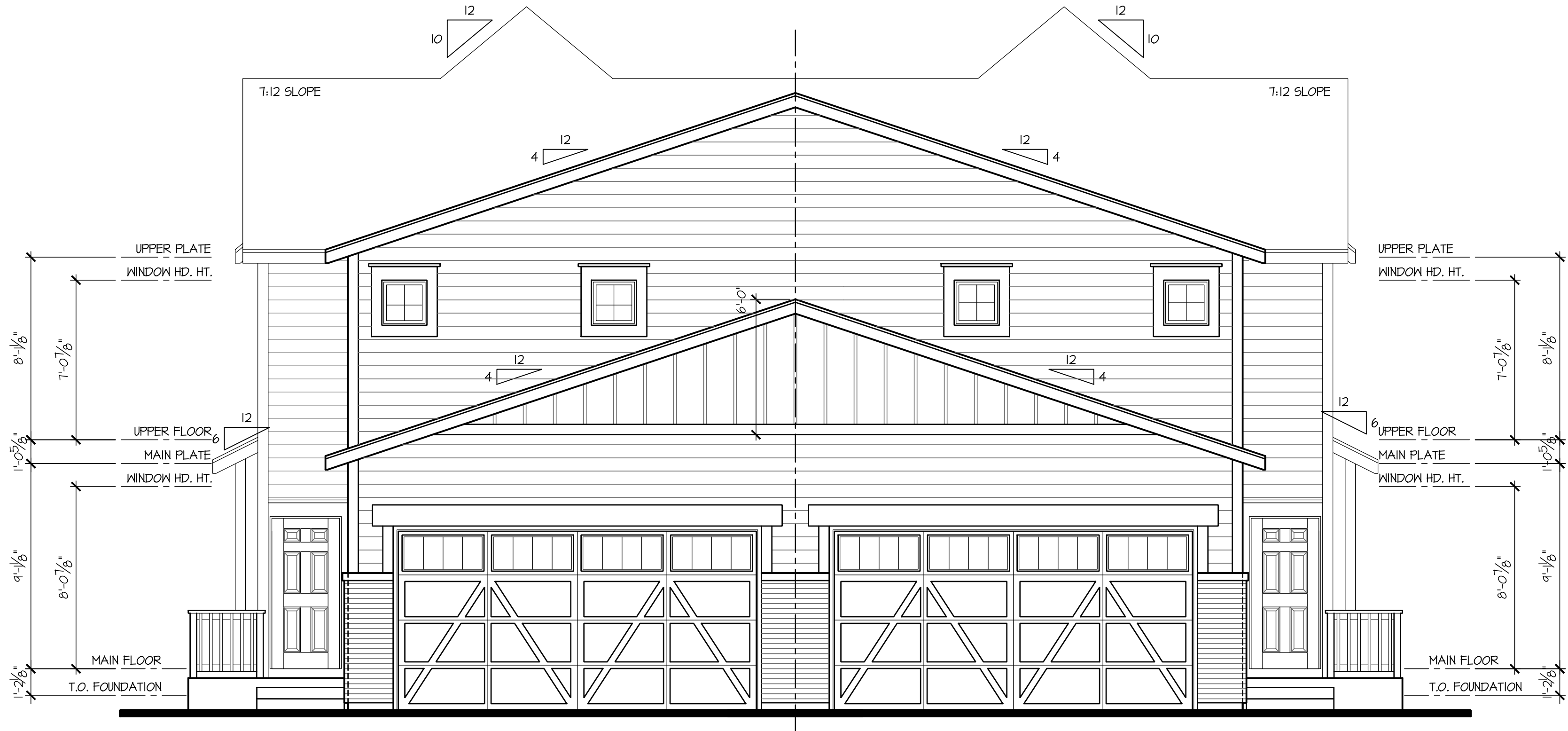
## High Country





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





Rear Elevation

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



Left Elevation

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

Farmhouse

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

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

