

773 EMPORIA STREET  
LOTS 6, BLOCK 4, YACOVETTA SUBDIVISION SECOND FILING

PROJECT #	21030
PROJECT DATE	8/25/21
DESIGNER	DRD
REVIEWER	SAH



WITH

**DENNIS RODRIGUEZ  
DESIGN**

SITE PLAN  
773 EMPORIA STREET  
AURORA, CO 80010  
CONTACT: JESSE S. DONOVAN, P.E.

REVISION NUMBER	REVISION DESCRIPTION	DATE
1	SITE PLAN RESUBMITTAL	8/25/21
COVER		
SHEET NUMBER 1 OF 5		

owner/developer

Nicholas Perkins Cassinis/  
epiphany developments  
matt Hill  
5000 quiltman Street  
denver, co 80212  
(303) 859-3720  
matt@epiphanydenver.com

civil ENGINEER:

brightlighter engineering llc  
3253 north gaylord street  
denver, COLORADO 80205  
contact: jesse donovan, pe  
(720) 540-8629  
jesse@brightlightereng.com

STANDARD 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. 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.
3. 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.
4. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
5. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
6. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE OF ORDINANCE, CHAPTER 128-ARTICLE VII- NUMBERING OF BUILDINGS.
7. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
8. 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 UNOBSERVED 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.
9. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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
15. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
16. STREET TREES WILL BE ACCEPTED IF INSPECTION CONFIRMS THAT TREES HAVE BEEN PLANTED PER THE CITY STANDARD DETAIL. APPLICANT/DEVELOPER REQUIRED TO CONTACT THE CITY FOR AN INSPECTION TWO DAYS IN ADVANCE OF PLANTING. THE CITY OF AURORA FORESTRY DIVISION SHALL TAKE OWNERSHIP OF ALL STREET TREES AFTER THEY ARE PLANTED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE TREES IN PERPETUITY



1 vicinity map  
SCALE: graphic



DATA BLOCK

- LAND AREA WITHIN PROPERTY LINES 5,519 SF (.127 AC)
- BUILDING TYPE DUPLEX
- NUMBER OF BUILDINGS 1
- BUILDING HEIGHT 24'-4"
- BUILDING AREA 1,739 SF (31.5%)
- LANDSCAPE AREA 2,660 SF (48%)
- HARD SURFACE AREA 1,120 SF (20%)
- ZONING CLASSIFICATION OA-R2
- CONSTRUCTION TYPE IRC TYPE V-B
- SPRINKLERED OR NON-SPRINKLERED NON-SPRINKLERED
- PARKING SPACES REQUIRED 4
- PARKING SPACES PROVIDED 2015 IRC R-3
- OCCUPANCY GROUP

SHEET INDEX

- 1 OF 5 COVER SHEET
- 2 OF 5 SITE PLAN
- 3 OF 5 GRADING & UTILITY PLAN
- 4 OF 5 LANDSCAPE PLAN
- 5 OF 5 BUILDING ELEVATIONS

SIGNATURE BLOCK

CASSINIS DUPLEX - SITE PLAN AND REPLAT

LEGAL DESCRIPTION: LOTS 3-6, BLOCK 4, YACOVETTA SUBDIVISION SECOND FILING AND A PARCEL OF LAND LOCATED IN THE SOUTH 1/2, OF THE SOUTHEAST 1/4, OF SECTION 3, T 4 S, R 67 W, OF THE 5TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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

IN WITNESS THEREOF, \_\_\_\_\_  
(Corporation, Company, or Individual)  
HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_

BY: \_\_\_\_\_  
(Principals or Owners)

STATE OF COLORADO ) ss  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_

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: \_\_\_\_\_  
(Chairperson)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(Mayor)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(City Clerk)

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

RECORDER'S CERTIFICATE:

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



773 EMPORIA STREET  
LOTS 6, BLOCK 4, YACOVETTA SUBDIVISION SECOND FILING

PROJECT #	21030
PROJECT DATE	8/25/21
DESIGNER	DRD
REVIEWER	SAH

FLUENCY  
architecture + design

WITH  
**DENNIS RODRIGUEZ**  
**DESIGN**

SITE PLAN

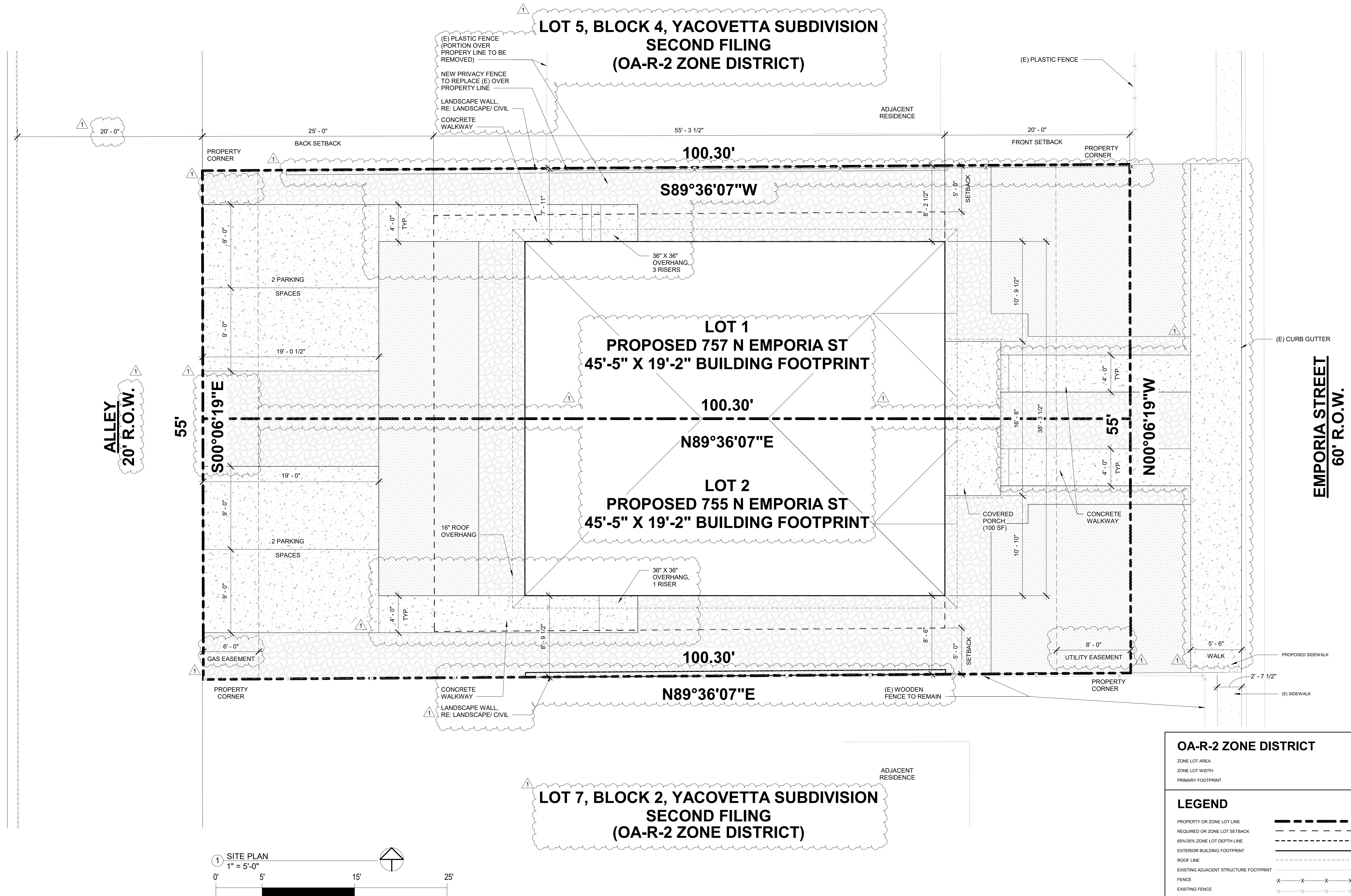
**773 EMPORIA STREET**  
AURORA, CO 80010  
CONTACT: JESSE S. DONOVAN, P.E.

