

PRIMARY / SECONDARY MATERIAL CALCULATIONS - CLUBHOUSE							
SOUTH ELEV. (1,850.1 SF)	PRIMARY / ENHANCED MATERIALS:		NORTH ELEV. (2,333.9 SF)	PRIMARY / ENHANCED MATERIALS:		SECONDARY MATERIALS:	
	STUCCO - 1,166.7 SF (63%)			STUCCO - 812.1 SF (34.8%)			
	MASONRY - 683.4 SF (37%)			MASONRY - 1,521.8 SF (65.2%)			
	100% - 1,850.1 SF			100% - 2,333.9 SF			
WEST ELEV. (1,822.9 SF)	PRIMARY / ENHANCED MATERIALS:		EAST ELEV. (1,460.7 SF)	PRIMARY / ENHANCED MATERIALS:		SECONDARY MATERIALS:	
	STUCCO - 625.1 SF (52.8%)			STUCCO - 568.1 SF (38.9%)		METAL PANEL - 60 SF (4.1%)	
	MASONRY - 490.8 SF (41.5%)			MASONRY - 832.6 SF (57%)			
	94.3% - 1,115.9 SF			95.9% - 1,400.7 SF			

MASONRY PERCENTAGES

AURORA UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS FOR MASONRY:

- MULTIFAMILY:
- EITHER
 - 60 PERCENT SHALL BE CLAD IN BRICK OR STONE; OR
 - 80 PERCENT SHALL BE CLAD IN STUCCO; OR
 - 80 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE

*NET FAÇADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORIES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FAÇADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FAÇADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

TOTAL BUILDING: 6,927.6 SF	
PRIMARY / ENHANCED MATERIALS:	SECONDARY MATERIALS:
98.1% - 6,700.6 SF	1.9% - 127 SF

FLATS ON THE A AT GATEWAY PARK

SITE PLAN WITH ADJUSTMENTS

SITUATED IN THE SOUTHWEST ½ OF SECTION 21, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

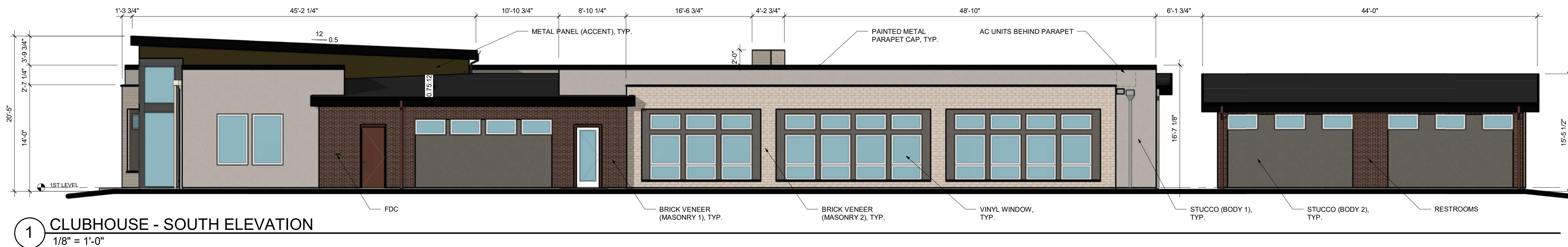
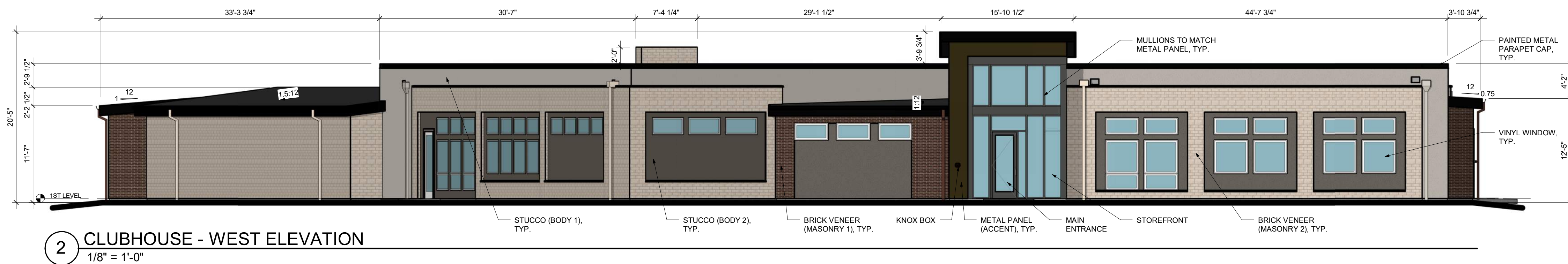
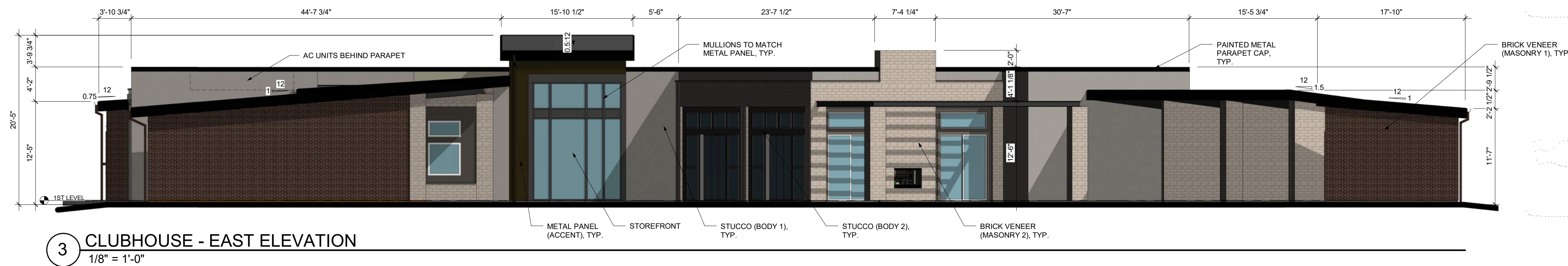
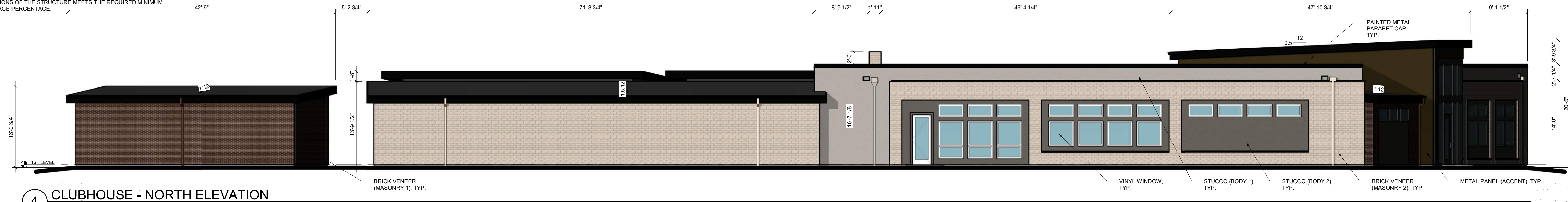
MATERIAL KEY - CLUBHOUSE		
MATERIAL:	MANUFACTURER:	COLOR:
BODY 1 (STUCCO)	SHERWIN-WILLIAMS	SW-7016 - MINDFUL GRAY
BODY 2 (STUCCO)	SHERWIN-WILLIAMS	SW-7047 - PORPOISE
MASONRY 1	GENERAL SHALE	JAVA
MASONRY 2	GENERAL SHALE	BIRCH
ACCENT	PAC-CLAD	DARK BRONZE

SCUPPERS, DOWNSPOUTS, & TRIM SHALL BE PAINTED TO MATCH THE COLOR OF THE WALL THEY ARE MOUNTED TO.

NOTE: DUE TO MANUFACTURER SUPPLY, MFR/COLOR SUBJECT TO CHANGE. ANY MODIFICATIONS TO LISTING MUST BE EQUIVALENT IN QUALITY AND COLOR AND BE SUBMITTED TO ARCHITECT OF RECORD FOR APPROVAL. ALL MODIFICATIONS ARE SUBJECT TO CITY OF AURORA & GPRC APPROVAL.

ELECTRICAL PANEL AND METER, GAS METER, IRRIGATION CONTROLLER, AND LIKE EQUIPMENT, SHALL BE SCREENED BY A WALL MADE UP OF THE IDENTICAL MATERIALS AS THE ADJACENT WALL, OR, AT THE DISCRETION OF THE GPRC, MAY BE PAINTED A MATCH OF THE ADJACENT WALL COLOR. THE SCREEN WALL SHALL BE TALL ENOUGH TO FULLY CONCEAL THAT WHICH IT IS INTENDED TO HIDE, BUT IN EITHER CASE, ALL SAID EQUIPMENT MUST BE PAINTED TO MATCH THE WALL UPON WHICH IT IS PLACED OR NEAREST TO.

BACK SIDE OF ALL VISIBLE PARAPETS SHALL BE FINISHED TO MATCH THE FRONT SIDE OF THE SAME.



