

CITY OF AURORA SITE PLAN NOTES:
1. 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
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."

FITZSIMONS APARTMENTS PHASE II-B
SITE PLAN
LOT 1, BLOCK 2 OF THE SQUARE AT FITZSIMONS
SUBDIVISION FILING NO.2
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

AMENDMENTS

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CITY OF AURORA APPROVALS
PLANNING DIRECTOR: [Signature] DATE: 5/1/13
PLANNING COMMISSION: [Signature] DATE: N/A
(CHAIRPERSON)
CITY COUNCIL: [Signature] DATE: N/A
(MAYOR)
ATTEST: [Signature] DATE: N/A
(CITY CLERK)

PROJECT DATA
LAND AREA WITHIN PROPERTY LINES 2.91 ACRES
NUMBER OF UNITS PROPOSED (INCLUDING 2 LIVE/WORK UNITS) 173
NUMBER OF BUILDINGS 3
NUMBER OF STORIES 4
MAXIMUM HEIGHT OF BUILDINGS 180.0'
GROSS FLOOR AREA 176,605 SQ. FT.
TOTAL RETAIL UNIT AREA 1,364 SQ. FT.
TOTAL LIVE/WORK RETAIL AREA 637 SQ. FT.
TOTAL BUILDING COVERAGE 34.96% 44,981 SQ. FT.
HARD SURFACE AREA 54.86% 70,570 SQ. FT.
LANDSCAPE AREA 10.18% 13,096 SQ. FT.
(REQUIRED OPEN SPACE PROVIDED IN PHASE I)
PLATTED ROADWAY 0% 0 SQ. FT.
PRESENT ZONING CLASSIFICATION PD-MU
PROPOSED USE RES/MULTI-FAMILY AND RETAIL
BUILDING CODE CLASSIFICATION TYPE VA

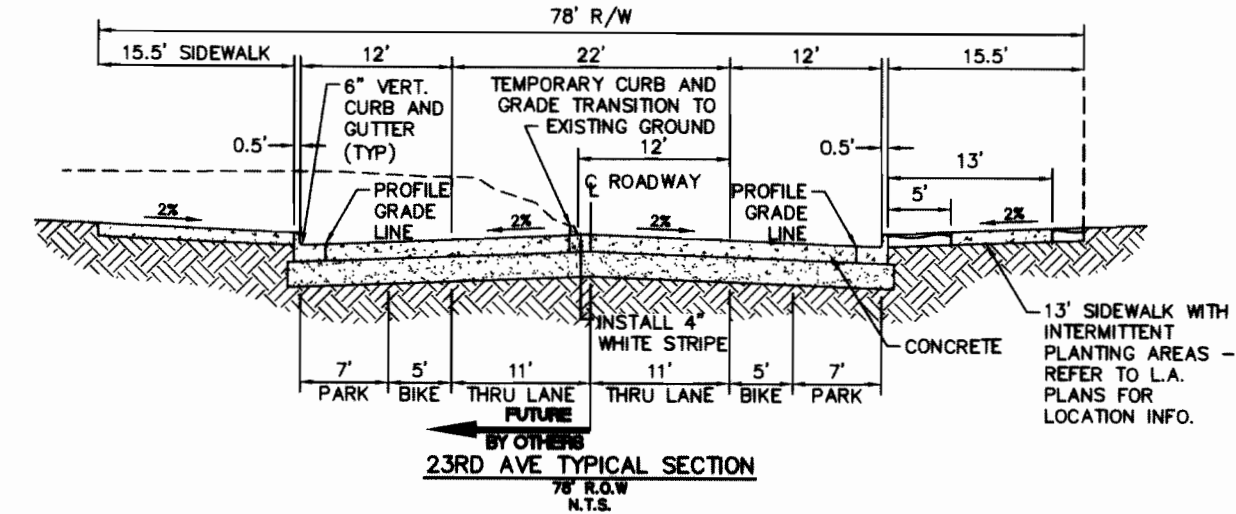
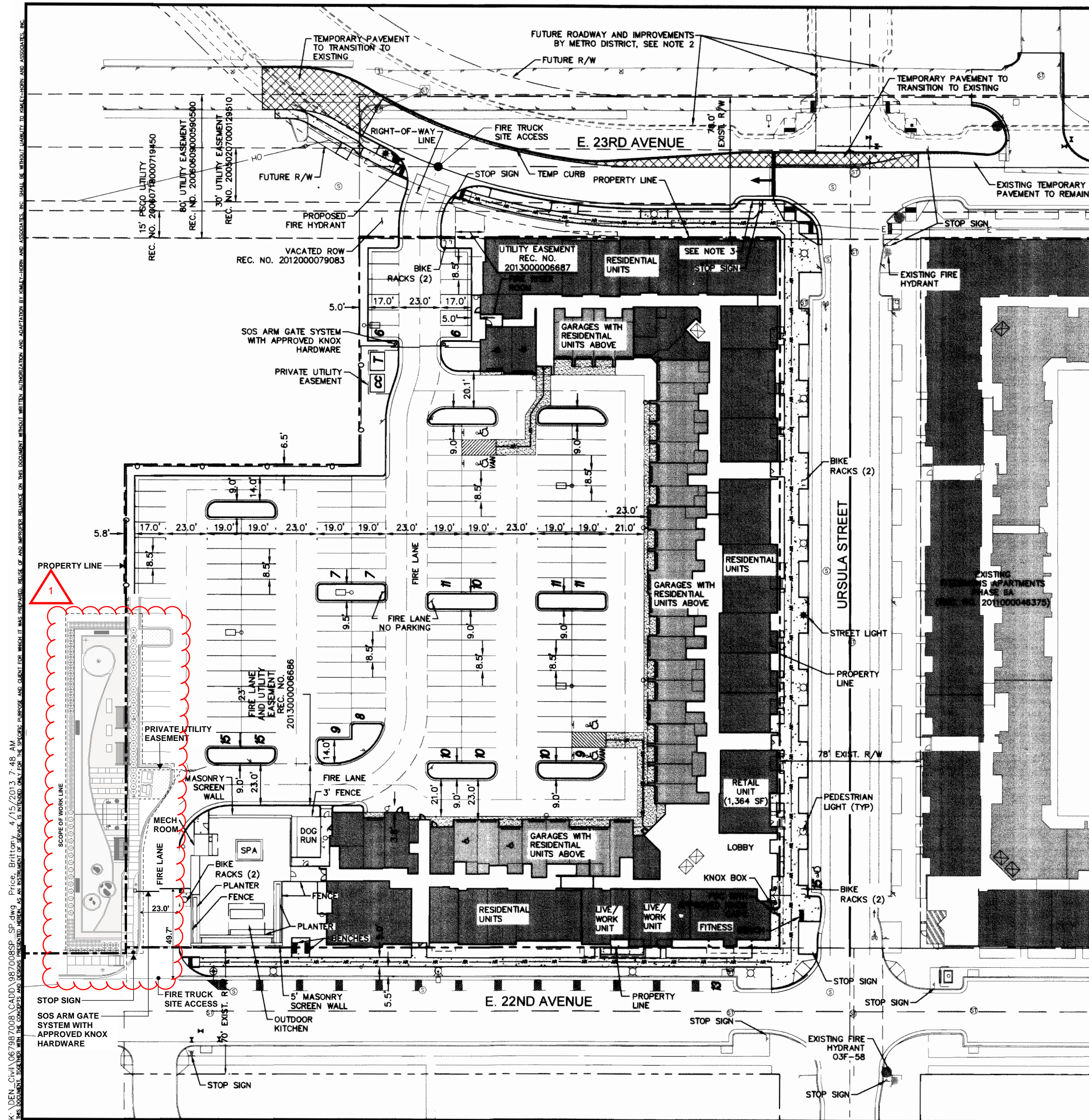
OWNER/DEVELOPER: FITZSIMONS APARTMENTS, (PHASE 3), LLC
270 ST. PAUL STREET, SUITE 300
DENVER, CO 80206
PHONE: (303) 371-9000
CONTACT: JOE WILSON

CIVIL ENGINEER: KIMLEY-HORN AND ASSOC., INC.
990 S. BROADWAY, SUITE 200
DENVER, CO 80209
PHONE: (303) 228-2300
CONTACT: RANDALL PHELPS

ARCHITECT: KEPHART
2555 WALNUT STREET
DENVER, CO 80205
PHONE: (303) 832-4474
CONTACT: JOHN BINDER

LANDSCAPE ARCHITECT: NORRIS DESIGN
1201 BANNOCK ST.
DENVER, CO 80202
PHONE: (303) 892-1166
CONTACT: WENDI BIRCHLER

COVER SHEET
1 of 17



- LEGEND:**
- * PRIMARY BUILDING ENTRY
 - T TRANSFORMER
 - CC CONNECTION CABINET
 - 24 PARKING SPACE COUNTS (TYPICAL DIMENSIONS AS SHOWN)
 - HEV HIGH EFFICIENCY VEHICLE PREFERRED PARKING (HYBRID/ELECTRIC)
 - WALL PACK LIGHT FIXTURE
 - CARPORT CANOPY LIGHT FIXTURE
 - PARKING LOT LIGHT POLE FIXTURE
 - PEDESTRIAN LIGHT FIXTURE (EXISTING/PROPOSED)
 - STREET LIGHT (EXISTING/PROPOSED)
 - FIRE HYDRANTS (EXISTING/PROPOSED)
 - LIMIT OF IMPROVEMENTS BY PROJECT
 - EXISTING SIGN
 - PROPOSED SIGN
 - HCAP PARKING STALL
 - HCAP VAN PARKING STALL
 - ACCESSIBLE ROUTE
 - ACCESSIBLE CURB RAMP
 - PROPOSED STORM DRAIN INLET
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING CURB AND GUTTER
 - EASEMENT LINE
 - ROADWAY CENTERLINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - PROPOSED PERIMETER FENCE
 - PROPOSED CURB AND GUTTER
 - PROPOSED FIRE ROOM
 - EXISTING TEMPORARY PAVEMENT TO REMAIN
 - TEMPORARY PAVEMENT TO TRANSITION TO EXISTING
 - PROPOSED GARAGES (BUILDING FIRST FLOOR)
 - PROPOSED UNITS (BUILDING FIRST FLOOR)

- NOTES:**
1. THE DEVELOPER AGREES TO STRIPE AND SIGN ALL PROPOSED STREETS ON THIS PROJECT, AS NOTED ON CONSTRUCTION DOCUMENTS TO BE APPROVED BY PUBLIC WORKS.
 2. THE NORTH HALF OF 23RD AVENUE IS NOT TO BE CONSTRUCTED WITH THIS PROJECT.
 3. BULB OUTS MAY BE REMOVED BY THE CITY (IN THE FUTURE) TO INCREASE TRAFFIC LEVEL OF SERVICE AT INTERSECTION.
 4. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 5. ALL PROPOSED BENCHES SHOWN ON THE SITE PLAN ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