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

ISSUE DATE:	11.04.2024
REVISIONS	

Duplex Product  
Jewell Paired  
Aurora, CO



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

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

EXTERIOR ELEVATIONS

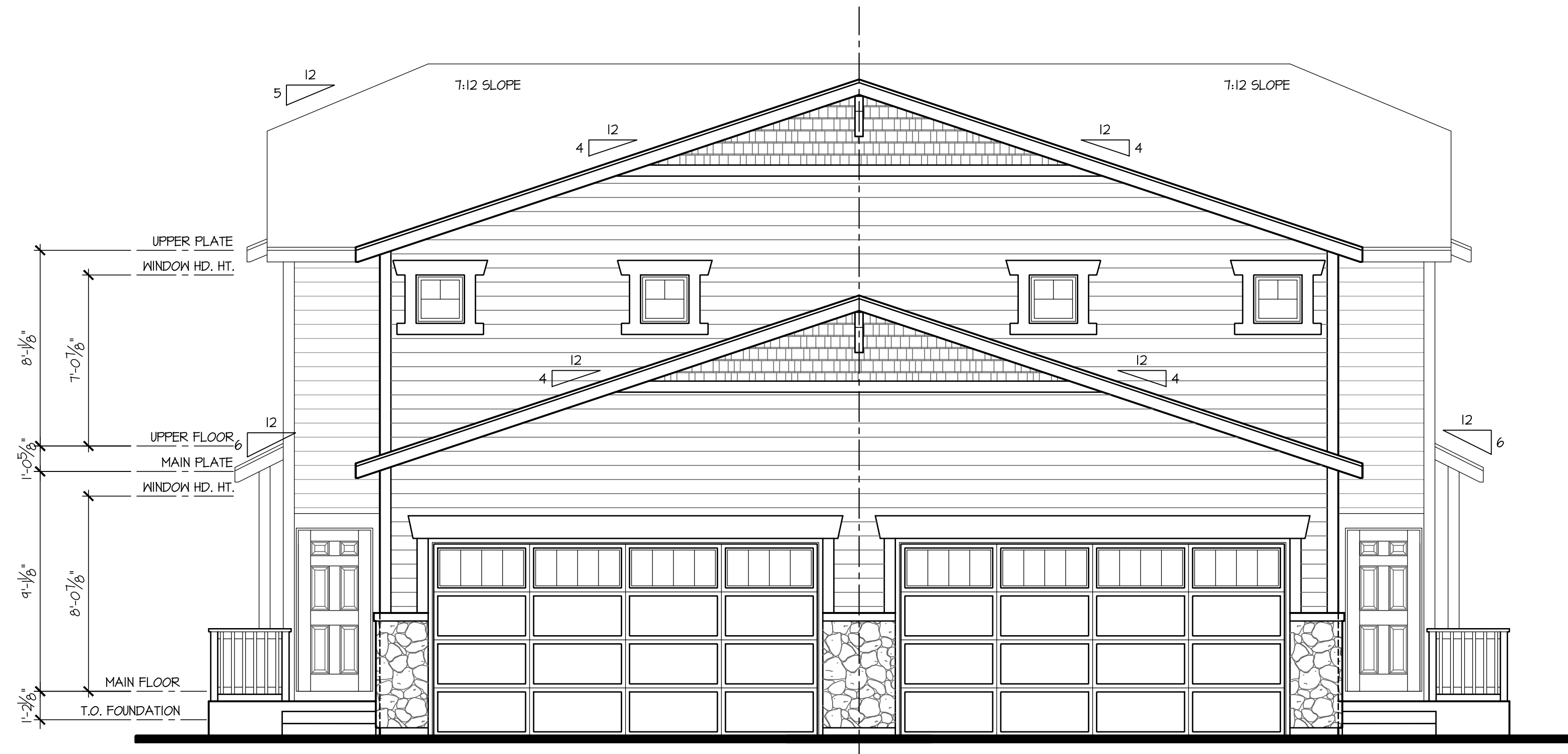
32  
ASSEMBLY II

A3.2A





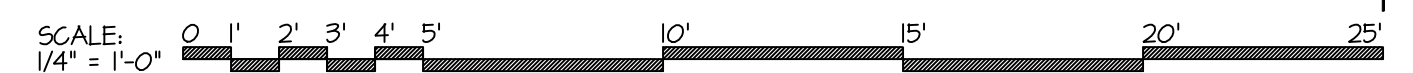




SCALE: 1/4"=1'-0"