PRIMARY / SECONDARY MATERIAL CALCULATIONS - CLUBHOUSE					
SOUTH ELEV. (1,850.1 SF)	PRIMARY / ENHANCED MATERIALS:		SECONDARY MATERIALS:		NORTH ELEV. (2,333.9 SF)
	STUCCO - 1,166.7 SF (63%)		STUCCO - 812.1 SF (34.8%)		
	MASONRY - 683.4 SF (37%)		MASONRY - 1,521.8 SF (65.2%)		
	100% - 1,850.1 SF		100% - 2,333.9 SF		
WEST ELEV. (1,482.9 SF)	PRIMARY / ENHANCED MATERIALS:		SECONDARY MATERIALS:		EAST ELEV. (1,480.7 SF)
	STUCCO - 625.1 SF (52.8%)		METAL PANEL - 67 SF (5.7%)		
	MASONRY - 490.8 SF (41.5%)		METAL PANEL - 60 SF (4.1%)		
	94.3% - 1,115.9 SF		95.9% - 1,400.7 SF		

MASONRY PERCENTAGES

AURORA UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS FOR MASONRY:

MULTIFAMILY:

EITHER

- 60 PERCENT SHALL BE CLAD IN BRICK OR STONE; OR
- 80 PERCENT SHALL BE CLAD IN STUCCO; OR
- 80 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE

*NET FAÇADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORIES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FAÇADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FAÇADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

TOTAL BUILDING: 6,927.6 SF	
PRIMARY / ENHANCED MATERIALS:	SECONDARY MATERIALS:
98.1% - 6,700.6 SF	1.9% - 127 SF

FLATS ON THE A AT GATEWAY PARK

SITE PLAN WITH ADJUSTMENTS

SITUATED IN THE SOUTHWEST ½ OF SECTION 21, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

MATERIAL KEY - CLUBHOUSE		
MATERIAL:	MANUFACTURER:	COLOR:
BODY 1 (STUCCO)	SHERWIN-WILLIAMS	SW-7016 - MINDFUL GRAY
BODY 2 (STUCCO)	SHERWIN-WILLIAMS	SW-7047 - PORPOISE
MASONRY 1	GENERAL SHALE	JAVA
MASONRY 2	GENERAL SHALE	BIRCH
ACCENT	PAC-CLAD	DARK BRONZE

SCUPPERS, DOWNSPOUTS, & TRIM SHALL BE PAINTED TO MATCH THE COLOR OF THE WALL THEY ARE MOUNTED TO.

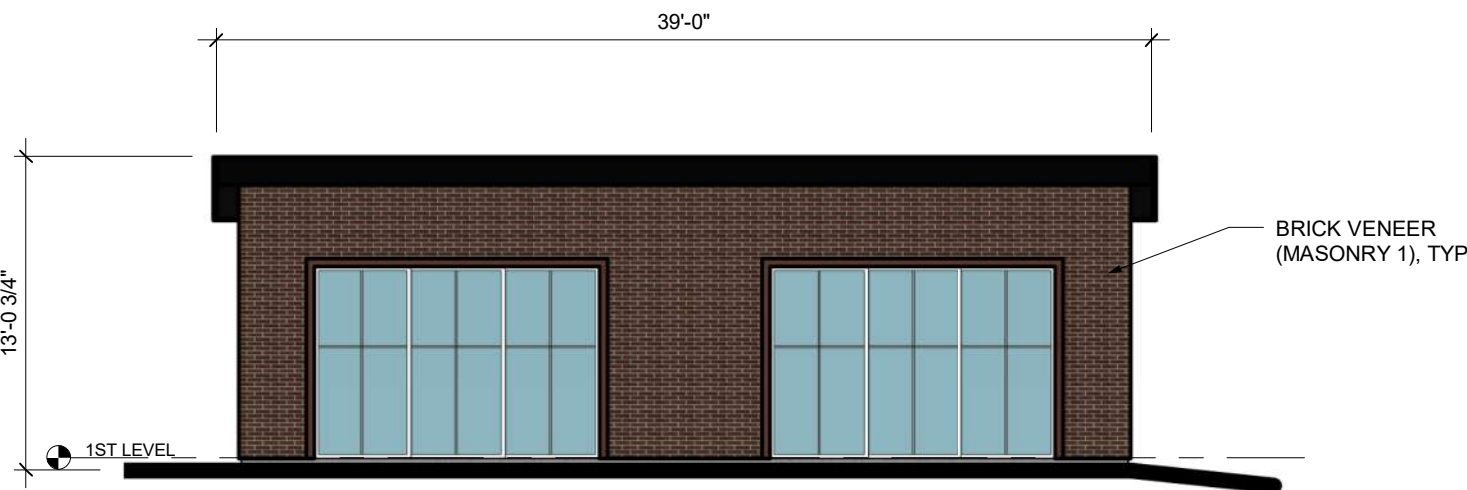
NOTE: DUE TO MANUFACTURER SUPPLY, MFR/COLOR SUBJECT TO CHANGE. ANY MODIFICATIONS TO LISTING MUST BE EQUIVALENT IN QUALITY AND COLOR AND BE SUBMITTED TO ARCHITECT OF RECORD FOR APPROVAL. ALL MODIFICATIONS ARE SUBJECT TO CITY OF AURORA & GPDRG APPROVAL.

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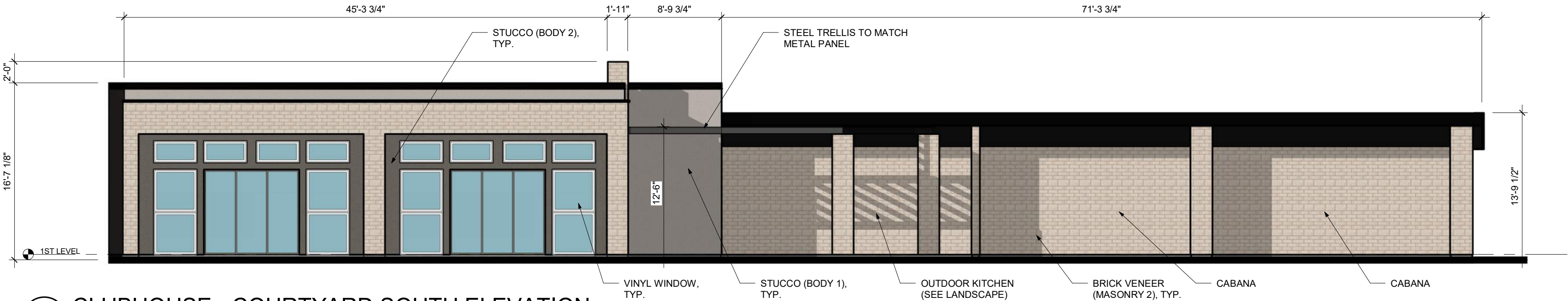
BACK SIDE OF ALL VISIBLE PARAPETS SHALL BE FINISHED TO MATCH THE FRONT SIDE OF THE SAME.



3 CLUBHOUSE - COURTYARD NORTH ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE - COURTYARD CABANAS ELEVATION
1/8" = 1'-0"



1 CLUBHOUSE - COURTYARD SOUTH ELEVATION
1/8" = 1'-0"

PRIMARY / SECONDARY MATERIAL CALCULATIONS - BUILDING 1					
WEST ELEV. (6,980.5 SF)	PRIMARY / ENHANCED MATERIALS:		NORTH ELEV. (15,023.6 SF)	SECONDARY MATERIALS:	
	STUCCO -	7,036.9 SF (45.1%)		SIDING - BODY 3 -	2,917.6 SF
	MASONRY -	5,585.6 SF (36%)			
		81.2% - 12,622.5 SF			18.8% - 2,917.6 SF
EAST ELEV. (6,516.4 SF)	PRIMARY / ENHANCED MATERIALS:		NORTH ELEV. (15,023.6 SF)	SECONDARY MATERIALS:	
	STUCCO -	2,987 SF (46.1%)		SIDING - BODY 3 -	879.2 SF
	MASONRY -	2,614.3 SF (40.3%)			
		86.4% - 5,601.3 SF			13.6% - 879.2 SF

MASONRY PERCENTAGES

AURORA UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS FOR MASONRY:
MULTIFAMILY:

- EITHER:
- 60 PERCENT SHALL BE CLAD IN BRICK OR STONE, OR
 - 80 PERCENT SHALL BE CLAD IN STUCCO; OR
 - 80 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE

*NET FAÇADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORIES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FAÇADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FAÇADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

TOTAL BUILDING: 43,562.6 SF	
PRIMARY / ENHANCED MATERIALS:	SECONDARY MATERIALS:
87.6% - 38,150.8 SF	12.4% - 5,411.8 SF

FLATS ON THE A AT GATEWAY PARK

SITE PLAN WITH ADJUSTMENTS

SITUATED IN THE SOUTHWEST ½ OF SECTION 21, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

CODE SECTION 146-4.8.4.D MAXIMUM BUILDING LENGTH

*THE MAXIMUM BUILDING LENGTH OF ANY MULTIFAMILY OR MIXED-USE BUILDING SHALL BE 200 FEET IN SUBAREAS B AND C.

REQUEST: THE APPLICANT REQUESTED THE ALLOWANCE FOR AN INCREASE IN THE MAXIMUM BUILDING LENGTH TO 432 FT.