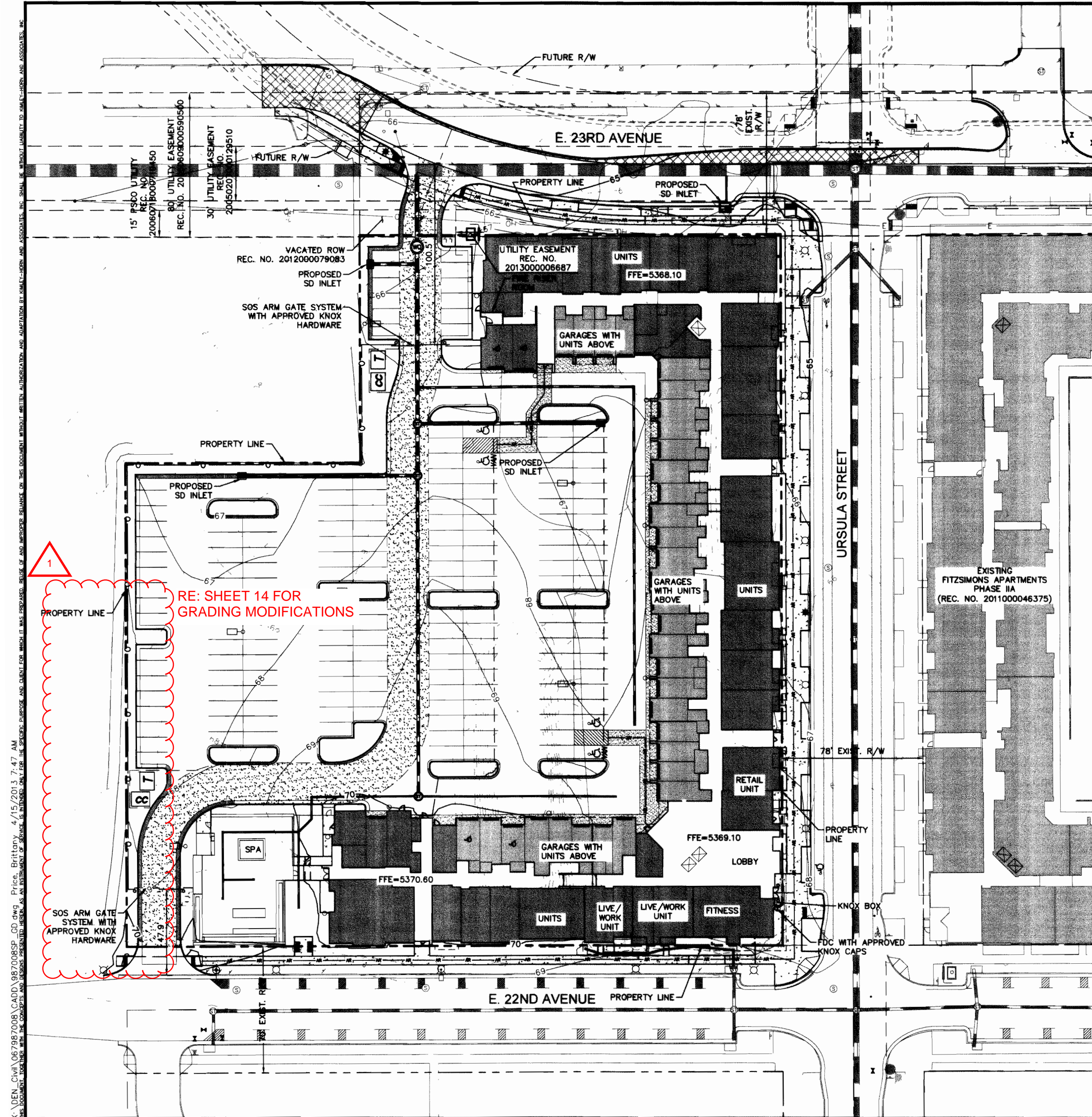
1 MINOR AMENDMENT		01/20/17	R.P.
2 REVISIONS	04/15/13	R.P.	
3 REVISIONS	02/07/13	R.P.	
1 CITY COMMENTS	09/05/12	R.P.	
1 REVISIONS	DATE	BY	APPR.
SUBMITTAL DATE: 07/13/12			

FITZSIMONS APARTMENTS PHASE II-B

SITE PLAN

Kinley-Horn and Associates, Inc.
990 South Broadway, Suite 200
Denver, Colorado 80209 (303) 228-2300

SITE PLAN
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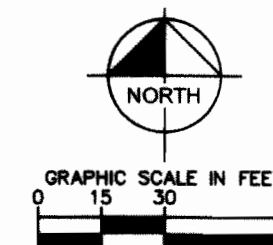
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LEGEND:

- * PRIMARY BUILDING ENTRY
- 7 TRANSFORMER
- 8C CONNECTION CABINET
- HEV HIGH EFFICIENCY VEHICLE PREFERRED PARKING (HYBRID/ELECTRIC)
- o WALL PACK LIGHT FIXTURE
- o CARPORT CANOPY LIGHT FIXTURE
- o PARKING LOT LIGHT POLE FIXTURE
- + o PEDESTRIAN LIGHT FIXTURE (EXISTING/PROPOSED)
- o STREET LIGHT (EXISTING/PROPOSED)
- o FIRE HYDRANTS (EXISTING/PROPOSED)
- o HCAP PARKING SIGNAGE
- o HCAP PARKING STALL
- o HCAP VAN PARKING STALL
- o ACCESSIBLE ROUTE
- o ACCESSIBLE CURB RAMP
- o EXISTING SANITARY SEWER MANHOLE
- o PROPOSED FLOW DIRECTION
- o PROPOSED STORM DRAIN INLET
- o STORM DRAIN MANHOLE (EXISTING/PROPOSED)
- o PROPOSED WATER QUALITY UNIT
- o WATER GATE VALVE (EXISTING/PROPOSED)
- o PROPOSED WATER DOMESTIC METER
- o EXISTING CONTOUR
- o EASEMENT LINE
- o ROADWAY CENTERLINE
- o PROPERTY LINE
- o RIGHT OF WAY LINE
- o PROPOSED PERIMETER FENCE
- o PROPOSED STORM SEWER
- o PROPOSED CONTOUR MINOR
- o PROPOSED CONTOUR MAJOR
- o FIRE LANE
- o PROPOSED FIRE ROOM
- o PROPOSED GARAGES (BUILDING FIRST FLOOR)
- o PROPOSED UNITS (BUILDING FIRST FLOOR)

NOTE:

1. ADD 5300 TO ALL CONTOUR ELEVATIONS.



FITZSIMONS APARTMENTS PHASE II-B SITE PLAN

Kimley-Horn
and Associates, Inc.
990 South Broadway, Suite 200
Denver, Colorado 80209 (303) 228-2300

GRADING
PLAN

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NO.	REVISIONS	DATE	BY	DATE	APPR.
1	MINOR AMENDMENT	01/20/17			
2	REVISIONS	04/15/13	R.P.		
3	REVISIONS	02/07/13	R.P.		
1	CITY COMMENTS	09/05/12	R.P.		
NO.	REVISIONS	DATE	BY	DATE	APPR.

SUBMITAL DATE: 07/13/12

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LANDSCAPE REQUIREMENTS

AREA DESCRIPTION	AREA/ LENGTH	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
WEST BUFFER (1 TREE AND 5 SHRUBS PER 40 LF MIN.)	444 LF	11	4	56	151 SHRUBS 56 GRASSES
NORTH BUFFER (1 TREE AND 5 SHRUBS PER 40 LF MIN.)	118 LF	3	4	15	92 SHRUBS 13 GRASSES
PARKING LOT ISLANDS (1 TREE PER ISLAND)	11 EA	11	20	0	143 SHRUBS 27 GRASSES
BUILDING PERIMETER (MULTI-FAMILY) (1.25 PLANTS PER 5 LF MIN.)	1702 LF	426 PLANTS			
5% TREES		21	27		
15% TALL SHRUBS				64	64 SHRUBS
80% OTHER SHRUBS				341	341 SHRUBS 324 GRASSES

WATER USE TABLE

AREA DESCRIPTION	WATER CONSERVING IRRIGATION (NON-SOD)	NON-WATER CONSERVING IRRIGATION (SOD)
EAST BUFFER	2884 SF	0 SF
NORTH BUFFER	1378 SF	0 SF
PARKING LOT	3825 SF	0 SF
BUILDING PERIMETER	8530 SF	1736 SF

LANDSCAPE NOTES

1. ALL LANDSCAPED AREAS ARE TO HAVE SOIL PREPARATION PER SPECIFICATIONS. (MINIMUM RATE OF 4 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.).
2. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
3. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, 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.
6. 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.
7. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5').

NOT FOR CONSTRUCTION



1101 Barnwood Street
Denver, Colorado 80204
P 303.862.1196
F 303.862.1198
www.norris-design.com

LANDSCAPE
NOTES
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FITZSIMONS APARTMENTS PHASE IIB
SITE PLAN

1	MINOR AMENDMENT		01/20/17
2	AMENDMENT	BH	1/25/2013
1	CITY COMMENTS	BH	9/4/2012
NO	REVISIONS	BY	DATE
SUBMITTAL DATE: 07/13/12			