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



ISSUE DATE: 11.04.2024

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REVISIONS

050711

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# LENNAR

# Duplex Product

**Jewell Paired**  
**Aurora, CO**



7951 E. Maplewood Ave, Suite 250  
Greenwood Village, Colorado 80111  
720 548 1350

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

34

## ASSEMBLY II

### A3.2B





Plan 04 - 1806      Front Elevation      Plan 03 - 1806

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



Right Elevation

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

Plan 1806 - HC				
TABLE 4.8.2 - CITY OF AURORA SCORING SYSTEM FOR ARCHITECTURAL FEATURES				
FEATURE	POINTS			TOTAL
	3	2	1	
WINDOWS				
ONE FULL HEIGHT, TWO STORY BAY WINDOW (FOR A ONE-STORY RESIDENTIAL DESIGN PLAN, ONE FULL HEIGHT BAY WINDOW)				
ONE BAY WINDOW				
ONE OR MORE ROOF WINDOW DORMERS				
TWO OR MORE CLERESTORY WINDOWS OR WINDOWS WITH TRANSOMS ABOVE THE MAIN WINDOW				
WINDOW MULLION PATTERNS ON 75% OF WINDOWS			X	1
FRONT DOOR WITH ONE OR MORE SIDELIGHTS, TRANSOM WINDOWS OR DOUBLE DOOR				
RIBBON WINDOWS WITH TWO OR MORE HORIZONTAL ROWS OF WINDOWS CONTAINING AT LEAST THREE WINDOWS EACH				
DECORATIVE SHUTTERS ON AT LEAST TWO STREET FACING WINDOWS				
AT LEAST TWO SPECIAL, DECORATIVE WINDOW HEADS OR WINDOW SILLS ON STREET FACING ELEVATIONS				
FOUR OR MORE SQUARE FEET OF WINDOWS ON THE GARAGE THAT ARE NOT ON THE DOOR				
GARAGE DOOR(S) WITH WINDOWS			X	1
ROOFS				
CLAY, OR CONCRETE TILE, CEMENT, OR STANDING SEAM METAL ROOF				
16-INCH ROOF OVERHANG ON ALL SIDES	X			3
CHANGE IN HIGHEST ROOF PLANE OR RIDGELINE OF AT LEAST ONE VERTICAL FOOT				
DECORATIVE ROOFING ELEMENTS (E.G., COPPER ABOVE A BAY WINDOW)				
DIMENSIONAL ROOF SHINGLES WITH A 30-YEAR WARRANTY (PREVIOUSLY NO SPECIFIED WARRANTY LENGTH)			X	1
ARCHITECTURAL DETAILS AND STYLES				
PLAN / ELEVATION WITH 30% OR GREATER MASONRY				
PORTE-COCHERE OVER DRIVEWAY				
GARAGE NOT VISIBLE ON FRONT ELEVATION	X			3
PLAN / ELEVATION WITH 20-29% MASONRY		X		2
FUNCTIONING OR SIMULATED CHIMNEY				
CHANGE IN SIDING STYLE BETWEEN HOME AND ROOF GABLE ENDS				
RANCH PLAN OFFERED				
DECORATIVE MATERIAL ON AT LEAST ONE GABLE END FACING A STREET ( E.G., DECORATIVE VENTS, LENTILS, ETC.)				
PROVIDE WIDE FASCIA AT LEAST FOUR INCHES (NOMINAL) - MATERIALS AROUND DOORS, WINDOWS AND PORCHES			X	1
PORCHES, STOOPS, AND ENHANCEMENTS				
COVERED PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION	X			3
WRAPAROUND PORCH, AT LEAST SIX FEET DEEP				
SECOND STORY PORCH (AT LEAST 25 SQUARE FEET)				
PUBLIC VIEW - LANDSCAPE ENHANCEMENTS IN YARDS THAT FACE STREET, PARKS, GOLF COURSES, OR OPEN SPACE				
PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION				
WALK OUT BACK COVERED PATIO OF AT LEAST 50 SQUARE FEET				
PORCH OR BALCONY RAILINGS		X		2
EIGHT-INCH WIDE COLUMNS, AS MEASURED AT THE BASE OF THE COLUMN, ON FRONT OR SIDE PORCH			X	1
	TOTAL			18