JUSTIFICATION: TO BEST PROVIDE A TRANSITION OF CHARACTER ACROSS THE SITE, BUILDING FACES ARE PROPOSED TO VARY IN LENGTH FROM WEST TO EAST. BUILDINGS ALONG THE CALIDA ROW ARE PROPOSED WITH FAÇADES WHICH PARALLEL THE ROW, ENCOURAGING AN URBAN CHARACTER ALONG THE STREET FRONTAGE. AS BUILDINGS TRANSITION TO THE EAST TOWARD THE EXISTING INDUSTRIAL BUILDING FAÇADES ARE ENCOURAGED TO LENGTHEN. THE MAXIMUM LENGTH OF A PROPOSED BUILDING FAÇADE OF THE MULTI-FAMILY BUILDINGS IS +/-432 LF. WHILE IN EXCESS OF MAXIMUMS OUTLINED BY THE UDO, THE BUILDING IS AN APPROPRIATELY SCALED TRANSITION FROM THE ADJACENT EXISTING INDUSTRIAL BUILDING MEASURED AT +/- 870' LF. IN ADDITION, FUTURE COMMERCIAL BUILDINGS NEAR THE TRANSIT STATION AS WELL AS THE TO THE NORTH MAY BE UP TO 400' IN LENGTH. IN COMPARISON TO EXISTING AND ANTICIPATED ADJACENT BUILDING LENGTHS, THE PROPOSED BUILDING LENGTH PROVIDES A DESIRABLE TRANSITION IN SCALE. IN ADDITION, ALL MULTI-FAMILY BUILDING WILL PROVIDE VISUAL VARIETY BY CREATING SEGMENTATION OF THE FAÇADES EVERY 50' BY USE OF CONTRASTING MATERIALS AS WELL AS HORIZONTAL ARTICULATION. THESE ARCHITECTURAL ELEMENTS WILL HELP REDUCE THE VISUAL SCALE OF THE FAÇADE AS WELL AS CREATE VISUAL INTEREST.

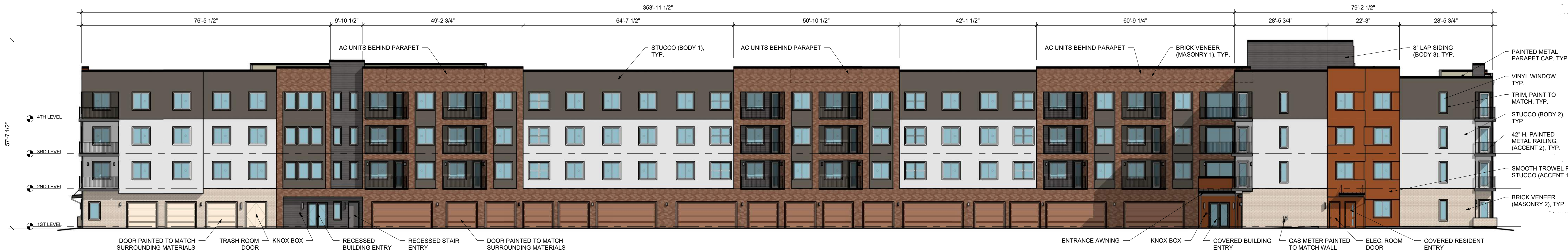
MATERIAL KEY - BUILDING 1		
MATERIAL:	MANUFACTURER:	COLOR:
BODY 1 (STUCCO)	SHERWIN-WILLIAMS	SW-7047 - PORPOISE
BODY 2 (STUCCO)	SHERWIN-WILLIAMS	SW-7005 - PURE WHITE
BODY 3 (SIDING)	WOODTONE	COASTAL GRAY
MASONRY 1	GENERAL SHALE	OLD CHICAGO
MASONRY 2	GENERAL SHALE	BIRCH
ACCENT 1	SHERWIN-WILLIAMS	SW-6349 - PENNYWISE
ACCENT 2	PAC-CLAD	DARK BRONZE

SCUPPERS, DOWNSPOUTS, & TRIM SHALL BE PAINTED TO MATCH THE COLOR OF THE WALL THEY ARE MOUNTED TO.

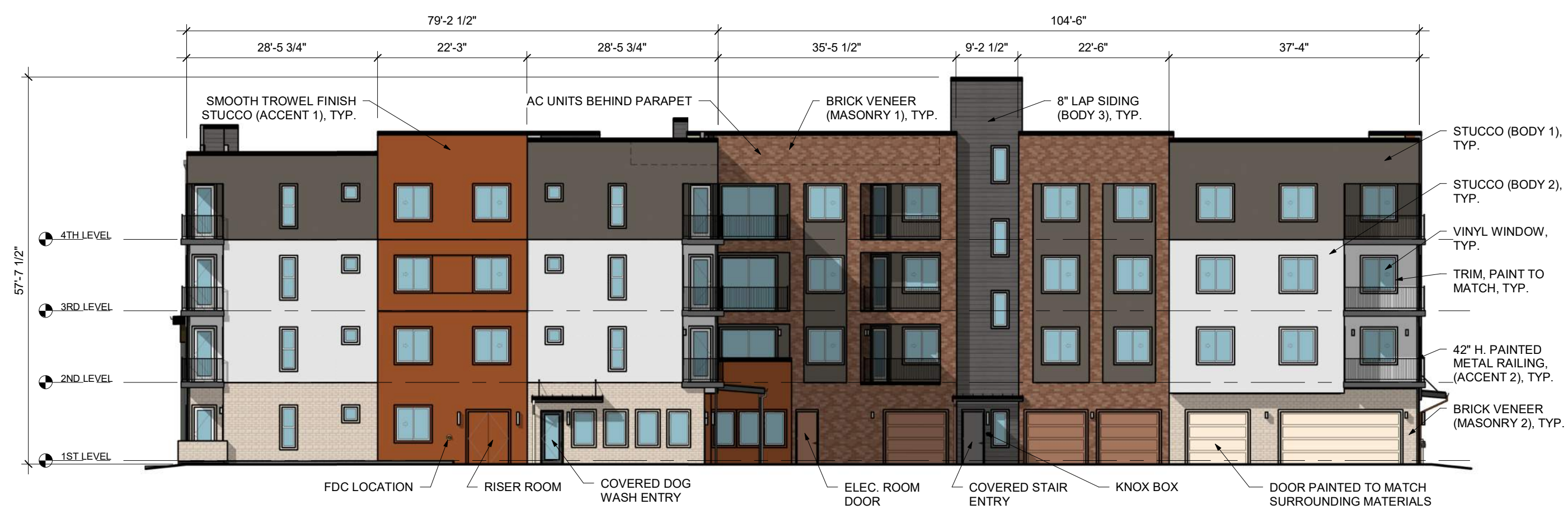
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BACK SIDE OF ALL VISIBLE PARAPETS SHALL BE FINISHED TO MATCH THE FRONT SIDE OF THE SAME.



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



3 BUILDING 1 - EAST ELEVATION
1/16" = 1'-0"



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



1 BUILDING 1 - SOUTH ELEVATION
1/16" = 1'-0"

PRIMARY / SECONDARY MATERIAL CALCULATIONS - BUILDING 2					
WEST ELEV. (16,585.5 SF)	PRIMARY / ENHANCED MATERIALS:		NORTH ELEV. (6,622.2 SF)	SECONDARY MATERIALS:	
	STUCCO -	2,768.7 SF (43.4%)		SIDING - BODY 3 -	382.6 SF
	MASONRY -	3,231.2 SF (50.6%)			
		94% - 5,999.9 SF		6% - 382.6 SF	
EAST ELEV. (15,149.7 SF)	PRIMARY / ENHANCED MATERIALS:		NORTH ELEV. (6,622.2 SF)	SECONDARY MATERIALS:	
	STUCCO -	5,917.8 SF (37.8%)		SIDING - BODY 3 -	1,365.7 SF
	MASONRY -	7,813 SF (50%)			
		87.8% - 13,730.8 SF		12.2% - 1,365.7 SF	
WEST ELEV. (16,585.5 SF)	PRIMARY / ENHANCED MATERIALS:		NORTH ELEV. (6,622.2 SF)	SECONDARY MATERIALS:	
	STUCCO -	2,141 SF (32.3%)		SIDING - BODY 3 -	944 SF
	MASONRY -	3,540.2 SF (53.5%)			
		85.8% - 5,681.2 SF		14.2% - 944 SF	
EAST ELEV. (15,149.7 SF)	PRIMARY / ENHANCED MATERIALS:		NORTH ELEV. (6,622.2 SF)	SECONDARY MATERIALS:	
	STUCCO -	3,720.4 SF (24.6%)		SIDING - BODY 3 -	2,608.7 SF
	MASONRY -	8,820.6 SF (58.2%)			
		82.8% - 12,541 SF		17.2% - 2,608.7 SF	

MASONRY PERCENTAGES		
AURORA UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS FOR MASONRY:		
MULTIFAMILY:		
EITHER:		
• 60 PERCENT SHALL BE CLAD IN BRICK OR STONE, OR		
• 80 PERCENT SHALL BE CLAD IN STUCCO, OR		
• 80 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND		
BRICK, OR STUCCO AND STONE		
TOTAL BUILDING: 43,793.9 SF		
PRIMARY / ENHANCED MATERIALS:		SECONDARY MATERIALS:
86.7% - 37,852.9 SF		13.3% - 5,941 SF