REVISION NUMBER	REVISION DESCRIPTION	DATE
1	SITE PLAN RESUBMITTAL	8/25/21

## SITE PLAN

SHEET NUMBER

2 OF 5



<h1 style="margin: 0;">OA-R-2 ZONE DISTRICT</h1>	
ZONE LOT AREA  ZONE LOT WIDTH  PRIMARY FOOTPRINT	5,519 SF  55 FT  1,738 SF

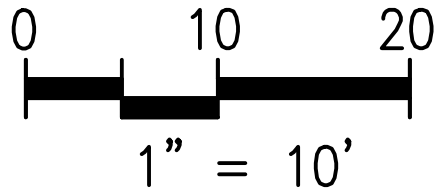
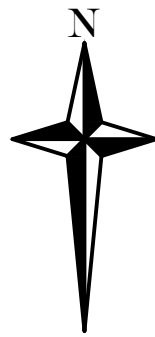
## LEGEND

PROPERTY OR ZONE LOT LINE	
REQUIRED OR ZONE LOT SETBACK	
65%/35% ZONE LOT DEPTH LINE	
EXTERIOR BUILDING FOOTPRINT	
ROOF LINE	
EXISTING ADJACENT STRUCTURE FOOTPRINT	
FENCE	
EXISTING FENCE	
CONCRETE	
SOD	
1 1/2" RIVER ROCK	



773 EMPORIA STREET  
LOTS 6, BLOCK 4, YACOVETTA SUBDIVISION SECOND FILING

NOT FOR CONSTRUCTION



LEGEND

	PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SETBACK LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED PERCENT SLOPE
	EXISTING PERCENT SLOPE
	PROPOSED SPOT ELEVATION (SEE ABBR. LIST)
	EXISTING SPOT ELEVATION (SEE ABBR. LIST)
	PROPOSED GRADE BREAK
	EXISTING GRADE BREAK
	PROPOSED DITCH FLOWLINE

\*\* ABBREVIATIONS

BW	BOTTOM OF WALL
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
M.E.	MATCH EXISTING
TBC	TOP BACK OF CURB
TW	TOP OF WALL
TR	TOP OF RISER
BR	BOTTOM OF RISER

CITY OF AURORA NOTES

- 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.

SOIL PREPARATION NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER: CUSHMAN GEOSCIENCE LLC  
REPORT NO: 20-128 DATED 09/30/2020