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LANDSCAPE PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	WATER REQMT.
(UNLESS OTHERWISE NOTED)				
DECIDUOUS TREES				
GLI	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2.5" CAL. B&B	M
MAR	MARSHALL'S SEEDLESS ASH	FRAXINUS PENNSYLVANICA 'MARSHALL'S ASH'	2.5" CAL. B&B	L
SHA	SHADEMASTER HONEYLOCUST	GLEDISIA TRIACANTHOS INERMIS 'SHADEMASTER'	2.5" CAL. B&B	L
VFE	VALLEY FORGE ELM	ULMUS AMERICANA 'VALLEY FORGE'	2.5" CAL. B&B	L
ORNAMENTAL TREES				
HFF	FRANS FONTAINE HORNBEAM	CARPINUS BETULUS 'FRANS FONTAINE'	2" CAL. B&B	L
HWM	HOT WINGS MAPLE	ACER TATARICUM 'GARANN'	6' CLUMP	M
SHU	SHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	2" CAL. B&B	L
SPR	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	2" CAL. B&B	L
EVERGREEN TREES				
ADS	ARBORVITAE	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'	6' HT., B&B	M
PBF	ISELI FASTIGIATE BOSNIAN PINE	PINUS LEUCODERMIS 'ISELI FASTIGIATE'	6' HT., B&B	L
DECIDUOUS SHRUBS				
AWS	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	#5 CONT.	L
BBC	BLUE CHIP BUTTERFLY BUSH	BUDDLEIA 'BLUE CHIP'	#5 CONT.	L
BPU	NANHO PURPLE BUTTERFLY BUSH	BUDDLEIA DAVIDII 'NANHO PURPLE'	#5 CONT.	L
CBU	COLUMNAR BUCKTHORN	RHAMNUS FRANGULA 'COLUMNARIS'	#5 CONT.	L
CEC	COMPACT EUROPEAN CRANBERRY	VIBURNUM OPULUS 'COMPACTUM'	#5 CONT.	M
CHP	CHEYENNE PRIVET	LIGUSTRUM VULGARE 'CHEYENNE'	#5 CONT.	L
DCM	CAROL MACKIE DAPHNE	DAPHNE X BURKWOODI 'CAROL MACKIE'	#5 CONT.	L
DFA	DWARF ARNOLD FORSYTHIA	FORSYTHIA 'ARNOLD DWARF'	#5 CONT.	L
DKO	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALBIN'	#5 CONT.	L
DMS	DWARF MINNESOTA SNOWFLAKE MOCKORANGE	PHILADELPHUS VIRGINALIS 'MINNESOTA DWARF SNOWFLAKE'	#5 CONT.	L
DNI	DWARF NINEBARK	PHYSCARPUS OPULIFOLIUS 'NANUS'	#5 CONT.	L
EMH	EMERALD MOUND HONEYSUCKLE	LONICERA XYLOSTEUM COMPACTUM	#5 CONT.	L
GPV	GOLDEN PRIVET	LIGUSTRUM X VICARYI	#5 CONT.	L
KEL	KELSEY DOGWOOD	CORNUS SERICEA 'KELSEY'	#5 CONT.	M
LPS	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	#5 CONT.	L
IDO	ISANTI DOGWOOD	CORNUS SERICEA 'ISANTI'	#5 CONT.	M
LOD	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	#5 CONT.	L
MEP	PINK MEIDLAND ROSE	ROSA 'MEIPLATIN'	#5 CONT.	L
MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	L
NBB	NANA BURNING BUSH	EUONYMUS TURKESTANICA 'NANA'	#5 CONT.	L
NSW	SUMMER WINE NINEBARK	PHYSCARPUS OPULIFOLIUS 'SEWARD'	#5 CONT.	L
PBS	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	L
SJW	JAPANESE WHITE SPIREA	SPIRAEA ALBIFLORA	#5 CONT.	L
SSK	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	#5 CONT.	L
YCU	GOLDEN CURRANT	RIBES AUREUM	#5 CONT.	L
EVERGREEN SHRUBS				
ARC	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	#5 CONT.	L
HBG	BLUE BOY/BUE GIRL HOLLY	ILEX X MESERVEAE	#5 CONT.	M
BPJ	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	#5 CONT.	L
BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	L
CAP	CRANBERRY COTONEASTER	COTONEASTER APIULATUS	#5 CONT.	L
CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	#5 CONT.	L
DWP	DWARF EASTERN WHITE PINE	PINUS STROBUS 'NANA'	#5 CONT.	L
MAQ	OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM	#5 CONT.	L
MMO	MOPS MUGO PINE	PINUS MUGO 'MOPS'	#5 CONT.	L
MSL	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	#5 CONT.	L
MTA	TANNENBAUM MUGO PINE	PINUS MUGO 'TANNENBAUM'	#5 CONT.	L
MUC	COLUMNAR MUGO PINE	PINUS MUGO COLUMNARIS	#5 CONT.	L
SPA	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	#5 CONT.	L
ORNAMENTAL GRASSES				
AVG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	#1 CONT.	L
CMG	CABARET VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS 'CABARET'	#1 CONT.	L
DMG	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'YAKU JIMA'	#1 CONT.	L
FRG	FEATHER REED GRASS	CALAMAGROSIS ARUNDINACEA 'KARL FOERSTER'	#1 CONT.	L
HFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.	L
KFG	KOREAN FEATHER REED GRASS	CALAMAGROSIS BRACHYTRICHA	#1 CONT.	L
MAG	MAIDEN GRASS GRACILLIMUS	MISCANTHUS SINENSIS 'GRACILLIMUS'	#1 CONT.	L
MMG	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	#1 CONT.	L
MVG	VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS VARIEGATUS	#1 CONT.	L
OFG	ORIENTAL FOUNTAIN GRASS	PENNISETUM ORIENTALE	#1 CONT.	L
PAH	PAMPAS GRASS	ERIANTHUS RAVENNAE	#1 CONT.	L
RSG	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	L
VFG	VARIEGATED FEATHER REED GRASS	CALAMAGROSIS ACUTIFLORA 'OVERDAM'	#1 CONT.	L
PERENNIALS/GROUND COVERS				
BGO	BASKET OF GOLD	AURINIA SAXATILIS	#1 CONT.	L
COM	MOONBEAM COREOPSIS	COREOPSIS VERTICILLATA 'MOONBEAM'	#1 CONT.	L
DAY	DAYLILY	HEMEROCALLIS SPP.	#1 CONT.	L
DDY	STELLA D'ORO DWARF DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#1 CONT.	L
ENG	VIRGINIA CREEPER	PARTHENOCISSUS QUINQUEFOLIA ENGELMANNII	#1 CONT.	L
HBU	DOUBLE BUBBLEMINT	AGASTACHE CANA	#1 CONT.	L
IPM	MESA VERDE ICE PLANT	DELOSPERMA 'MESA VERDE'	#1 CONT.	M
PBB	BUTTERFLY BLUE PINCUSHION FLOWER	SCABIOSA COLUMBARIA 'BUTTERFLY BLUE'	#1 CONT.	L
PCB	BLUE CREEPING PHLOX	PHLOX SUBULATA 'EMERALD CUSHION BLUE'	#1 CONT.	L
PCW	CANDY STRIPES PHLOX	PHLOX SUBULATA 'CANDY STRIPES'	#1 CONT.	L
PNM	NEW MEXICO BLUE PENSTEMON	PENSTEMON NEOMEXICANUS	#1 CONT.	L
PXR	RED ROCKS PENSTEMON	PENSTEMON MEXICALE 'RED ROCKS'	#1 CONT.	L
REV	RED VALERIAN	CENTRANTHUS RUBER	#1 CONT.	L
RGD	BLACK-EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	#1 CONT.	L
SSU	SNOW-IN-SUMMER	CERASTIUM TOMENTOSUM	#1 CONT.	L

TURF GRASS BLEND: SOD

TEXAS BLUEGRASS BLEND BY BITTERSWEET TURF FARMS, INC., OR APPROVED EQUAL

NOT FOR CONSTRUCTION

FITZSIMONS APARTMENTS PHASE IIB

SITE PLAN

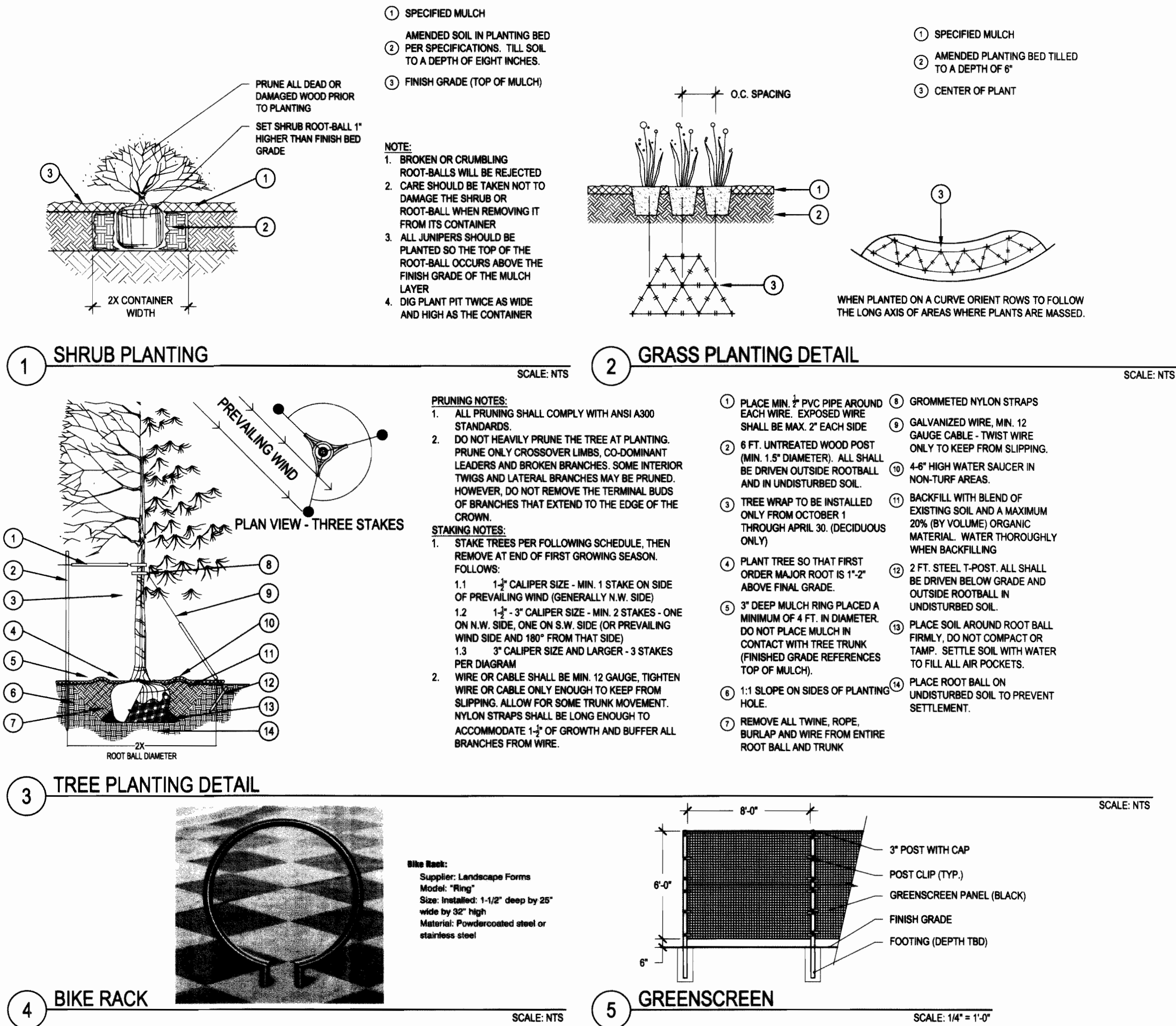


1107 Bannock Street
Denver, Colorado 80204
P: 303.862.1166
F: 303.862.1168
www.norris-design.com

LANDSCAPE
NOTES
6 of 17

1	MINOR AMENDMENT	01/20/17
2	AMENDMENT	BH 1/25/2013
1	CITY COMMENTS	BH 9/4/2012
NO	REVISIONS	BY DATE
SUBMITTAL DATE: 07/13/12		
APPR.		