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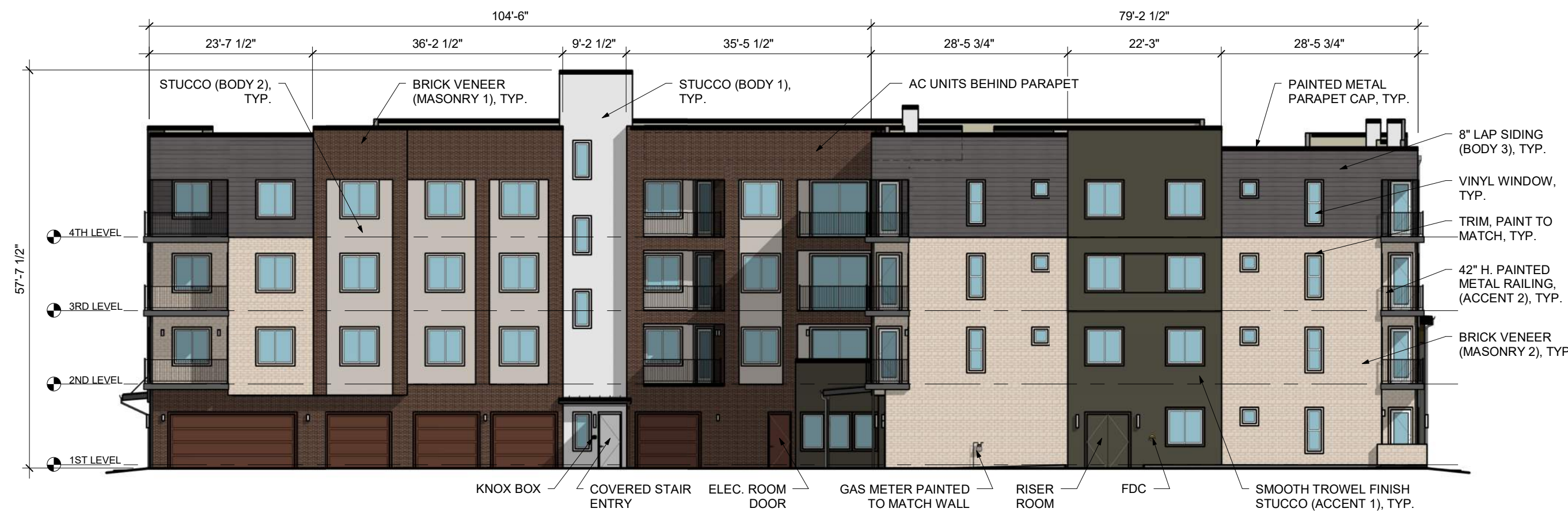
MATERIAL KEY - BUILDING 2		
MATERIAL:	MANUFACTURER:	COLOR:
BODY 1 (STUCCO)	SHERWIN-WILLIAMS	SW-7005 - PURE WHITE
BODY 2 (STUCCO)	SHERWIN-WILLIAMS	SW-7016 - MINDFUL GRAY
BODY 3 (SIDING)	WOODTONE	COASTAL GRAY
MASONRY 1	GENERAL SHALE	JAVA
MASONRY 2	GENERAL SHALE	BIRCH
ACCENT 1	SHERWIN-WILLIAMS	SW-6174 - ANDIRON
ACCENT 2	PAC-CLAD	DARK BRONZE
SCUPPERS, DOWNSPOUTS, & TRIM SHALL BE PAINTED TO MATCH THE COLOR OF THE WALL THEY ARE MOUNTED TO.		
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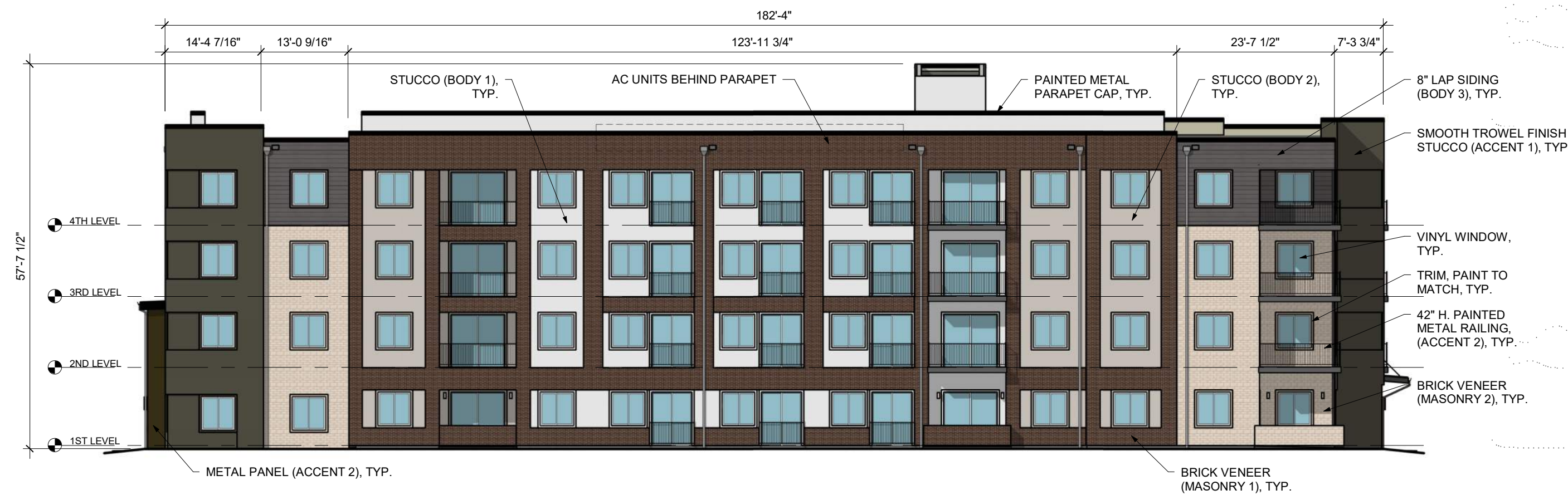
BACK SIDE OF ALL VISIBLE PARAPETS SHALL BE FINISHED TO MATCH THE FRONT SIDE OF THE SAME.



4 BUILDING 2 - EAST ELEVATION
1/16" = 1'-0"



3 BUILDING 2 - NORTH ELEVATION
1/16" = 1'-0"



2 BUILDING 2 - SOUTH ELEVATION
1/16" = 1'-0"



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

PRIMARY / SECONDARY MATERIAL CALCULATIONS - BUILDING 3					
WEST ELEV. (8,933.3 SF)	PRIMARY / ENHANCED MATERIALS:		SECONDARY MATERIALS:		NORTH ELEV. (8,724.4 SF)
	STUCCO -	3,077.8 SF (33%)	SIDING - BODY 3 -	1,854.1 SF	
	MASONRY -	4,401.2 SF (47.1%)			
		80.1% - 7,479 SF		19.9% - 1,854.1 SF	
WEST ELEV. (8,933.3 SF)	PRIMARY / ENHANCED MATERIALS:		SECONDARY MATERIALS:		EAST ELEV. (8,166.5 SF)
	STUCCO -	2,683.7 SF (31.8%)	SIDING - BODY 3 -	1,914 SF	
	MASONRY -	3,844.8 SF (45.5%)			
		77.3% - 6,528.5 SF		22.7% - 1,914 SF	
WEST ELEV. (8,933.3 SF)	PRIMARY / ENHANCED MATERIALS:		SECONDARY MATERIALS:		NORTH ELEV. (8,724.4 SF)
	STUCCO -	3,394.9 SF (34.9%)	SIDING - BODY 3 -	1,957.8 SF	
	MASONRY -	4,371.7 SF (45%)			
		79.9% - 7,766.6 SF		20.1% - 1,957.8 SF	
WEST ELEV. (8,933.3 SF)	PRIMARY / ENHANCED MATERIALS:		SECONDARY MATERIALS:		EAST ELEV. (8,166.5 SF)
	STUCCO -	3,629.4 SF (39.8%)	SIDING - BODY 3 -	1,208.3 SF	
	MASONRY -	4,327.8 SF (47.2%)			
		86.8% - 7,957.2 SF		13.2% - 1,208.3 SF	

MASONRY PERCENTAGES

AURORA UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS FOR MASONRY:
MULTIFAMILY:

- EITHER:
 - 60 PERCENT SHALL BE CLAD IN BRICK OR STONE; OR
 - 80 PERCENT SHALL BE CLAD IN STUCCO; OR
 - 80 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE

*NET FACADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORIES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FACADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FACADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

TOTAL BUILDING: 36,665.5 SF	
PRIMARY / ENHANCED MATERIALS:	SECONDARY MATERIALS:
81.1% - 29,731.3 SF	18.9% - 6,934.2 SF

FLATS ON THE A AT GATEWAY PARK

SITE PLAN WITH ADJUSTMENTS

SITUATED IN THE SOUTHWEST ½ OF SECTION 21, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

CODE SECTION 146-4.8.4.D MAXIMUM BUILDING LENGTH

*THE MAXIMUM BUILDING LENGTH OF ANY MULTIFAMILY OR MIXED-USE BUILDING SHALL BE 200 FEET IN SUBAREAS B AND C.