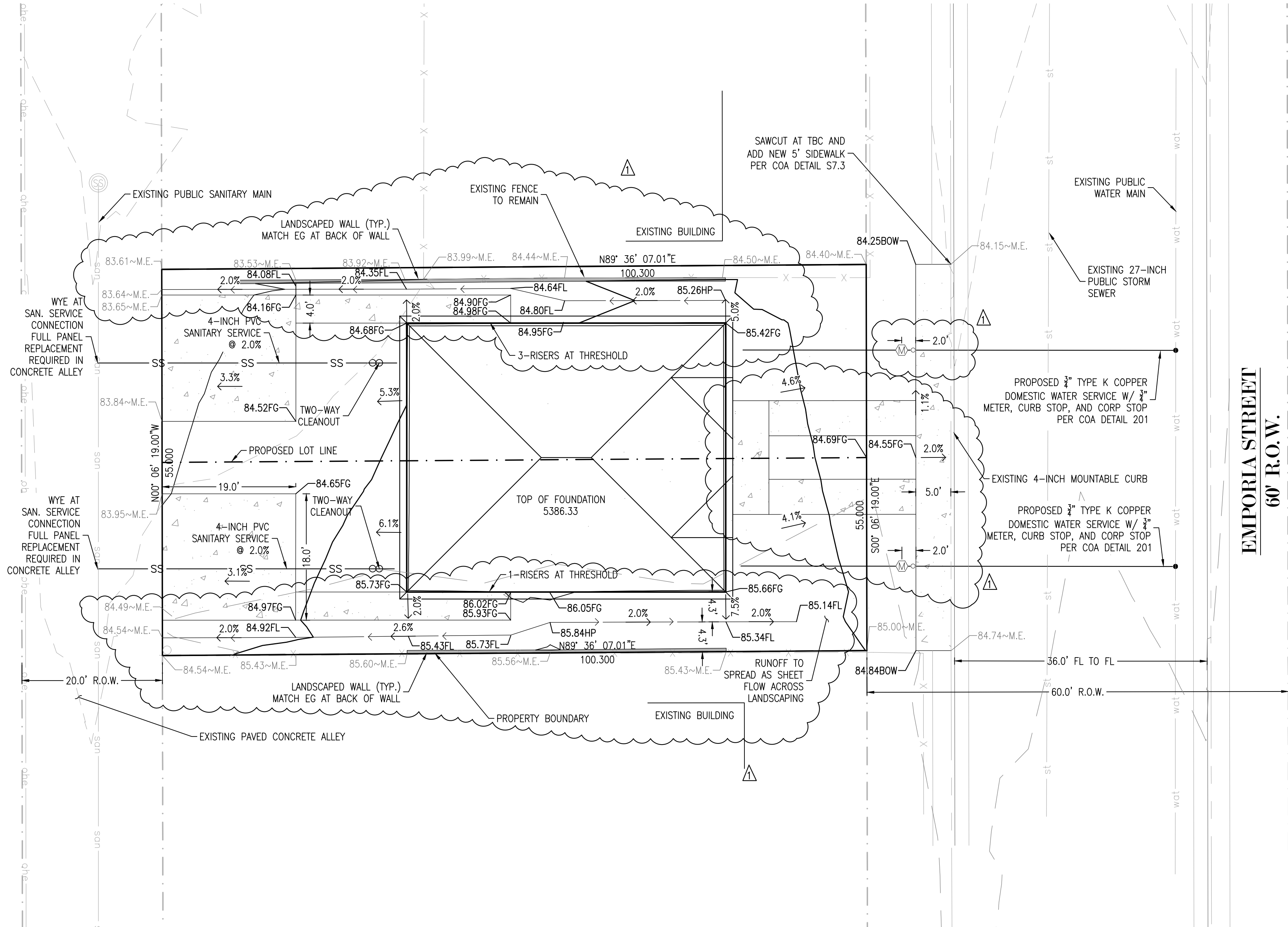
THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

BENCHMARK

AURORA BENCHMARK COA I-4S6710NW001  
LOWRY BOULEVARD and DAYTON STREET, EL=5384.425  
3" DIAM. BRASS CAP (STAMPED COA BM, I-005A, 2004) AT THE SE CORNER OF A CONC. SEWER VAULT, BEING A PART OF THE SIDEWALK AT THE SW CORNER OF 6TH & DAYTON. 79' W OF THE W FL OF DAYTON AND 19.5' S OF THE S FL OF 6TH AVE.