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FITZSIMONS APARTMENTS PHASE IIB
SITE PLAN

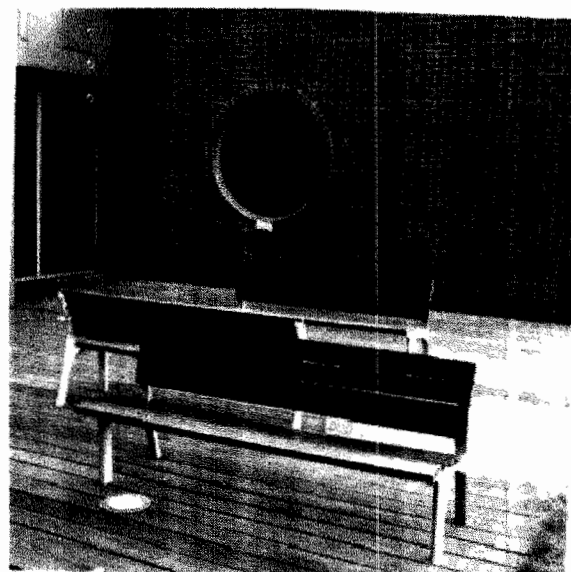


1101 Barnard Street
Denver, CO 80202-1108
F: 303.862.1108
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LANDSCAPE
DETAILS

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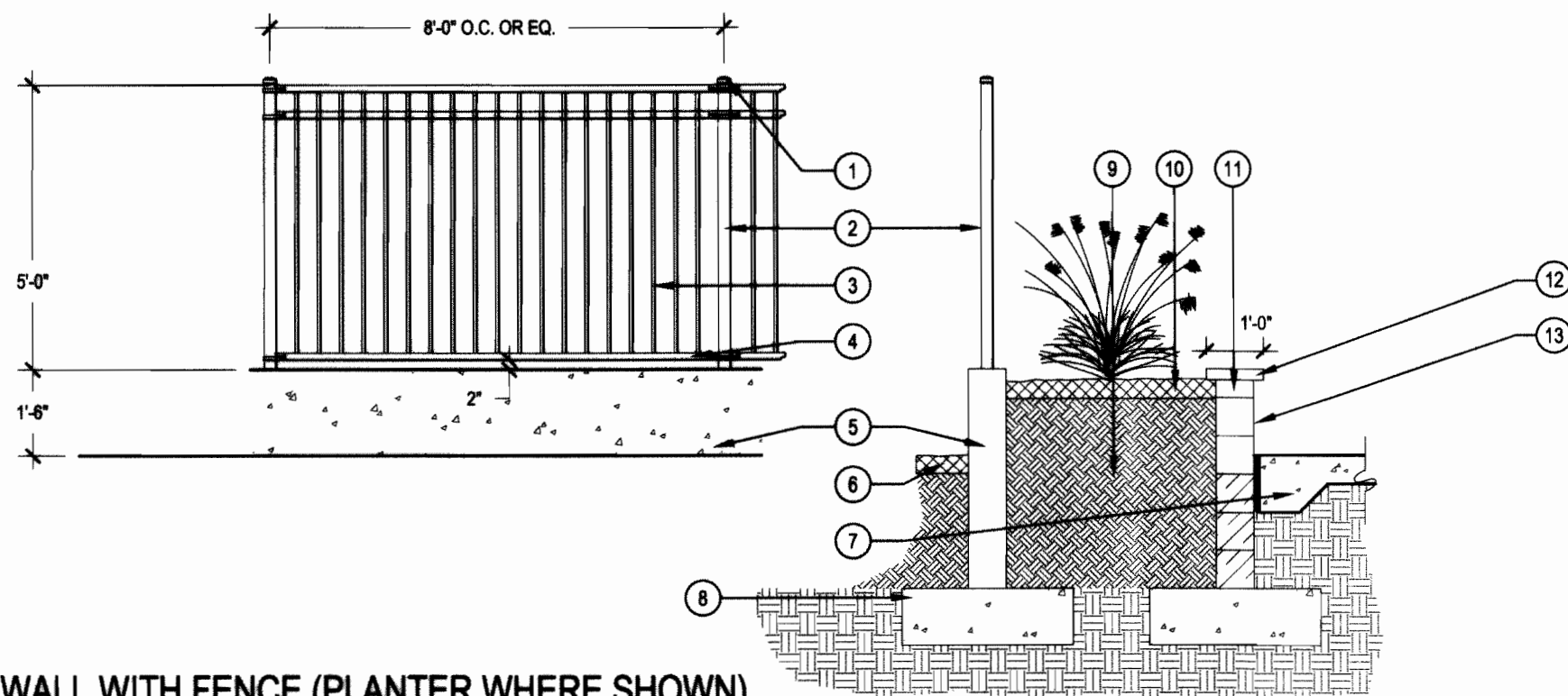
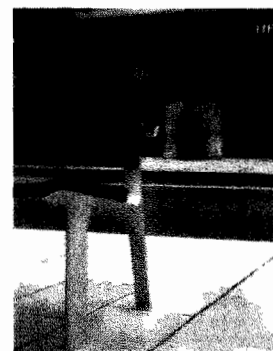
1	MINOR AMENDMENT	01/20/17
2	AMENDMENT	BH 1/25/2013
1	CITY COMMENTS	BH 9/4/2012
NO	REVISIONS	BY DATE
	APPROVED	DATE
	SUBMITTAL DATE:	07/13/12



LANDSCAPE FORMS
WWW.LANDSCAPEFORMS.COM

NEOROMANTICO SERIES
LENGTH: 69"
WOOD MATERIAL: JARRAH
METAL MATERIAL: ALUMINUM
MOUNTING: SURFACE

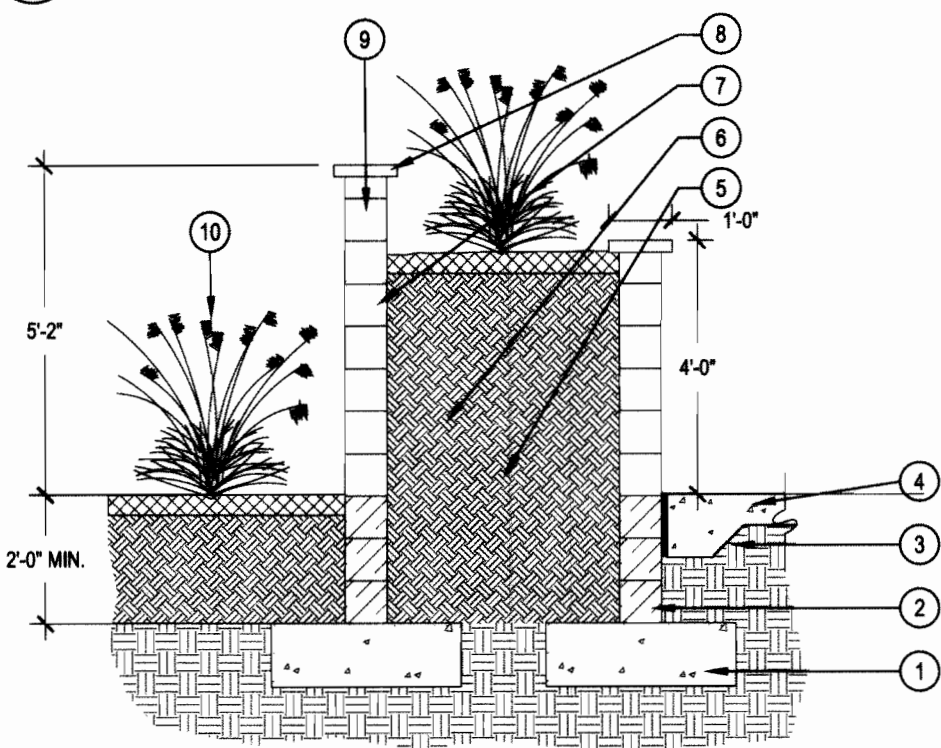
NOTE: REFER TO MANUFACTURER FOR INSTALLATION.



- ① 2 1/2" POST CAP
- ② 2 1/2" SQ. POST
- ③ 3/4" PICKET, 3" O.C.
- ④ 1 1/2" x 1 1/2" TOP AND BOTTOM RAILS
- ⑤ 18" HEIGHT CONCRETE WALL
- ⑥ ADJACENT LANDSCAPE
- ⑦ POOL DECK RE: CIVIL
- ⑧ FOOTING RE: STRUCTURAL
- ⑨ AMENDED TOPSOIL
- ⑩ MULCH
- ⑪ GROUTED AND REINFORCED CORE
- ⑫ MASONRY CAP
- ⑬ SPLIT FACE CMU, MATCH ARCHITECTURE

1 BENCH

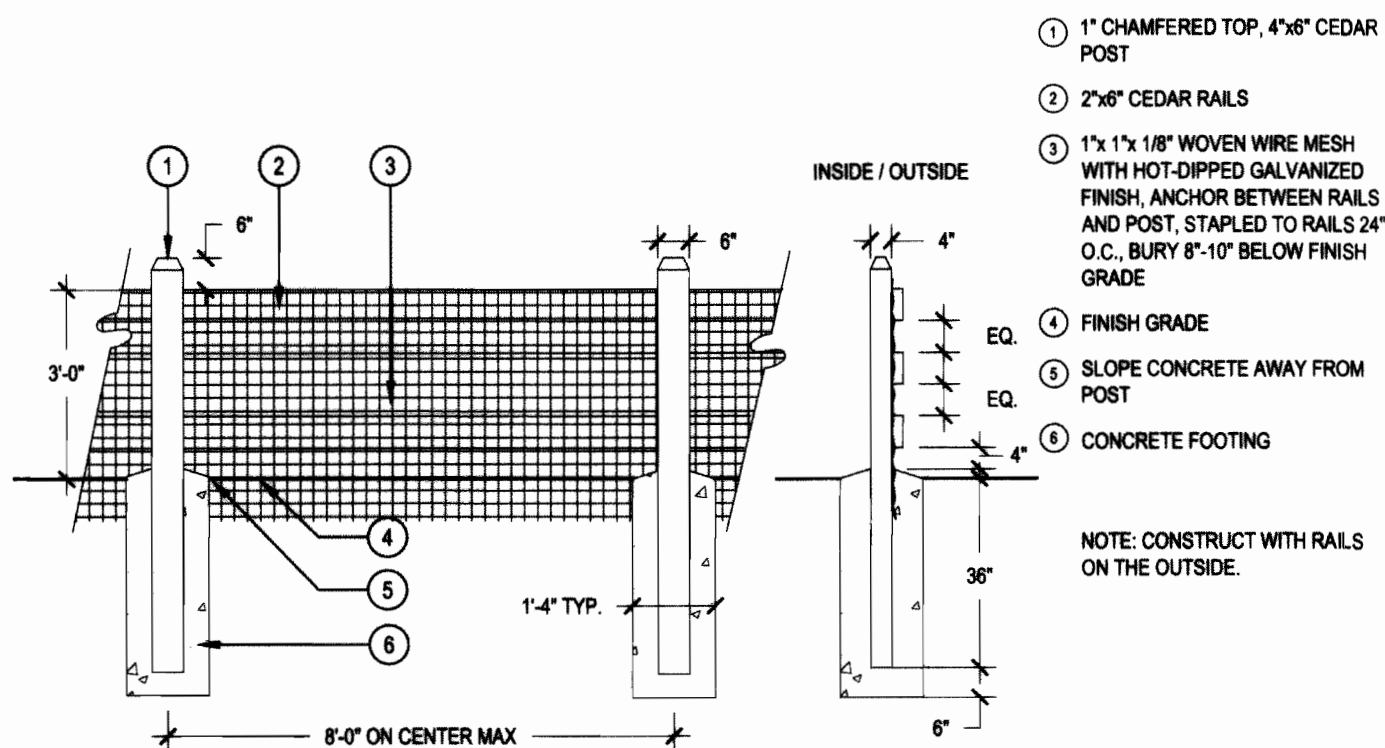
SCALE: NTS



- ① FOOTING RE: STRUCTURAL
- ② STANDARD GRAY CMU
- ③ SUBGRADE
- ④ POOL DECK RE: CIVIL
- ⑤ AMENDED TOPSOIL
- ⑥ MULCH
- ⑦ SPLIT FACE CMU, MATCH ARCHITECTURE
- ⑧ MASONRY CAP
- ⑨ GROUTED AND REINFORCED CORE
- ⑩ ADJACENT LANDSCAPE

2 SCREEN WALL WITH FENCE (PLANTER WHERE SHOWN)

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



- ① 1" CHAMFERED TOP, 4"x6" CEDAR POST
- ② 2"x6" CEDAR RAILS
- ③ 1"x 1" 1/8" WOVEN WIRE MESH WITH HOT-DIPPED GALVANIZED FINISH, ANCHOR BETWEEN RAILS AND POST, STAPLED TO RAILS 24" O.C., BURY 8"-10" BELOW FINISH GRADE
- ④ FINISH GRADE
- ⑤ SLOPE CONCRETE AWAY FROM POST
- ⑥ CONCRETE FOOTING

NOTE: CONSTRUCT WITH RAILS
ON THE OUTSIDE.