REQUEST: THE APPLICANT REQUESTED THE ALLOWANCE FOR AN INCREASE IN THE MAXIMUM BUILDING LENGTH TO 432 FT.

JUSTIFICATION: TO BEST PROVIDE A TRANSITION OF CHARACTER ACROSS THE SITE, BUILDING FACES ARE PROPOSED TO VARY IN LENGTH FROM WEST TO EAST. BUILDINGS ALONG THE SALIDA ROW ARE PROPOSED WITH FACADES WHICH PARALLEL THE ROW, ENCOURAGING AN URBAN CHARACTER ALONG THE STREET FRONTAGE. AS BUILDINGS TRANSITION TO THE EAST TOWARD THE EXISTING INDUSTRIAL BUILDING FACADES ARE ENCOURAGED TO LENGTHEN. THE MAXIMUM LENGTH OF A PROPOSED BUILDING FACADE OF THE MULTI-FAMILY BUILDINGS IS +/-432 LF. WHILE IN EXCESS OF MAXIMUMS OUTLINED BY THE UDO, THE BUILDING IS AN APPROPRIATELY SCALED TRANSITION FROM THE ADJACENT EXISTING INDUSTRIAL BUILDING MEASURED AT +/- 870' LF. IN ADDITION, FUTURE COMMERCIAL BUILDINGS NEAR THE TRANSIT STATION AS WELL AS THE TO THE NORTH MAY BE UP TO 400' IN LENGTH. IN COMPARISON TO EXISTING AND ANTICIPATED ADJACENT BUILDING LENGTHS, THE PROPOSED BUILDING LENGTH PROVIDES A DESIRABLE TRANSITION IN SCALE. IN ADDITION, ALL MULTI-FAMILY BUILDING WILL PROVIDE VISUAL VARIETY BY CREATING SEGMENTATION OF THE FACADES EVERY 50' BY USE OF CONTRASTING MATERIALS AS WELL AS HORIZONTAL ARTICULATION. THESE ARCHITECTURAL ELEMENTS WILL HELP REDUCE THE VISUAL SCALE OF THE FACADE AS WELL AS CREATE VISUAL INTEREST.

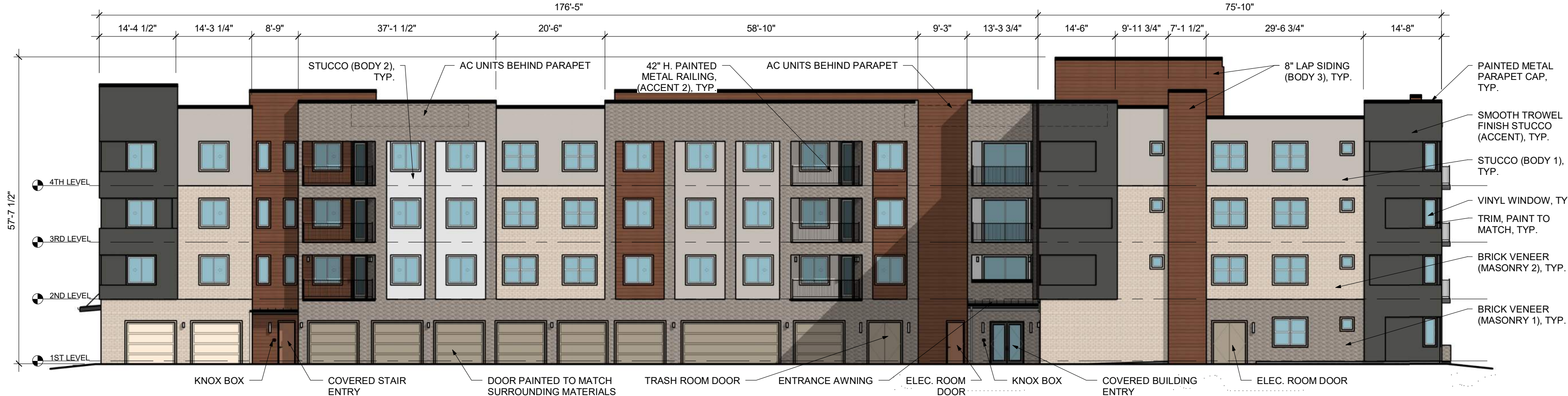
MATERIAL KEY - BUILDING 3		
MATERIAL:	MANUFACTURER:	COLOR:
BODY 1 (STUCCO)	SHERWIN-WILLIAMS	SW-7016 - MINDFUL GRAY
BODY 2 (STUCCO)	SHERWIN-WILLIAMS	SW-7005 - PURE WHITE
BODY 3 (SIDING)	WOODTONE	MOUNTAIN CEDAR
MASONRY 1	GENERAL SHALE	OLD CARBONDALE
MASONRY 2	GENERAL SHALE	BIRCH
ACCENT	SHERWIN-WILLIAMS	SW-7069 - IRON ORE
ACCENT 2	PAC-CLAD	DARK BRONZE

SCUPPERS, DOWNSPOUTS, & TRIM SHALL BE PAINTED TO MATCH THE COLOR OF THE WALL THEY ARE MOUNTED TO.

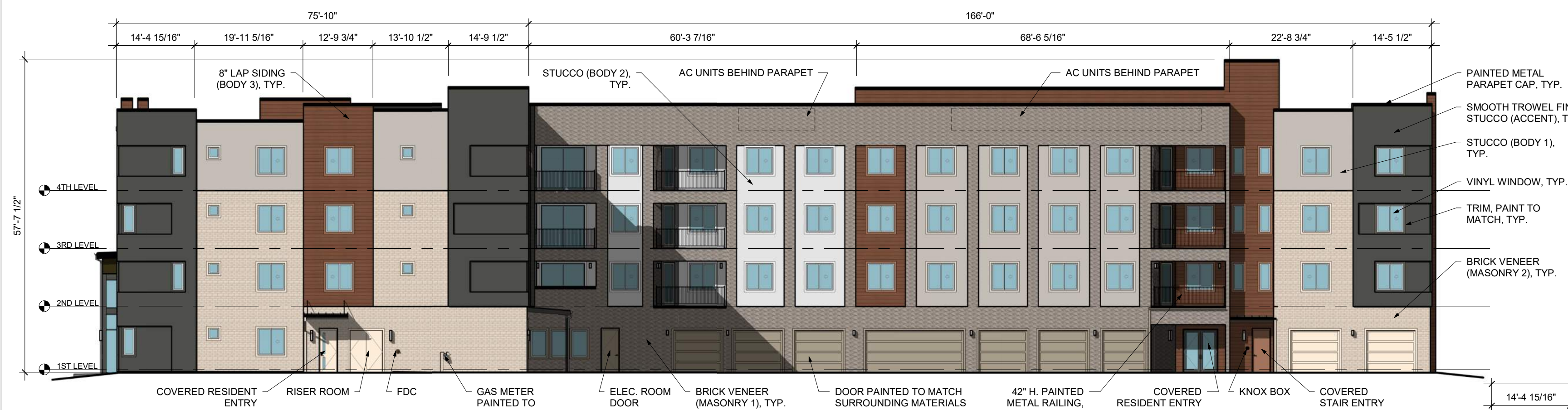
NOTE: DUE TO MANUFACTURER SUPPLY, MFR/COLOR SUBJECT TO CHANGE. ANY MODIFICATIONS TO LISTING MUST BE EQUIVALENT IN QUALITY AND COLOR AND BE SUBMITTED TO ARCHITECT OF RECORD FOR APPROVAL. ALL MODIFICATIONS ARE SUBJECT TO CITY OF AURORA & GPRC APPROVAL.

ELECTRICAL PANEL AND METER, GAS METER, IRRIGATION CONTROLLER, AND LIKE EQUIPMENT, SHALL BE SCREENED BY A WALL MADE UP OF THE IDENTICAL MATERIALS AS THE ADJACENT WALL, OR, AT THE DISCRETION OF THE GPRC, MAY BE PAINTED A MATCH OF THE ADJACENT WALL COLOR. THE SCREEN WALL SHALL BE TALL ENOUGH TO FULLY CONCEAL THAT WHICH IT IS INTENDED TO HIDE, BUT IN EITHER CASE, ALL SAID EQUIPMENT MUST BE PAINTED TO MATCH THE WALL UPON WHICH IT IS PLACED OR NEAREST TO.