HIGH COUNTRY ELEVATION	
GROSS ALL ELEVATIONS = 3,082 S.F. (OPENINGS HAVE BEEN SUBTRACTED - GLAZING / DOORS)	
MASONRY = 624 S.F.      TOTAL MASONRY AREA = 20.4%	
ROOF PITCH = 7:12 / 6:12 / 4:12	
FRONT PORCH AREA = 57 S.F.      PORCH WIDTH = 4'-0"	

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

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

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

ISSUE DATE:	11.04.2024
REVISIONS	

LENNAR

Duplex Product  
Jewell Paired  
Aurora, CO



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

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

EXTERIOR ELEVATIONS

35

ASSEMBLY II

A3.1C





## Left Elevation

## High Country

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

# LENNAR

# Duplex Product

Jewell Paired  
Aurora, CO



## ASSEMBLY II

### A3.2C



# URBAN COTTAGES JEWELL

## SITE PLAN

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

REV. NO.	DESCRIPTION	DATE
3RD SUBMITTAL		06/12/24
4TH SUBMITTAL		08/27/24
5TH SUBMITTAL		11/11/24

URBAN COTTAGES, LLC

**URBAN COTTAGES - JEWELL**

SITE LIGHTING PHOTOMETRIC

E JEWELL AVE  
AURORA, CO

**SL**

STUDIO LIGHTNING  
63 SUNSET DR.  
BAILEY, CO 80421  
303.242.1572

PROJ NO: 210204

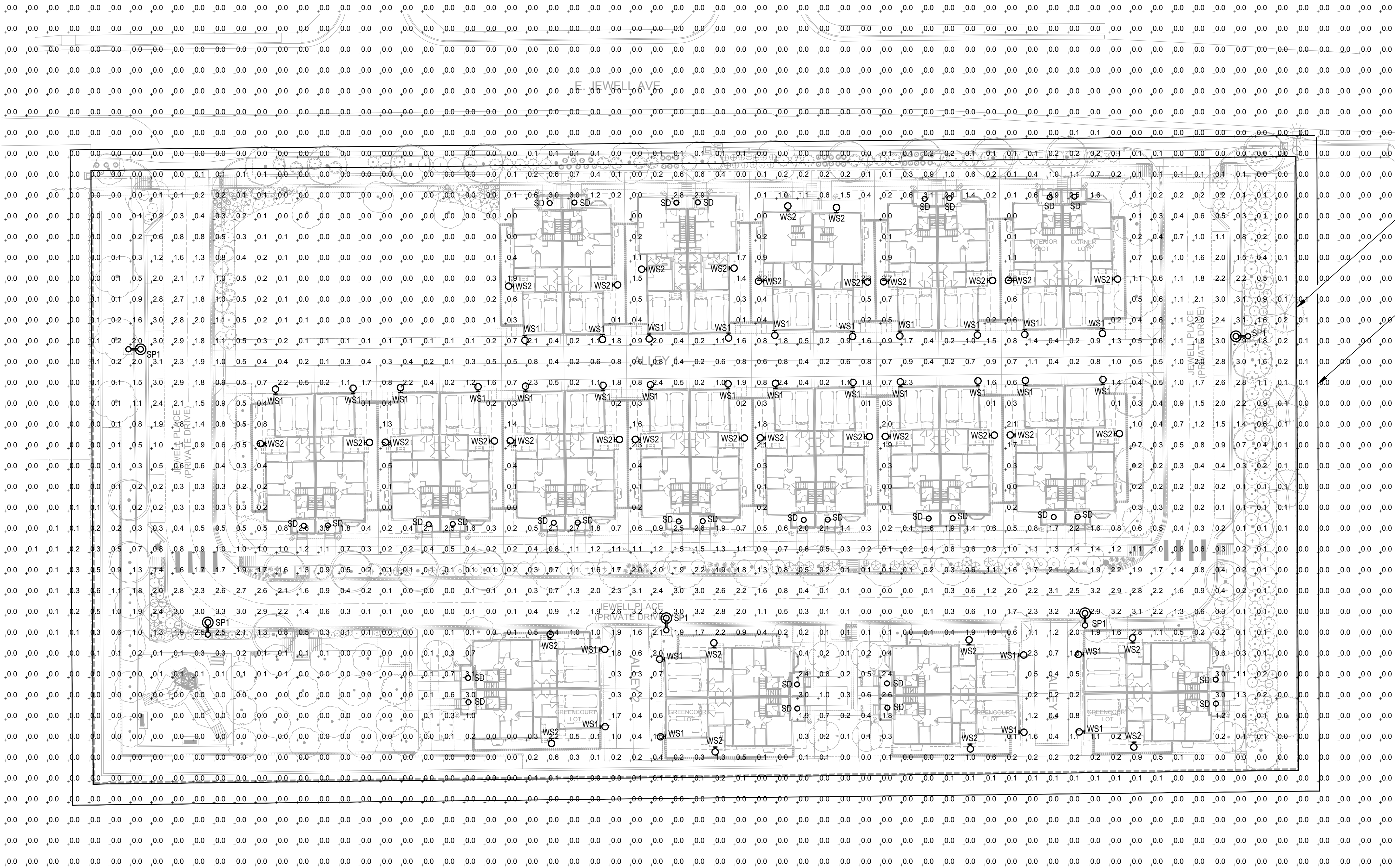
ENG : JMB

DATE : 11-11-2024

SHEET NUMBER

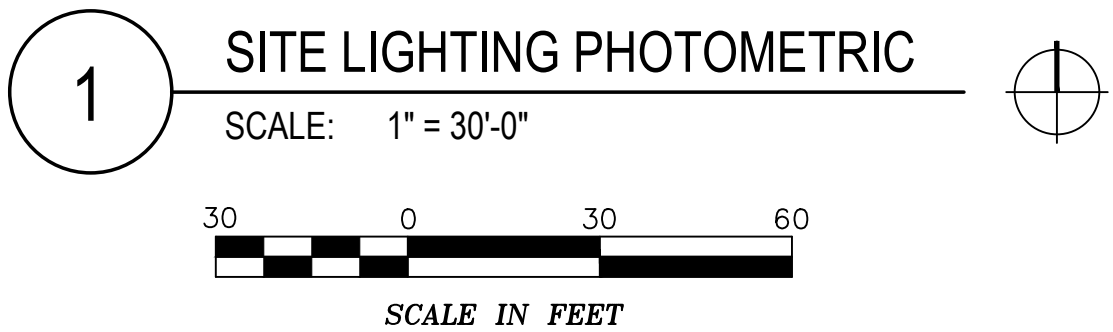
**37**

37 OF



PROPERTY LINE

10' BEYOND PROPERTY LINE



PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL  
ILLUMINANCE VALUES MEASURED AT GRADE.

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

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

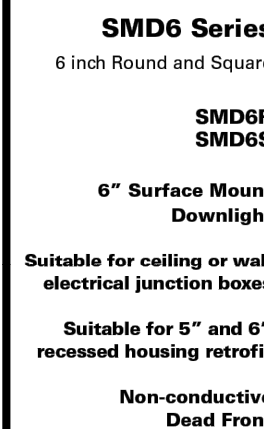
**LIGHTING CALCULATION STATISTICS SUMMARY:**

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

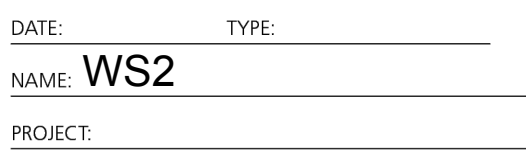


PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE  
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,  
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF  
COLORADO