3' 5' SCREEN WALL WITH PLANTER (WHERE SHOWN)

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

4 3' FENCE

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

NOT FOR CONSTRUCTION

FITSIMONS APARTMENTS PHASE IIB

SITE PLAN

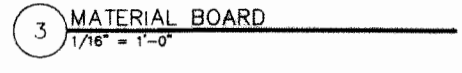
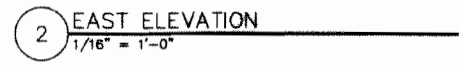
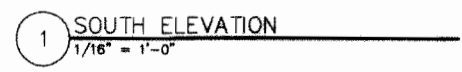


www.norma-design.com

LANDSCAPE

8 of 17

Q: Q:\210208_Fitzsimons\Graphics\Support Files\SHEET 1 Elevations.dwg Jason Bergdalk 8/24/2012 10:34 AM



21 BUILDING SIGN NUMBERS:
 $24" \times 28" = 672 \text{ SQIN. (4.7 SQFT)}$
 $(2) \times 672 \text{ SQIN.} = 1344 \text{ SQIN. (9.4 SQFT)}$

22 BUILDING SIGN LETTERS:
 $14" \times 28" = 392 \text{ SQIN. (1.85 SQFT)}$
 $(10) \times 392 \text{ SQIN.} = 3,920 \text{ SQIN. (12.5 SQFT)}$

BUILDING SIGNAGE TOTAL:
 NUMBERS = 1344 SQIN. (9.4 SQFT)
 LETTERS = 3,920 SQIN. (12.5 SQFT)
 TOTAL 4,444 SQIN. (22.9 SQFT)

[illegible]

SITE PLAN

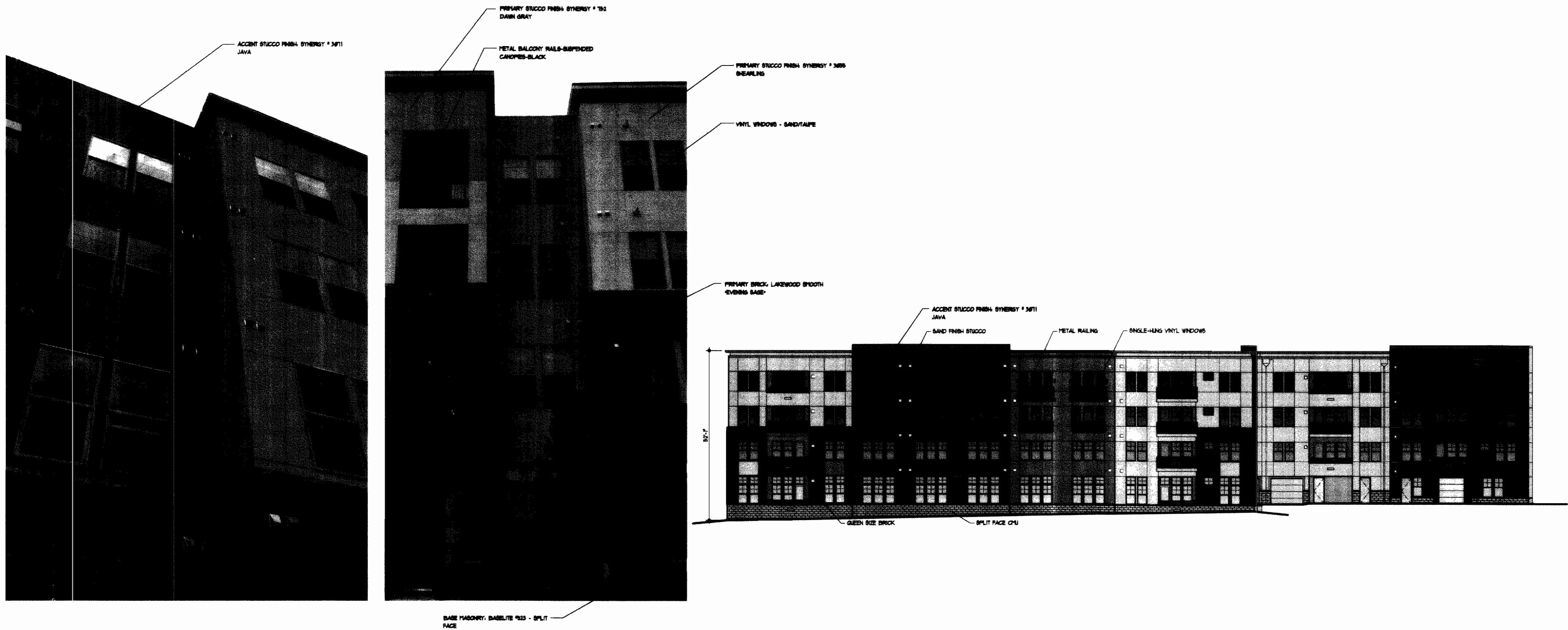


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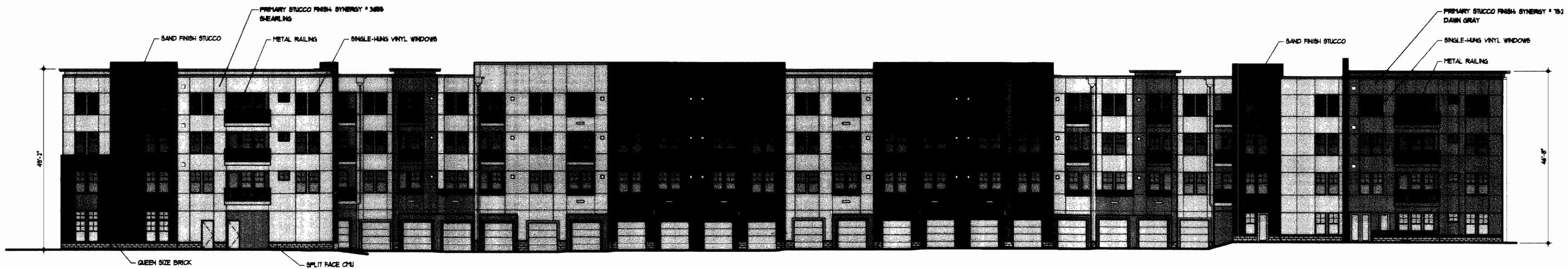
ELEVATIONS

Q:\212038_Fitzsimons II\Graphics\Support_Files\2 Elevations.dwg Jason Bergalk 8/24/2012 10:32 AM
THIS DOCUMENT, INCLUDING ALL CONTENTS, IS THE PROPERTY OF KEPHART AND ASSOCIATES, INC. AND SHALL BE KEPT IN STRICTLY CONFIDENTIALITY. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF KEPHART AND ASSOCIATES, INC.



3 FITSIMONS BUILDING IMAGE
1/16" = 1'-0"

1 NORTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"

FITZSIMONS APARTMENTS PHASE II B
SITE PLAN

1	MINOR AMENDMENT	JB	09/05/12	JB	DATE	APPR.
1	CITY COMMENTS	JB	09/05/12	JB	DATE	APPR.
NO	REVISIONS	BY	DATE	APPR.		

SUBMITAL DATE: 07/13/12



ELEVATIONS

11 of 17

P:\Jobs\2012\Fitzsimons-IB\Site\photometrics\PH-1.dwg, Sophia 4/12/2013 11:10 AM
P:\Jobs\2012\Fitzsimons-IB\Site\photometrics\PH-1.dwg, Sophia 4/12/2013 11:10 AM
P:\Jobs\2012\Fitzsimons-IB\Site\photometrics\PH-1.dwg, Sophia 4/12/2013 11:10 AM

RE: SHEET 16 FOR LIGHTING
MODIFICATIONS AND SHEET 17
FOR UPDATED FIXTURE SCHEDULE

NOTE:
SITE ILLUMINATION MUST COMPLY WITH 2008 IBC.
THE MEANS OF EGRESS INCLUDING EXIT DISCHARGE,
SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING
IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION
LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE
(11 LUX) AT THE FLOOR LEVEL.

SITE PHOTOMETRIC SUMMARY
AVERAGE = 0.8 FT. CANDLE
MAXIMUM = 11.2 FT. CANDLE
MINIMUM = 0.0 FT. CANDLE

SITE PHOTOMETRIC PLAN
SCALE: 1"=30'-0"

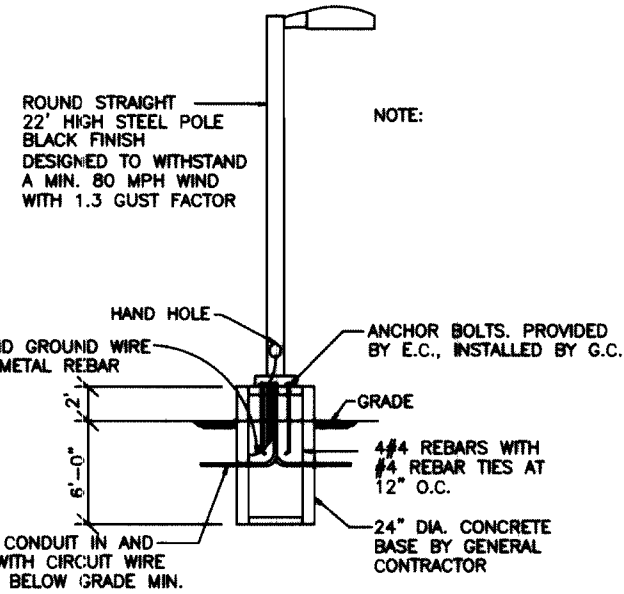
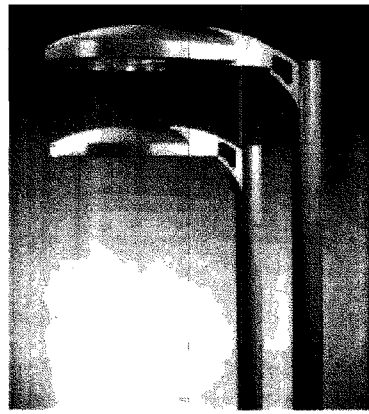


1	MINOR AMENDMENT	01/20/17	SG	04/12/13	SG
2			SG	02/01/13	SG
1	CITY COMMENTS		SG	09/05/12	SG
NO. REVISIONS		BY	DATE	APPR.	
SUBMITTAL DATE:		07/13/12			