LEGAL DESCRIPTION

LOTS 6, BLOCK 4, YACOVETTA SUBDIVISION SECOND FILING, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



PROJECT #	ED2020
PROJECT DATE	11/04/20
DESIGNER	CWK
REVIEWER	JSD



SITE PLAN

773 EMPORIA STREET  
AURORA, CO 80010  
CONTACT: JESSE S. DONOVAN, P.E.

REVISION NUMBER	REVISION DESCRIPTION	DATE
1	SITE PLAN RESUBMITTAL	08/25/21

GRADING AND  
UTILITY PLAN

SHEET NUMBER

3 OF 5



# 773 EMPORIA STREET

## LOTS 6, BLOCK 4, YACOVETA SUBDIVISION SECOND FILING



PROJECT #	2021-021
PROJECT DATE	08-05-2021
DESIGNER	AB
REVIEWER	DG



LANDSCAPE PLAN  
773 EMPORIA STREET  
AURORA, COLORADO 80010

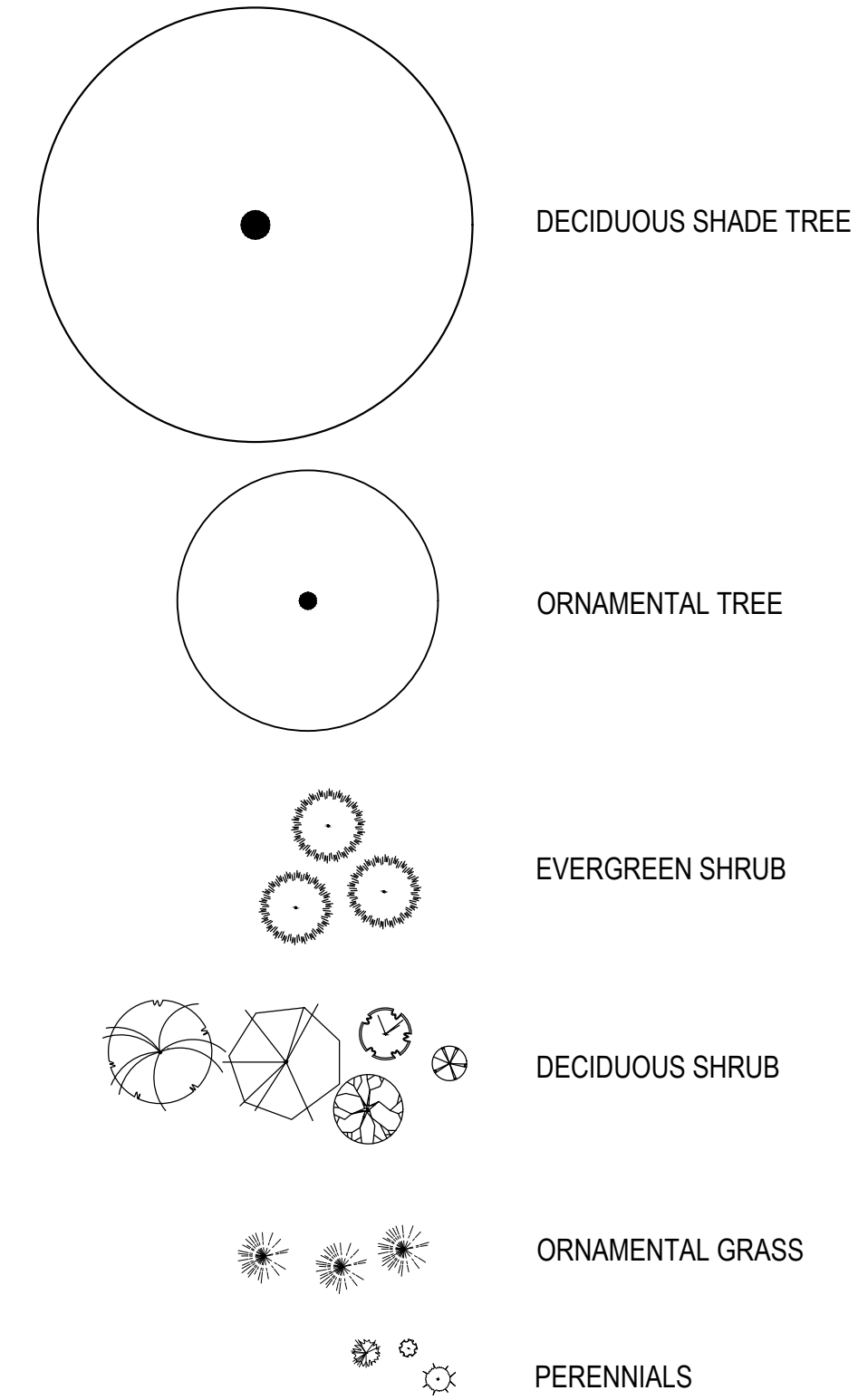
REVISION NUMBER	DATE	DESCRIPTION
1	08-25-21	SITE PLAN RESUBMITTAL

LANDSCAPE PLAN

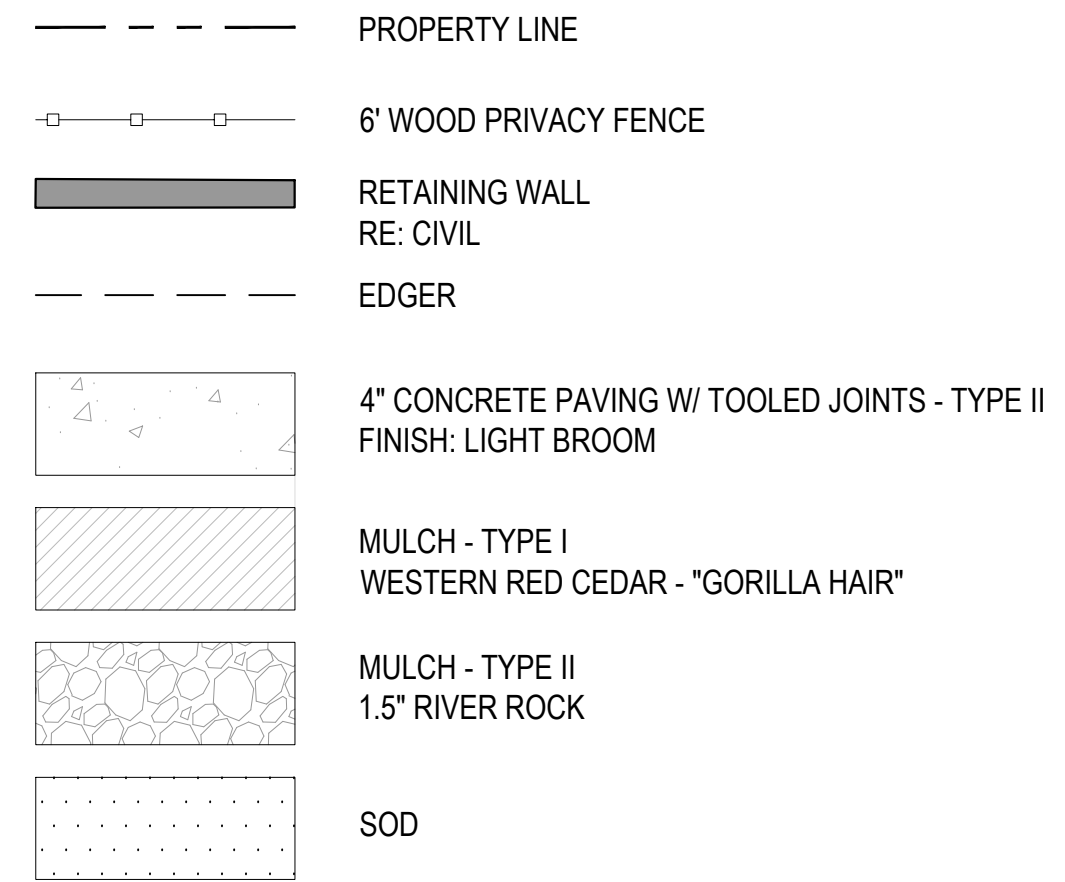
SHEET NUMBER

4 OF 5

### PLANTING LEGEND:

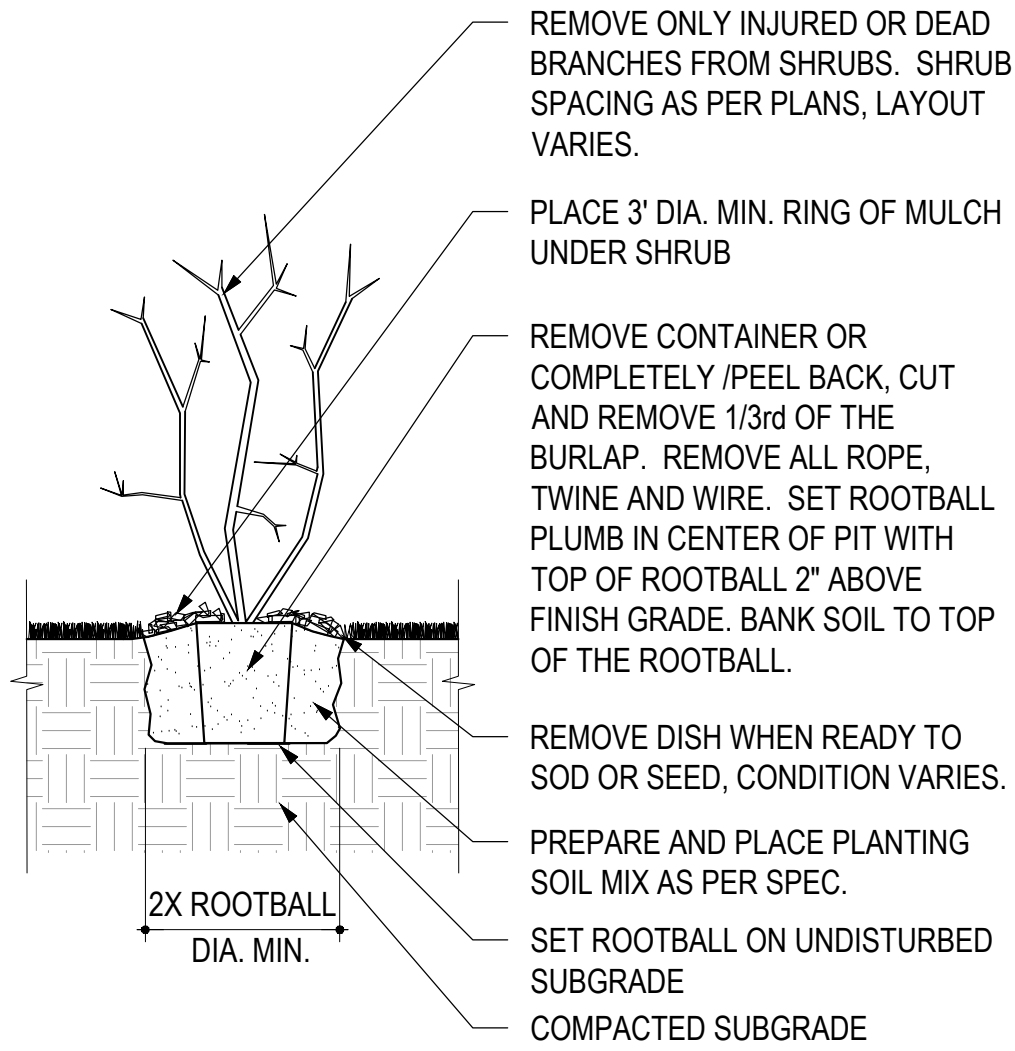
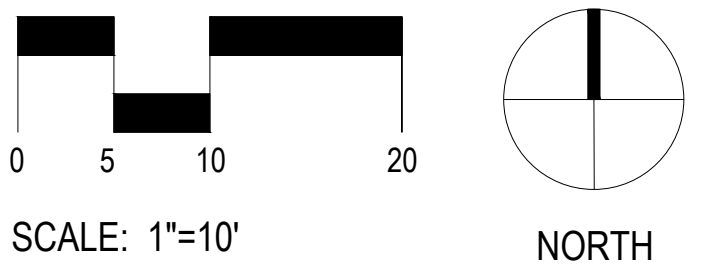