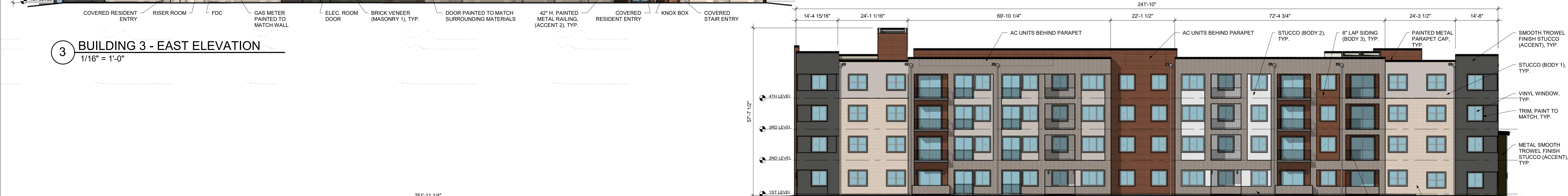
BACK SIDE OF ALL VISIBLE PARAPETS SHALL BE FINISHED TO MATCH THE FRONT SIDE OF THE SAME.



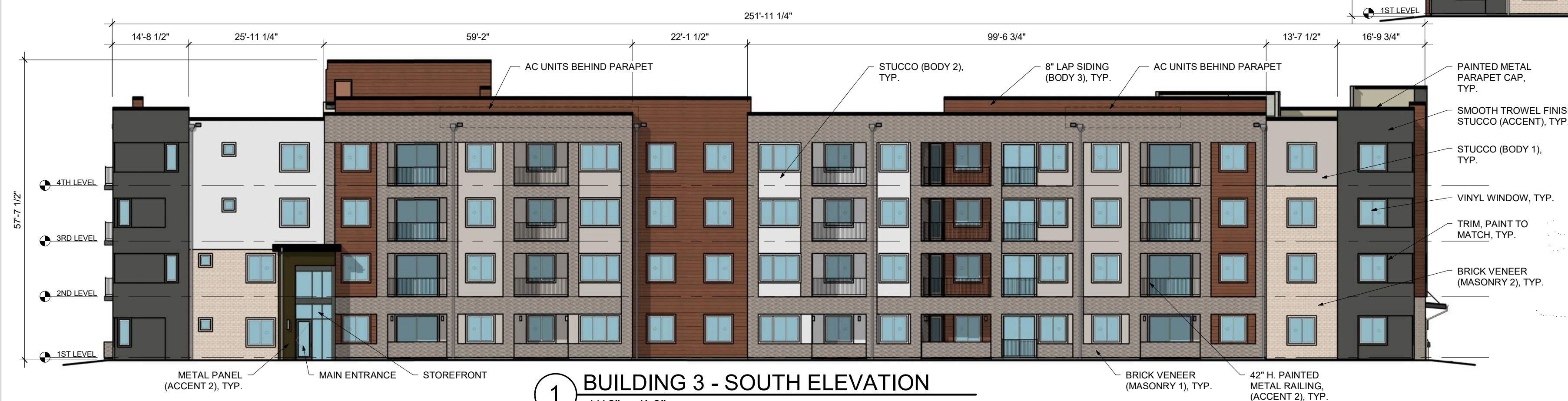
4 BUILDING 3 - NORTH ELEVATION
1/16" = 1'-0"



3 BUILDING 3 - EAST ELEVATION
1/16" = 1'-0"



2 BUILDING 3 - WEST ELEVATION
1/16" = 1'-0"

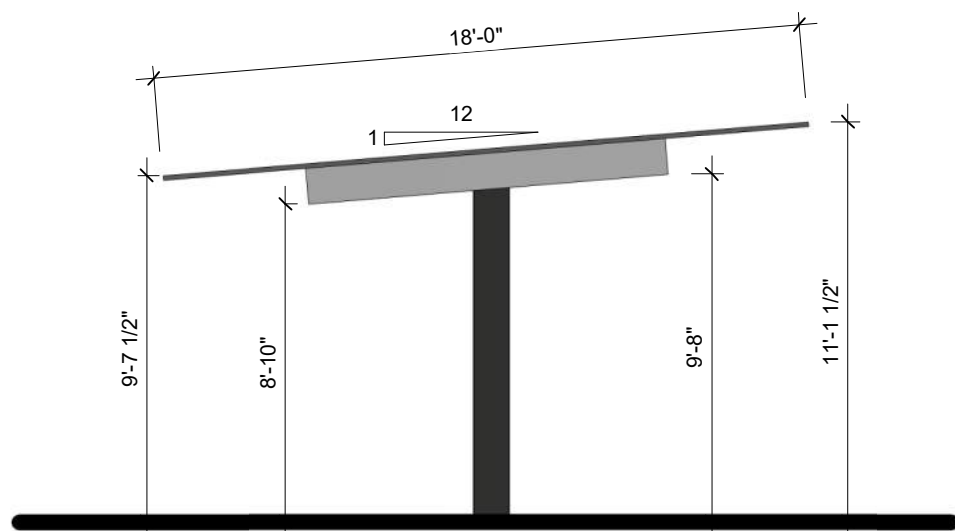


1 BUILDING 3 - SOUTH ELEVATION
1/16" = 1'-0"

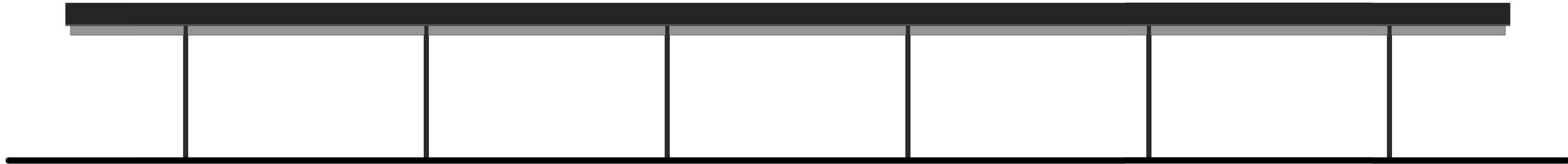
FLATS ON THE A AT GATEWAY PARK

SITE PLAN WITH ADJUSTMENTS

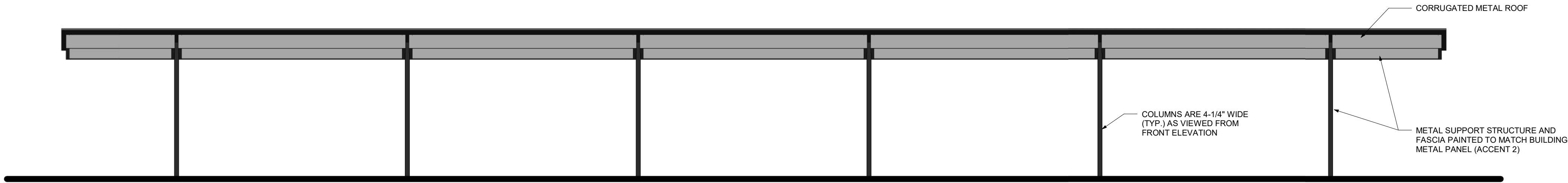
SITUATED IN THE SOUTHWEST $\frac{1}{2}$ OF SECTION 21, TOWNSHIP 3 SOUTH,
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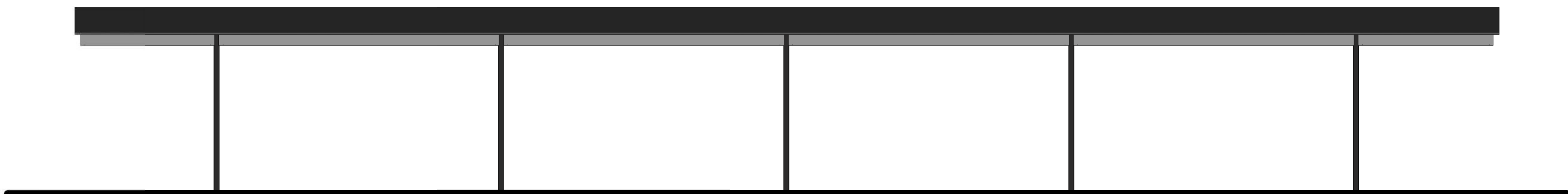
7 LEFT ELEVATION - CARPORT
3/16" = 1'-0"



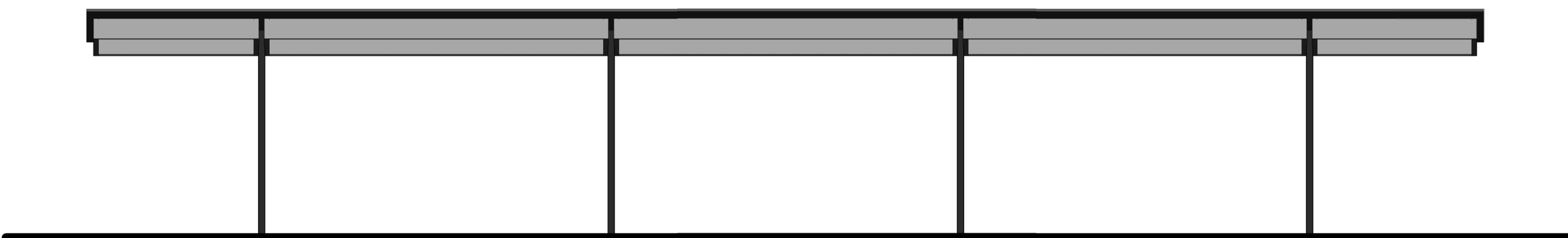
6 12-BAY CARPORT REAR ELEVATION
3/16" = 1'-0"