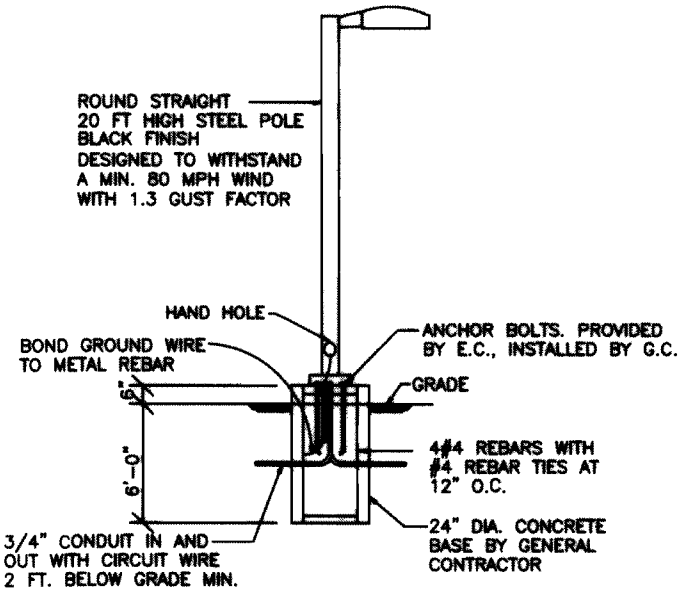
FITZSIMONS APARTMENTS PHASE IIB
SITE PLAN

Kimley-Horn
and Associates, Inc.
990 South Broadway, Suite 200
Denver, Colorado 80209 (303) 228-2300
SITE
PHOTO-
METRIC
12 of 17

P:\jobs\2012\Fitzsimons-IIB\site photometrics\PH-1.dwg, Sophia, 4/12/2013 12:39 PM
M.C.O.A.P.O.M.A.T.E.D.
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FIXTURES TYPE SA5 AND SA3 INSTALLATION DETAIL
NO SCALE



FIXTURES TYPE SA2 AND SA2S INSTALLATION DETAIL
NO SCALE

Product Order Guide		Options		Shade		Options	
Series	Model	Options	Shade	Options	Series	Model	Options
AA-105	32 CFI	CFI	CLR	CLR	AA-105	32 CFI	CFI
AA-205	42 CFI	CFI	CLR	CLR	AA-205	42 CFI	CFI
	70 MM	76	CLR	CLR		70 MM	76
	150 MM	176	CLR	CLR		150 MM	176
	70 MM	176	CLR	CLR		70 MM	176
	150 MM	176	CLR	CLR		150 MM	176
	70 MM	176	CLR	CLR		70 MM	176
	150 MM	176	CLR	CLR		150 MM	176
	70 MM	176	CLR	CLR		70 MM	176
	150 MM	176	CLR	CLR		150 MM	176
	70 MM	176	CLR	CLR		70 MM	176
	150 MM	176	CLR	CLR		150 MM	176

1. Consult factory for other standard options.
2. Consult factory for other standard options.
3. CFI is a trade name.
4. RFI is a trade name.
5. RFI is a trade name.
6. RFI is a trade name.
7. RFI is a trade name.
8. RFI is a trade name.
9. RFI is a trade name.
10. RFI is a trade name.
11. RFI is a trade name.

Example: AA-105-100MM-176-277-CLR-4K-FL-PM3


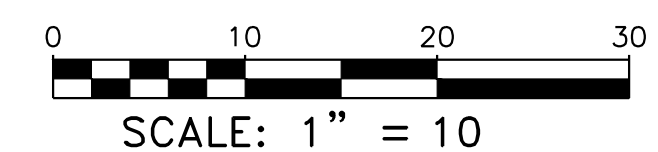
Luminaire Dimensions		A		B		C		D		E		F		G		H		I		J		K		L		M		N		O		P	
Luminaire		mm		mm		mm		mm		mm		mm		mm		mm		mm		mm		mm		mm		mm		mm		mm			
AA-105	105-105-01	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	
AA-105	105-105-02	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	
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AA-105	105-105-39	175	175	175	175	175	175	175	175	175	175	175																					



* SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.

ALL SPOT ELEVATIONS SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

IMPORTING FILL MATERIAL FROM AN OFF-SITE LOCATION WITHOUT PRIOR APPROVAL FROM THE AUTHORITY HAVING JURISDICTION IS STRICTLY PROHIBITED. IDENTIFICATION OF OFF-SITE BORROW LOCATIONS AND MATERIAL MUST BE COORDINATED AND DOCUMENTED WITH THE SWMP. AN OWNER APPROVED TESTING FIRM MUST VERIFY THE SUITABILITY OF ALL OFF-SITE MATERIAL. THIS INCLUDES AN ANALYSIS TO INSURE THAT NO ENVIRONMENTAL CONTAMINATION IS PRESENT. IF ANY MATERIAL IS BROUGHT ON-SITE WITHOUT PRIOR APPROVAL FROM THE AUTHORITY HAVING JURISDICTION, THE CONTRACTOR WILL BEAR ALL COSTS ASSOCIATED REMOVING THE MATERIAL, TESTING AND CONTAMINATION, MONITORING THE CLEAN-UP OPERATION, DISPOSAL IN AN APPROVED LANDFILL, AND CERTIFYING THAT THAT THE SITE IS ENVIRONMENTALLY CLEAN.



R&R
ENGINEERS
SURVEYORS

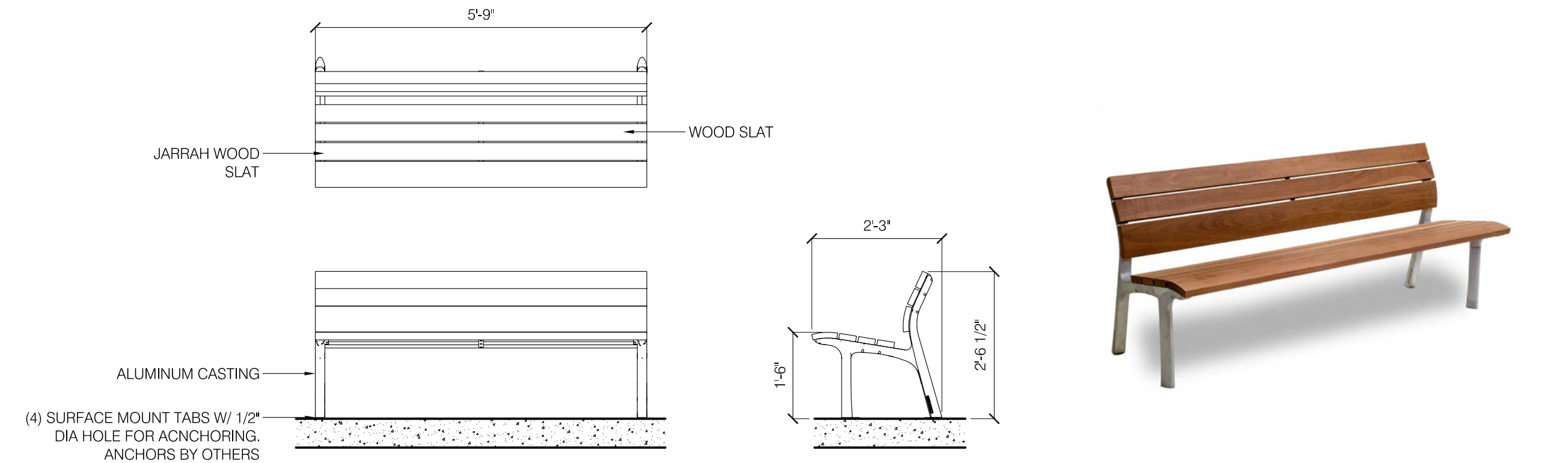
DATE: 01.20.17

PROJECT NO.