<p><b>SPECIFICATION FEATURES</b></p> <p><b>HOUSING</b></p> <ul style="list-style-type: none"> <li>• Non-electrically conductive polycarbonate frame</li> <li>• High impact polycarbonate lenses/shields to protect the light guide with no oxidation</li> <li>• High temperature thermoplastics providing thermal shock resistance achieving 170 to 50,000 hours in 1- and non-C applications</li> </ul> <p><b>GASKETS</b></p> <ul style="list-style-type: none"> <li>• Closed cell gasket achieves 100% light seal</li> <li>• Meets all environmental and location requirements without additional caulking</li> </ul> <p><b>OPTICS</b></p> <ul style="list-style-type: none"> <li>• Precision acrylic light guide organizes source light into wide beam pattern</li> <li>• Multiple beam patterns and optical circuits useful for general area and task lighting</li> </ul> <p><b>LED</b></p> <ul style="list-style-type: none"> <li>• Mid-power LED array provides high brightness with high efficiency and long life.</li> <li>• Available in 30 CR minimum, 100 CR and 200 CR</li> <li>• Accuracy within 3 SDCM provides color accuracy and uniformity</li> </ul> <p><b>DRIVER</b></p> <p><b>SMO 120/27V</b></p> <ul style="list-style-type: none"> <li>• Integrates 120V/50/60Hz constant power converter, noise free operation.</li> <li>• 100% efficient, flicker-free dimming from 100% to 5% light level without trailing edge 50V 120V</li> <li>• Dimming is 50% based on 220V</li> <li>• 100% dimming with no thermal trim adjustment. Consult driver manufacturer for compatibility</li> <li>• 100% dimming with no thermal trim adjustment. Note some dimmers require a neutral or ground connection</li> <li>• Inline electrical quick connect and E20 adapter (provided) provides simple connections</li> </ul> <p><b>SMO 120/27V/7W</b></p> <ul style="list-style-type: none"> <li>• Integrated 120V/50/60Hz constant current driver provides noise free operation.</li> <li>• Universal Voltage (120-277V) configurations are recommended for use with standard 120V AC</li> <li>• Voltage dimming</li> </ul>	<p><b>Mounting/Retention</b></p> <ul style="list-style-type: none"> <li>• Adjustable screw plate allows for quick installation into both junction boxes and recessed housings</li> <li>• Torison springs and friction lock</li> </ul> <p><b>ELECTRICAL JUNCTION BOX MOUNTING</b></p> <ul style="list-style-type: none"> <li>• SMO can be used in compatible electrical junction boxes in direct contact with the housing</li> <li>• SMO can be used in compatible electrical junction boxes in indirect contact with the housing</li> <li>• Suitable for installation in many 3/16" and 4" square, octagon, and round electrical junction boxes</li> </ul> <p><b>Note: SMO 120/27V 17W is only suitable for use in electrical junction boxes that provide minimum depth of 2.18"</b></p> <ul style="list-style-type: none"> <li>• Manufacturer must ensure compatibility of E, W, wiring and proper mounting in the electrical junction box. This includes all applicable national and local codes</li> </ul> <p><b>RECESSED HOUSING MOUNTING</b></p> <ul style="list-style-type: none"> <li>• May be installed in IC recessed housings in direct contact with insulation</li> </ul> <p><b>Note: Not for use in recessed housings in direct contact with spray foam insulation. Refer to NEC 780.10</b></p> <p><b>Torsion Spring 5" &amp; 6"</b></p> <ul style="list-style-type: none"> <li>• Precision formed torsion spring used in direct contact with the housing</li> <li>• The torsion springs adjust on the housing to provide 5" or 6" of compatible housings</li> </ul> <p><b>Friction Blade 5" &amp; 6"</b></p> <ul style="list-style-type: none"> <li>• Precision formed friction blades used in direct contact with the housing</li> <li>• For retrofit in 5" &amp; 6" housings</li> <li>• Friction blades are designed to hold the SMO to be installed in existing latching</li> <li>• Friction blade design allows the SMO to be installed in any position within the housing opening (360 degrees)</li> </ul>	<p><b>DESIGNER SPECS</b></p> <p><b>SOLD SEPARATELY</b></p> <ul style="list-style-type: none"> <li>• SMO kits are accessory rings in both round and square housings</li> <li>• Kits attach to the SMO for a permanent finish. Refer to the SMO accessories specification sheet for details.</li> <li>• Matte White (Paintable)</li> <li>• Gloss White</li> <li>• Tuscan Bronze</li> </ul> <p><b>WARRANTY</b></p> <ul style="list-style-type: none"> <li>• 5 year limited location light, constant controlled warranty, consult website for details</li> <li>• <a href="http://www.lighting.com">www.lighting.com</a></li> </ul> <p><b>CE COMPLIANCE</b></p> <ul style="list-style-type: none"> <li>• CE-ULS Certified for use with Hal housings and for use with other housings, see listing for details for conditions of acceptability</li> <li>• CE-EMC, CE-EMC2, CE-EMC3, CE-EMC4, CE-EMC5, CE-EMC6, CE-EMC7, CE-EMC8, CE-EMC9, CE-EMC10, CE-EMC11, CE-EMC12, CE-EMC13, CE-EMC14, CE-EMC15, CE-EMC16, CE-EMC17, CE-EMC18, CE-EMC19, CE-EMC20, CE-EMC21, CE-EMC22, CE-EMC23, CE-EMC24, CE-EMC25, CE-EMC26, CE-EMC27, CE-EMC28, CE-EMC29, CE-EMC30, CE-EMC31, CE-EMC32, CE-EMC33, CE-EMC34, CE-EMC35, CE-EMC36, CE-EMC37, CE-EMC38, CE-EMC39, CE-EMC40, CE-EMC41, CE-EMC42, CE-EMC43, CE-EMC44, CE-EMC45, CE-EMC46, CE-EMC47, CE-EMC48, CE-EMC49, CE-EMC50, CE-EMC51, CE-EMC52, CE-EMC53, CE-EMC54, CE-EMC55, CE-EMC56, CE-EMC57, CE-EMC58, CE-EMC59, CE-EMC60, CE-EMC61, CE-EMC62, CE-EMC63, CE-EMC64, CE-EMC65, CE-EMC66, CE-EMC67, CE-EMC68, CE-EMC69, CE-EMC70, CE-EMC71, CE-EMC72, CE-EMC73, CE-EMC74, CE-EMC75, CE-EMC76, CE-EMC77, CE-EMC78, CE-EMC79, CE-EMC80, CE-EMC81, CE-EMC82, CE-EMC83, CE-EMC84, CE-EMC85, CE-EMC86, CE-EMC87, CE-EMC88, CE-EMC89, CE-EMC90, CE-EMC91, CE-EMC92, CE-EMC93, CE-EMC94, CE-EMC95, CE-EMC96, CE-EMC97, CE-EMC98, CE-EMC99, CE-EMC100, CE-EMC101, CE-EMC102, CE-EMC103, CE-EMC104, CE-EMC105, CE-EMC106, CE-EMC107, CE-EMC108, CE-EMC109, CE-EMC110, CE-EMC111, CE-EMC112, CE-EMC113, CE-EMC114, CE-EMC115, CE-EMC116, CE-EMC117, CE-EMC118, CE-EMC119, CE-EMC120, CE-EMC121, CE-EMC122, CE-EMC123, CE-EMC124, CE-EMC125, CE-EMC126, CE-EMC127, CE-EMC128, CE-EMC129, CE-EMC130, CE-EMC131, CE-EMC132, CE-EMC133, CE-