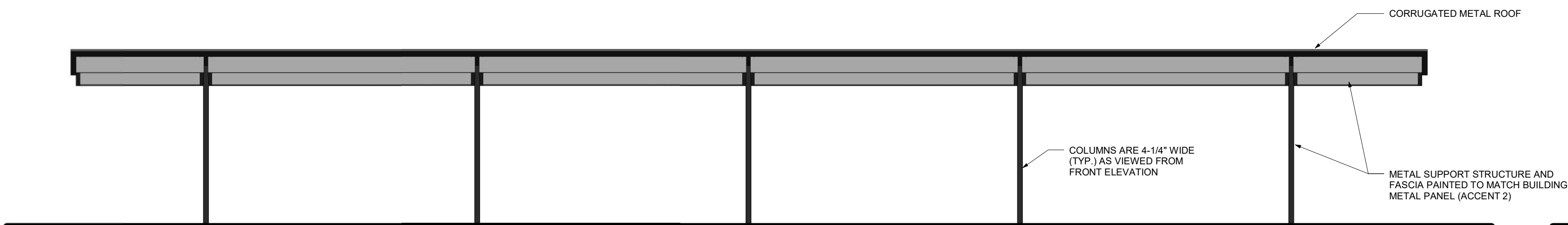
5 12-BAY CARPORT FRONT ELEVATION
3/16" = 1'-0"



4 10-BAY CARPORT REAR ELEVATION
3/16" = 1'-0"



3 8-BAY CARPORT FRONT ELEVATION
3/16" = 1'-0"



2 10-BAY CARPORT FRONT ELEVATION
3/16" = 1'-0"



1 8-BAY CARPORT REAR ELEVATION
3/16" = 1'-0"

FLATS ON THE A AT GATEWAY PARK
SITE PLAN WITH ADJUSTMENTS




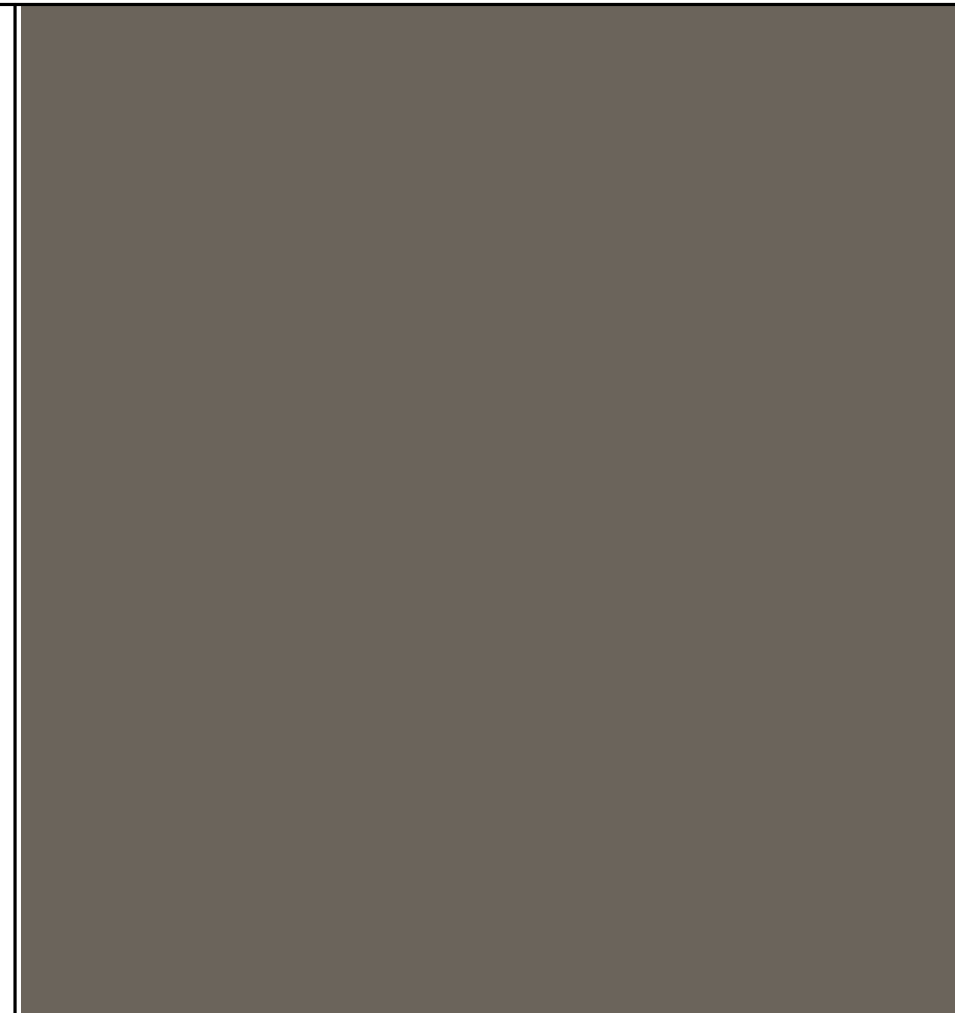
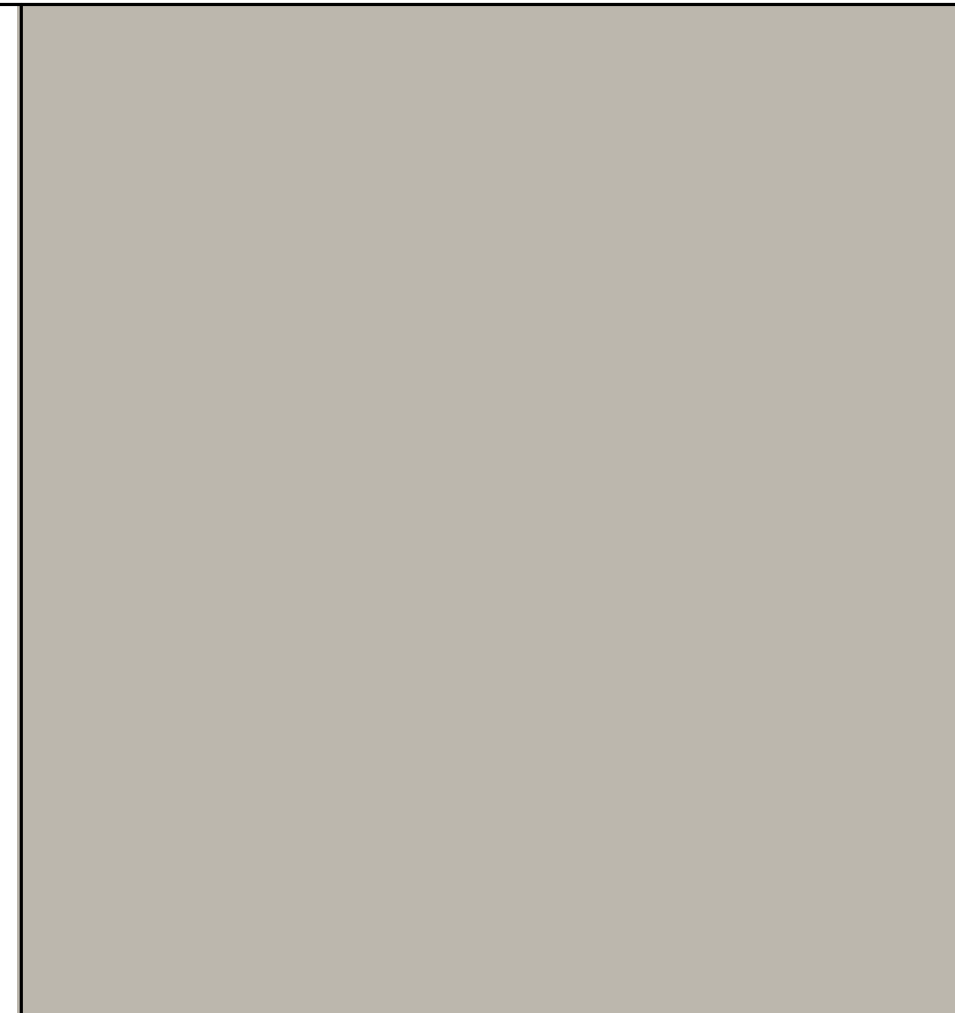