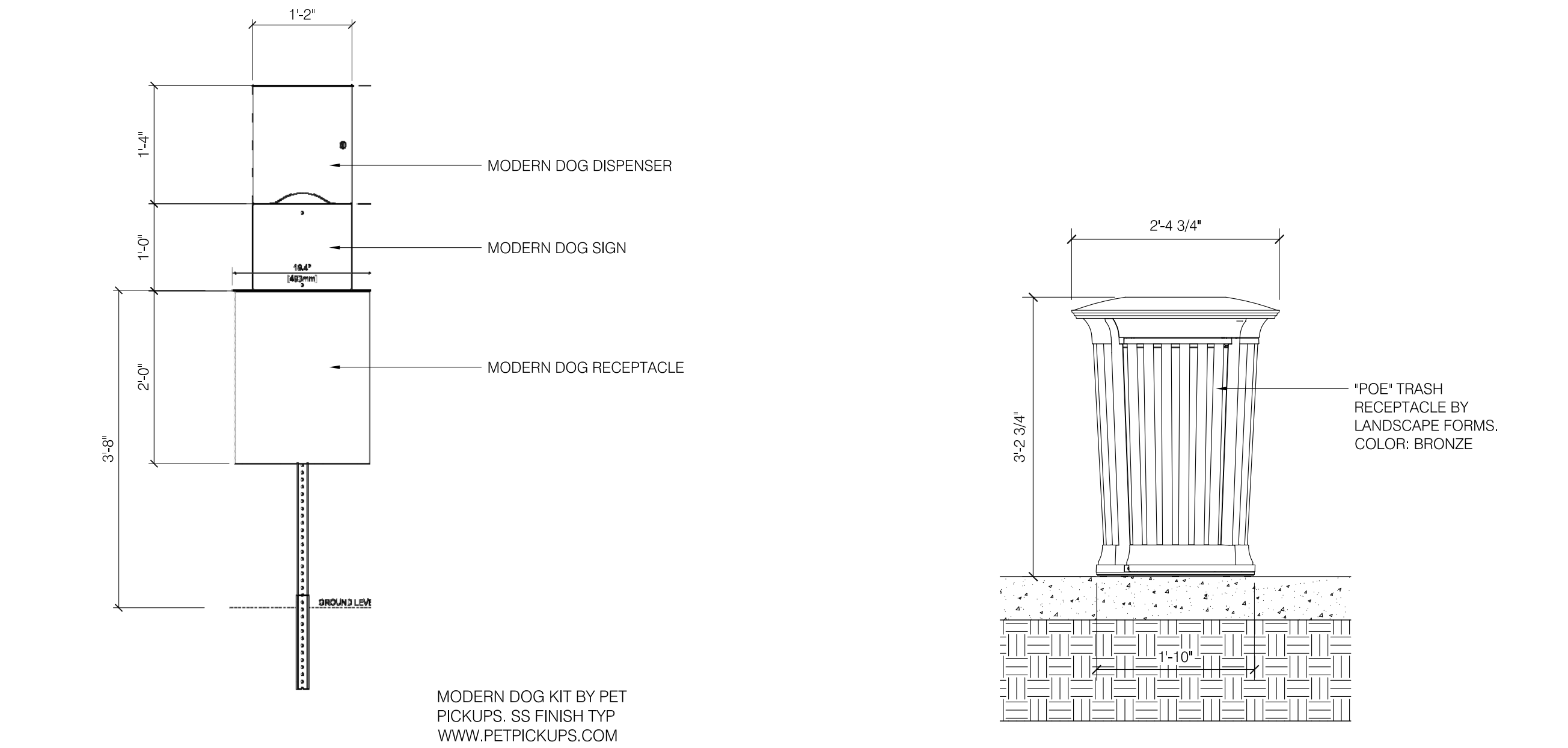
GRADING PLAN

4 OF 17

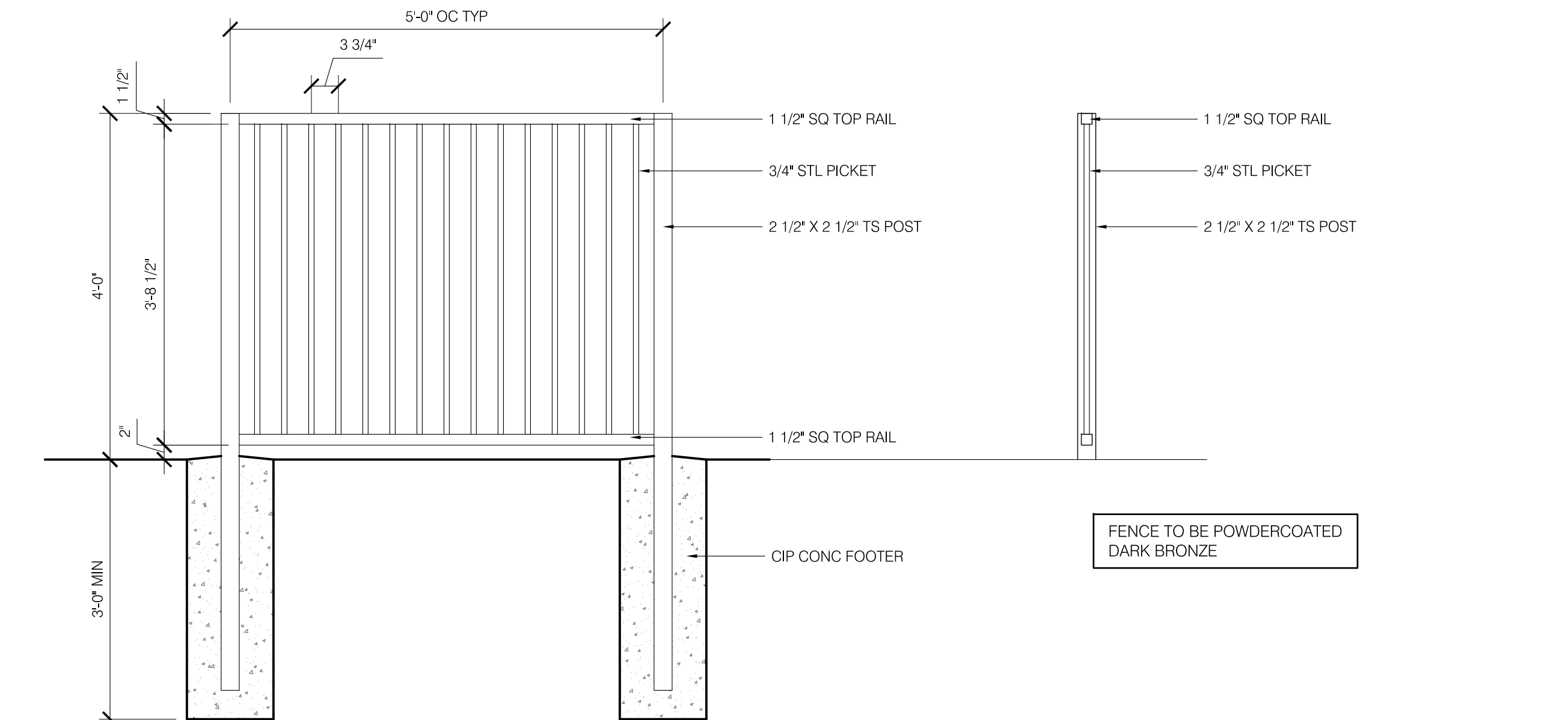
FITZSIMONS APARTMENTS PHASE II-B
LOT 1, BLOCK 2 OF THE SQUARE AT FITZSIMONS SUBDIVISION FILING NO.2
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



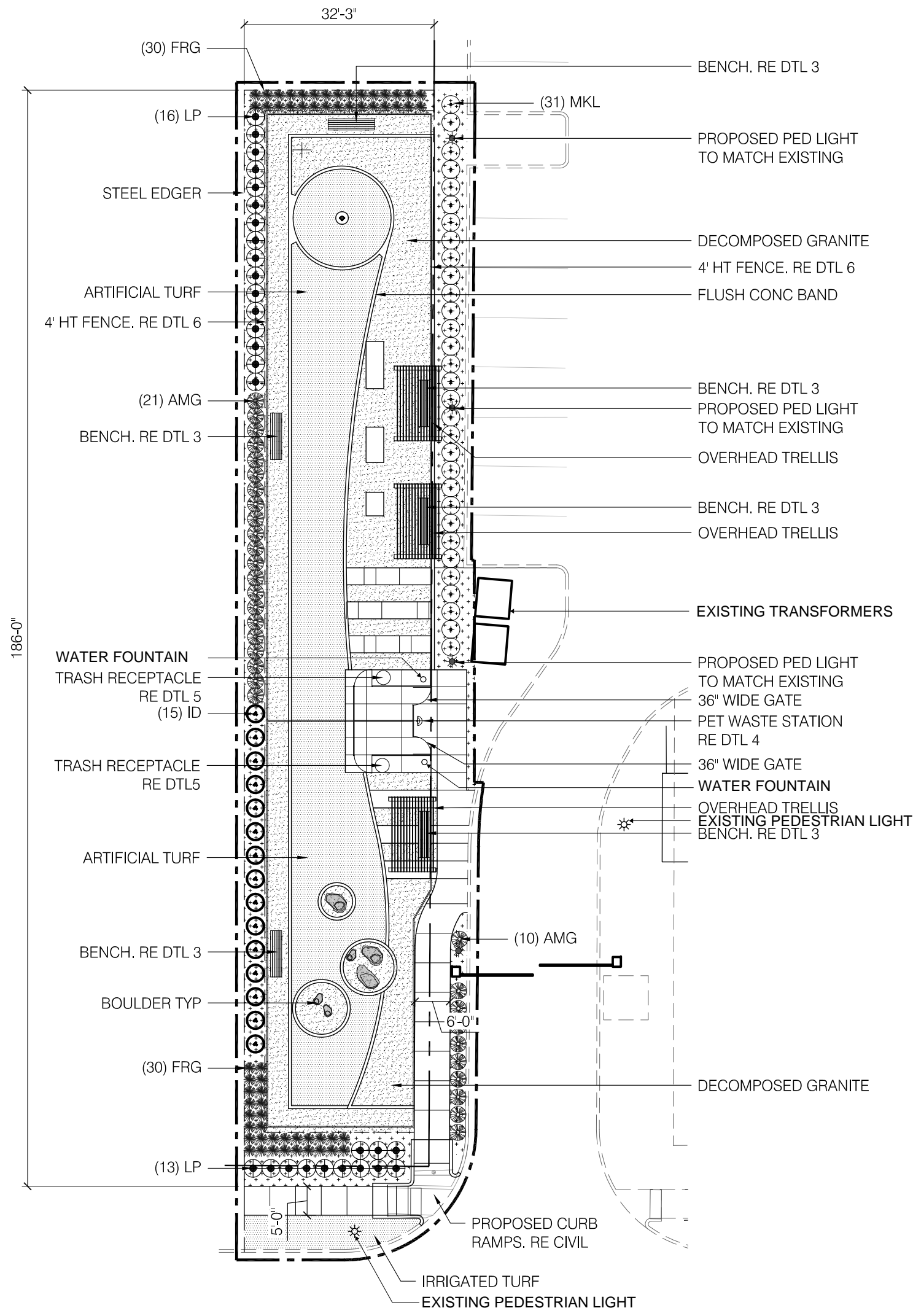
3 BENCH



4 PET WASTE STATION

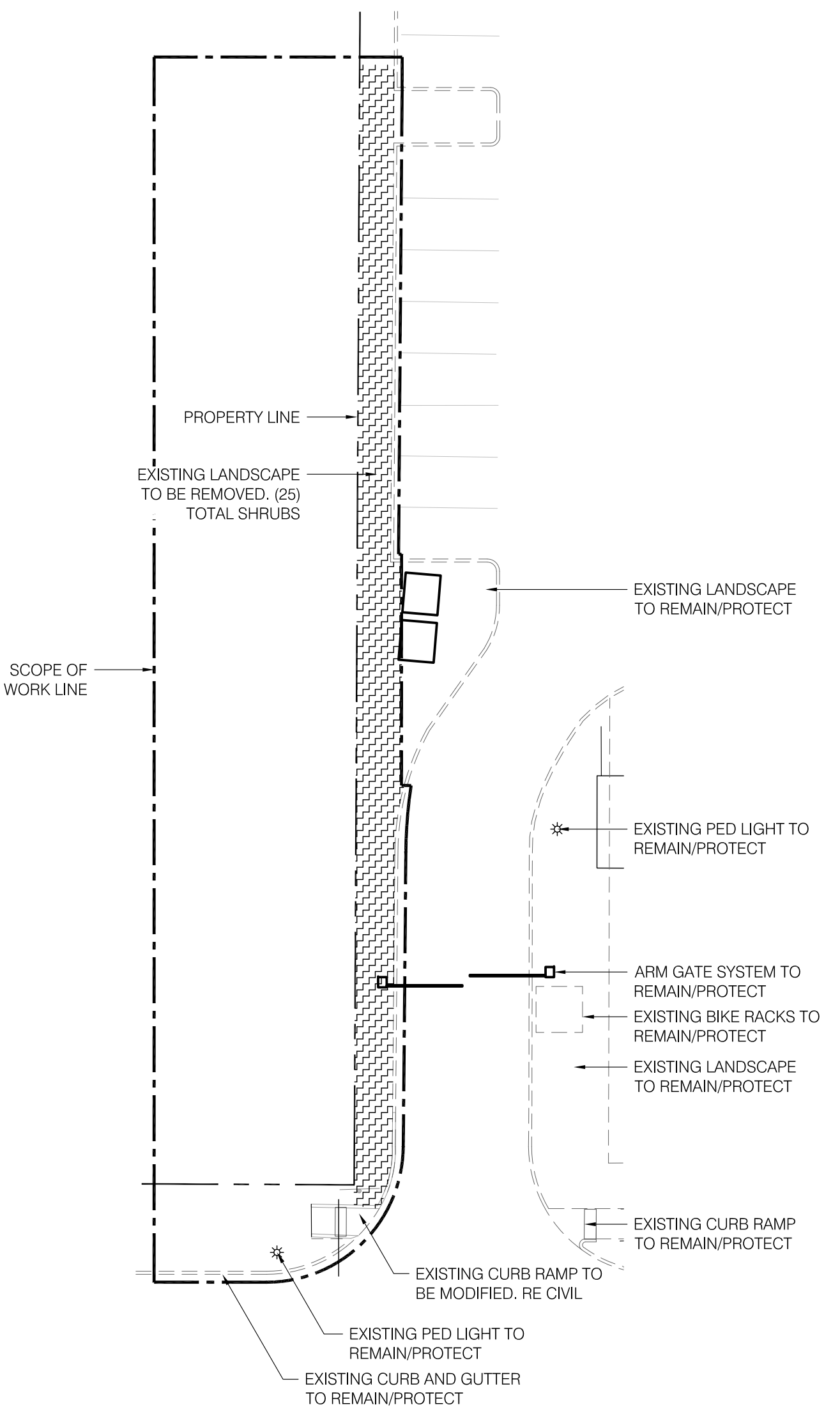


6 4' FENCE



2 PROPOSED CONDITIONS

PLANT SCHEDULE (WITHIN PROPOSED SCOPE OF WORK)						
SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES	SPACING
74 DECIDUOUS SHRUBS						
ID	15	ISANTI DOGWOOD	CORNUS SERICEA 'ISANTI'	5 GAL	CONTAINER	3'-0" OC
LP	28	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL	CONTAINER	3'-0" OC
MKL	31	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL	CONTAINER	
81 ORNAMENTAL GRASSES						
AMG	31	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	5 GAL	CONTAINER	3'-0" OC
FRG	60	FEATHER REED GRASS	CALAMAGRIOSTIS ACUTIFLORA 'AVALANCHE'	2 GAL	CONTAINER	2'-0" OC
155 TOTAL SHRUBS						