EMC134, CE-EMC135, CE-EMC136, CE-EMC137, CE-EMC138, CE-EMC139, CE-EMC140, CE-EMC141, CE-EMC142, CE-EMC143, CE-EMC144, CE-EMC145, CE-EMC146, CE-EMC147, CE-EMC148, CE-EMC149, CE-EMC150, CE-EMC151, CE-EMC152, CE-EMC153, CE-EMC154, CE-EMC155, CE-EMC156, CE-EMC157, CE-EMC158, CE-EMC159, CE-EMC160, CE-EMC161, CE-EMC162, CE-EMC163, CE-EMC164, CE-EMC165, CE-EMC166, CE-EMC167, CE-EMC168, CE-EMC169, CE-EMC170, CE-EMC171, CE-EMC172, CE-EMC173, CE-EMC174, CE-EMC175, CE-EMC176, CE-EMC177, CE-EMC178, CE-EMC179, CE-EMC180, CE-EMC181, CE-EMC182, CE-EMC183, CE-EMC184, CE-EMC185, CE-EMC186, CE-EMC187, CE-EMC188, CE-EMC189, CE-EMC190, CE-EMC191, CE-EMC192, CE-EMC193, CE-EMC194, CE-EMC195, CE-EMC196, CE-EMC197, CE-EMC198, CE-EMC199, CE-EMC200, CE-EMC201, CE-EMC202, CE-EMC203, CE-EMC204, CE-EMC205, CE-EMC206, CE-EMC207, CE-EMC208, CE-EMC209, CE-EMC210, CE-EMC211, CE-EMC212, CE-EMC213, CE-EMC214, CE-EMC215, CE-EMC216, CE-EMC217, CE-EMC218, CE-EMC219, CE-EMC220, CE-EMC221, CE-EMC222, CE-EMC223, CE-EMC224, CE-EMC225, CE-EMC226, CE-EMC227, CE-EMC228, CE-EMC229, CE-EMC230, CE-EMC231, CE-EMC232, CE-EMC233, CE-EMC234, CE-EMC235, CE-EMC236, CE-EMC237, CE-EMC238, CE-EMC239, CE-EMC240, CE-EMC241, CE-EMC242, CE-EMC243, CE-EMC244, CE-EMC245, CE-EMC246, CE-EMC247, CE-EMC248, CE-EMC249, CE-EMC250, CE-EMC251, CE-EMC252, CE-EMC253, CE-EMC254, CE-EMC255, CE-EMC256, CE-EMC257, CE-EMC258, CE-EMC259, CE-EMC260, CE-EMC261, CE-EMC262, CE-EMC263, CE-EMC264, CE-EMC265, CE-EMC266, CE-EMC267, CE-EMC268, CE-EMC269, CE-EMC270, CE-EMC271, CE-EMC272, CE-EMC273, CE-EMC274, CE-EMC275, CE-EMC276, CE-EMC277, CE-EMC278, CE-EMC279, CE-EMC280, CE-EMC281, CE-EMC282, CE-EMC283, CE-EMC284, CE-EMC285, CE-EMC286, CE-EMC287, CE-EMC288, CE-EMC289, CE-EMC290, CE-EMC291, CE-EMC292, CE-EMC293, CE-EMC294, CE-EMC295, CE-EMC296, CE-EMC297, CE-EMC298, CE-EMC299, CE-EMC300, CE-EMC301, CE-EMC302, CE-EMC303, CE-EMC304, CE-EMC305, CE-EMC306, CE-EMC307, CE-EMC308, CE-EMC309, CE-EMC310, CE-EMC311, CE-EMC312, CE-EMC313, CE-EMC314, CE-EMC315, CE-EMC316, CE-EMC317, CE-EMC318, CE-EMC319, CE-EMC320, CE-EMC321, CE-EMC322, CE-EMC323, CE-EMC324, CE-EMC325, CE-EMC326, CE-EMC327, CE-EMC328, CE-EMC329, CE-EMC330, CE-EMC331, CE-EMC332, CE-EMC333, CE-EMC334, CE-EMC335, CE-EMC336, CE-EMC337, CE-EMC338, CE-EMC339, CE-EMC340,</li></ul>
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**Note:** For Direct mount product please refer to the SLD6-DM spec sheet



Incandescent  
**P6059-31**  
Essential

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

Category: Outdoor  
Finish: Black (powder coat paint)  
Construction: Aluminum Construction  
Glass/Shade: White Linen glass shade

Width: 5-7/8"  
Height: 8-11/16"  
Depth: 6-11/16"  
H/CTR: 2-3/16"

Width: 8"  
Height: 11-1/8"  
Depth: 8-7/8"  
H/CTR: 2-3/16"

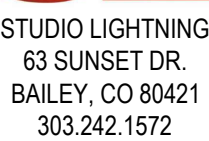
REV. NO.	DESCRIPTION	DATE
	3RD SUBMITTAL	06/12/24
	4TH SUBMITTAL	08/27/24
	5TH SUBMITTAL	11/11/24

URBAN COTTAGES, LLC

**URBAN COTTAGES - JEWELL**

SITE LIGHTING DETAILS

E. JEWELL AVE  
AURORA, CO



PROJ NO: 210204

ENG : JMB

DATE : 11-11-2024

SHEET NUMBER

38

38 OF