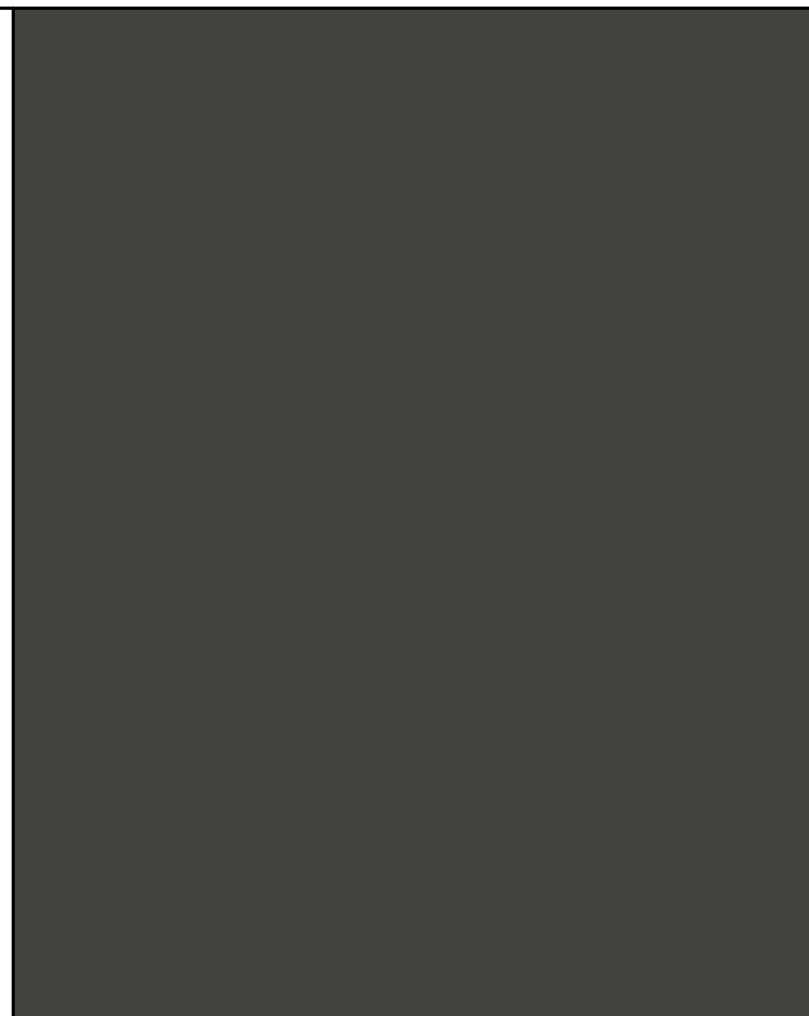


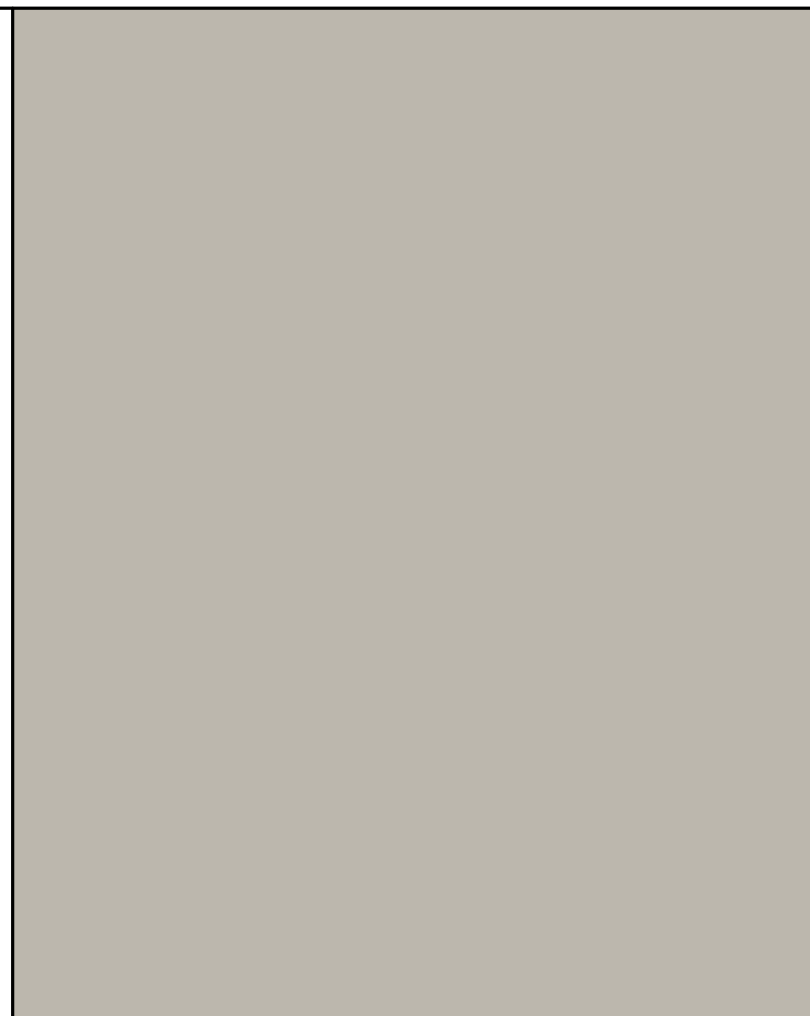
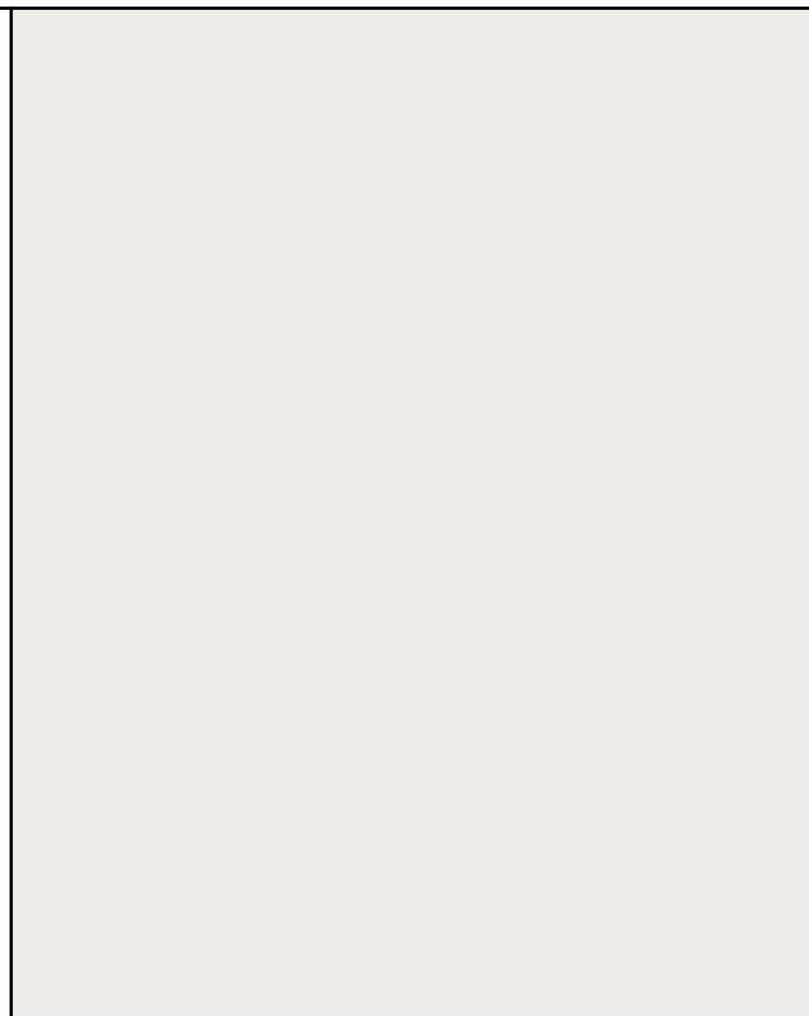

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

							BUILDING 2
ACCENT 2 PAC-CLAD DARK BRONZE	ACCENT 1 SHERWIN-WILLIAMS SW-6174: ANDIRON	MASONRY 2 GENERAL SHALE: BIRCH	MASONRY 1 GENERAL SHALE: JAVA	BODY 3 FIBER CEMENT SIDING WOODTONE: COASTAL GRAY	BODY 2 SHERWIN-WILLIAMS: SW 7016 MINDFUL GRAY	BODY 1 SHERWIN-WILLIAMS SW-7005 PURE WHITE	
							BUILDING 1
ACCENT 2 PAC-CLAD DARK BRONZE	ACCENT 1 SHERWIN-WILLIAMS SW-6349: PENNYWISE	MASONRY 2 GENERAL SHALE: BIRCH	MASONRY 1 GENERAL SHALE: OLD CHICAGO	BODY 3 SHERWIN-WILLIAMS: SW 7047 PORPOISE	BODY 2 SHERWIN-WILLIAMS SW-7005 PURE WHITE	BODY 1 FIBER CEMENT SIDING WOODTONE: COASTAL GRAY	

FLATS ON THE A AT GATEWAY PARK

SITE PLAN WITH ADJUSTMENTS

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							CLUBHOUSE	
								
ACCENT SHERWIN-WILLIAMS SW-7069: IRON ORE		MASONRY 2 GENERAL SHALE: BIRCH		MASONRY 1 GENERAL SHALE: JAVA		BODY 2 SHERWIN-WILLIAMS: SW 7047 PORPOISE	BODY 1 SHERWIN-WILLIAMS: SW 7016 MINDFUL GRAY	
							BUILDING 3	
								
ACCENT 2 PAC-CLAD DARK BRONZE	ACCENT 1 SHERWIN-WILLIAMS SW-7069: IRON ORE	MASONRY 2 GENERAL SHALE: BIRCH	MASONRY 1 GENERAL SHALE: OLD CARBONDALE	BODY 3 SHERWIN-WILLIAMS: SW 7016 MINDFUL GRAY	BODY 2 SHERWIN-WILLIAMS SW-7005 PURE WHITE	BODY 1 FIBER CEMENT SIDING WOODTONE: MOUNTAIN CEDAR		