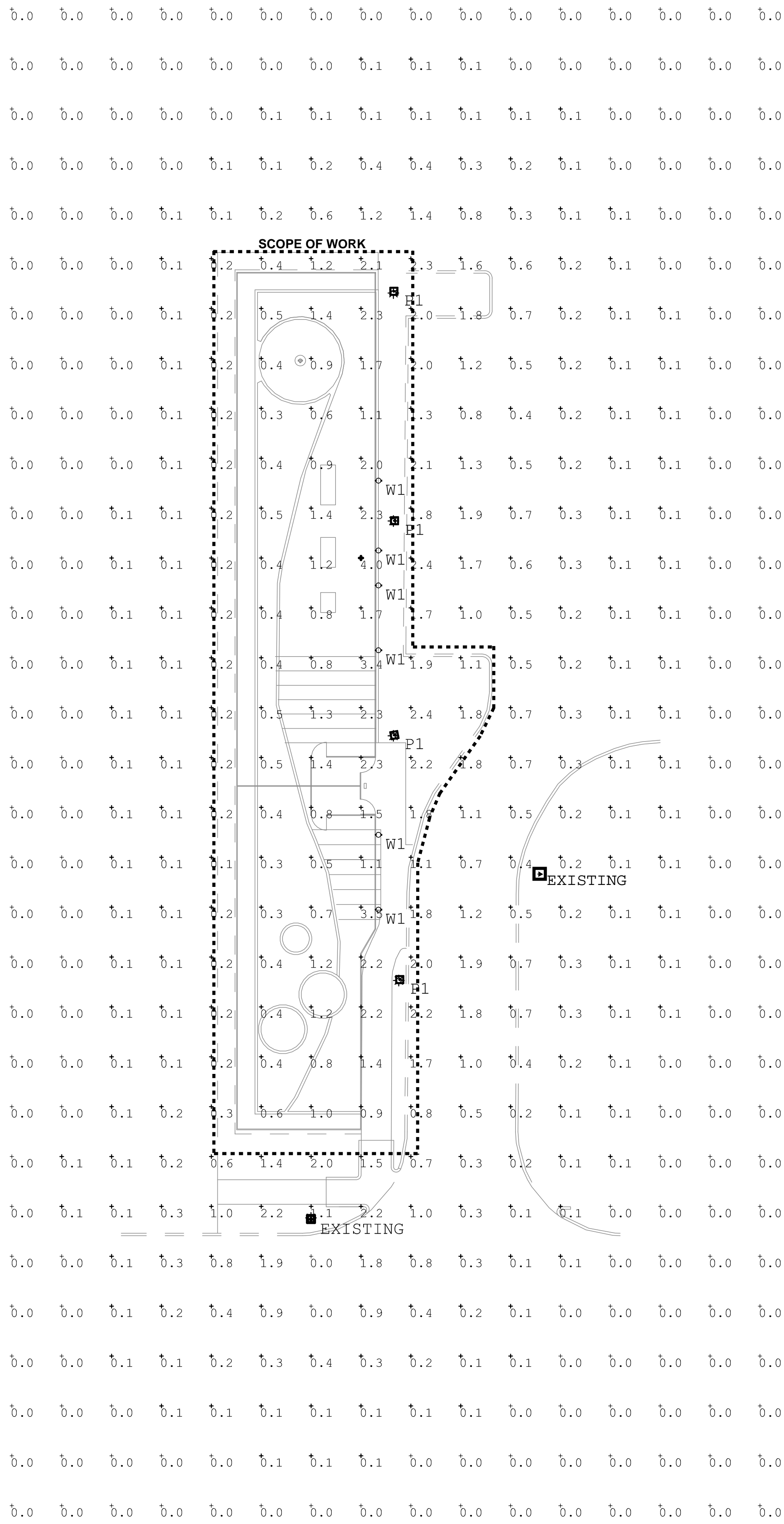
1 EXISTING CONDITIONS

TRYBA ARCHITECTS
1620 Logan Street
Denver Colorado 80203
303.831.4010

DRAWN BY:
DESIGNED BY:
CHECKED BY:
DATE: 01.20.17

FITZSIMONS APARTMENTS PHASE II-B
AURORA, COLORADO
LANDSCAPE PLAN

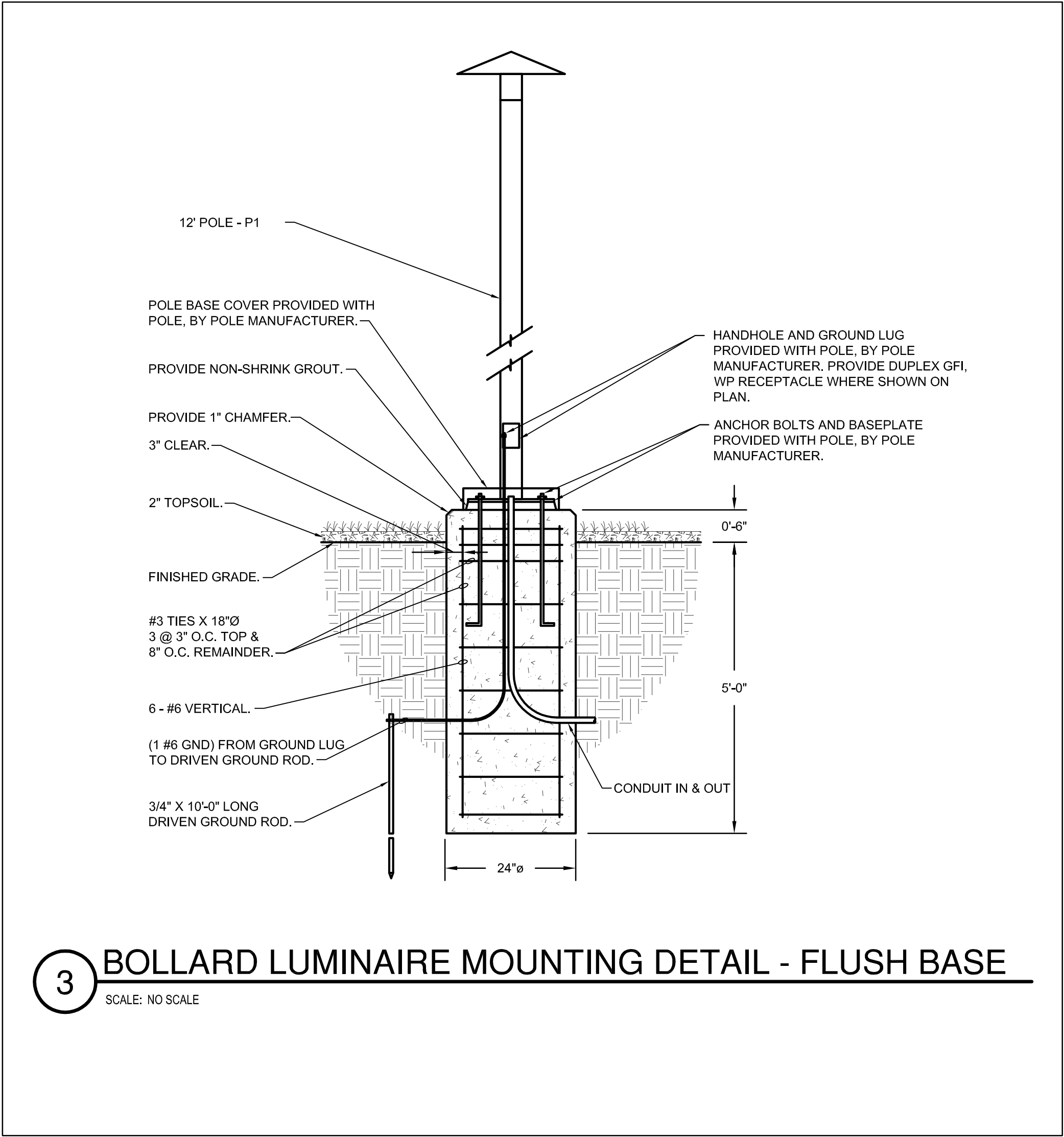
FITZSIMONS APARTMENTS PHASE II-B
LOT 1, BLOCK 2 OF THE SQUARE AT FITZSIMONS SUBDIVISION FILING NO.2
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



Luminaire Schedule						
Symbol	Tag	Label	Arrangement	LLF	Lum. Watts	Lumens/Lamp
	P1	SAMG-MR-1-H150	SINGLE	0.900	158	13300
	W1	33580	SINGLE	0.900	9	N.A.
	EXISTING	SAMG-MR-1-H150 1	SINGLE	0.900	158	13300

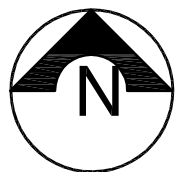
Calculation Summary				
Label	Units	Avg	Max	Min
21 FITZSIMMONS DOG PARK	Fc	0.37	4.0	0.0

LUMINAIRE SCHEDULE		MANUFACTURER OR APPROVED EQUIVALENT	CATALOG SERIES NUMBER OR APPROVED EQUIVALENT	LAMP TYPE	INPUT VA	VOLTAGE	AREA SERVED	NOTES
P1	SINGLE HEAD POST TOP DECORATIVE PEDESTAL POLE LIGHT 12'	SILVER	SAM-MR-1-H150-1-12'-H	METAL HALIDE	150	120	PEDESTAL POLE	
W	LED WALL SCONCE WITH DIRECTED DOWNLIGHTING	BEGA	33 580	LED 3000K 177 LUMENS	9	120	TRELLIS	
GENERAL NOTES: A. CONTRACTOR TO VERIFY LIGHT FIXTURE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING. B. VERIFY TYPICAL COMPATIBILITY WITH CEILING TYPE PRIOR TO SUBMITTALS. C. COORDINATE WALL MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS, ELEVATIONS AND DETAILS. SCHEDULED NOTES: D. NOT USED.								



3 BOLLARD LUMINAIRE MOUNTING DETAIL - FLUSH BASE
SCALE: NO SCALE

1 ELECTRICAL SITE PLAN
SCALE: 1" = 15'-0"



MEGROUP
717 17th Street, SUITE 1500
DENVER, CO 80031
T: 303.382.1920
F: 303.382.1930
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FITZSIMONS APARTMENTS PHASE II-B
AURORA, COLORADO
SITE PHOTOMETRICS

PROJECT NO.

SITE
PHOTOMETRICS