### MATERIAL LEGEND:



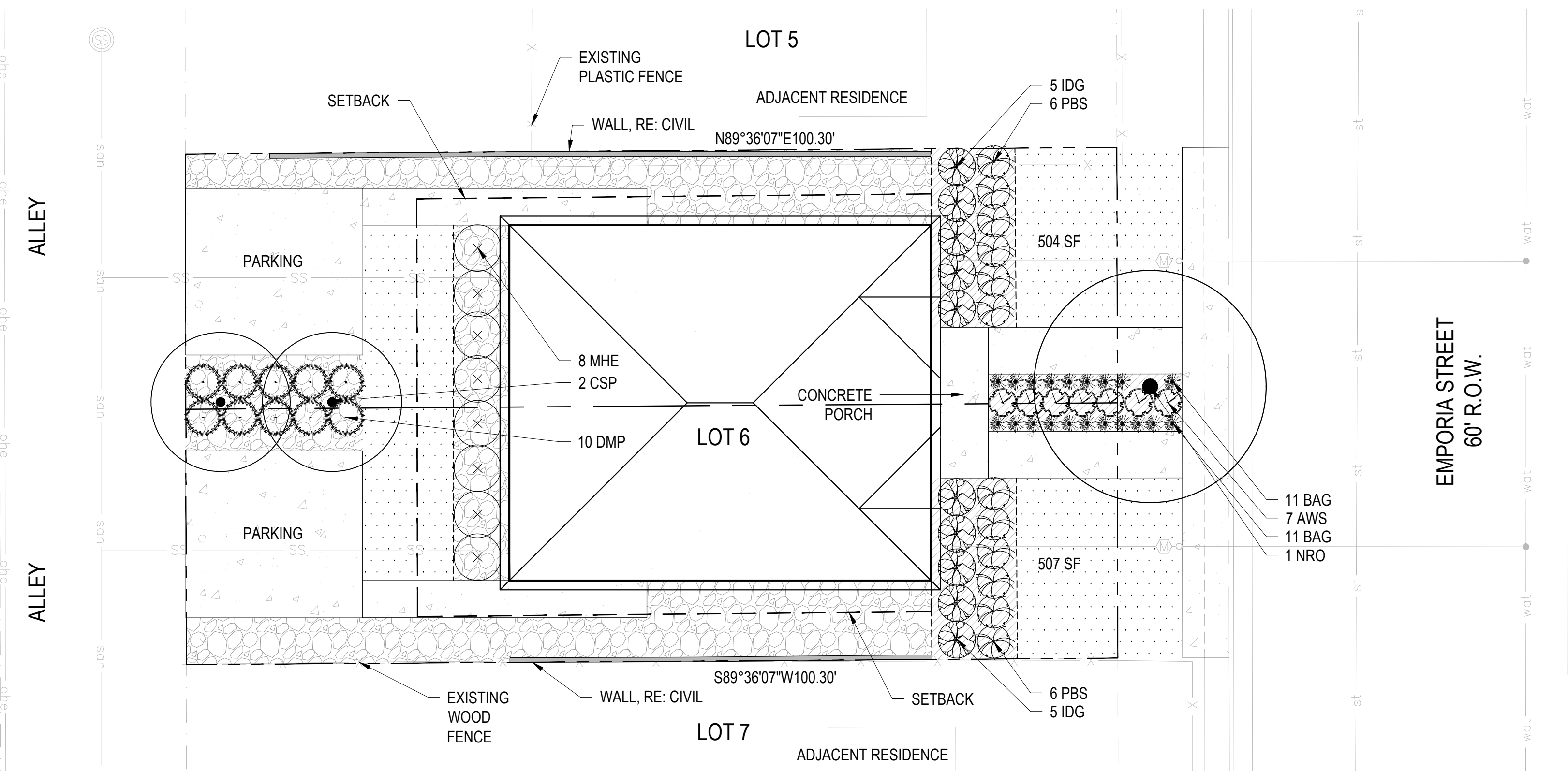
### OA-R2 ZONE DISTRICT:

ZONE LOT AREA	5,519 SF
ZONE LOT WIDTH	55'
PRIMARY FOOTPRINT	1,739 SF



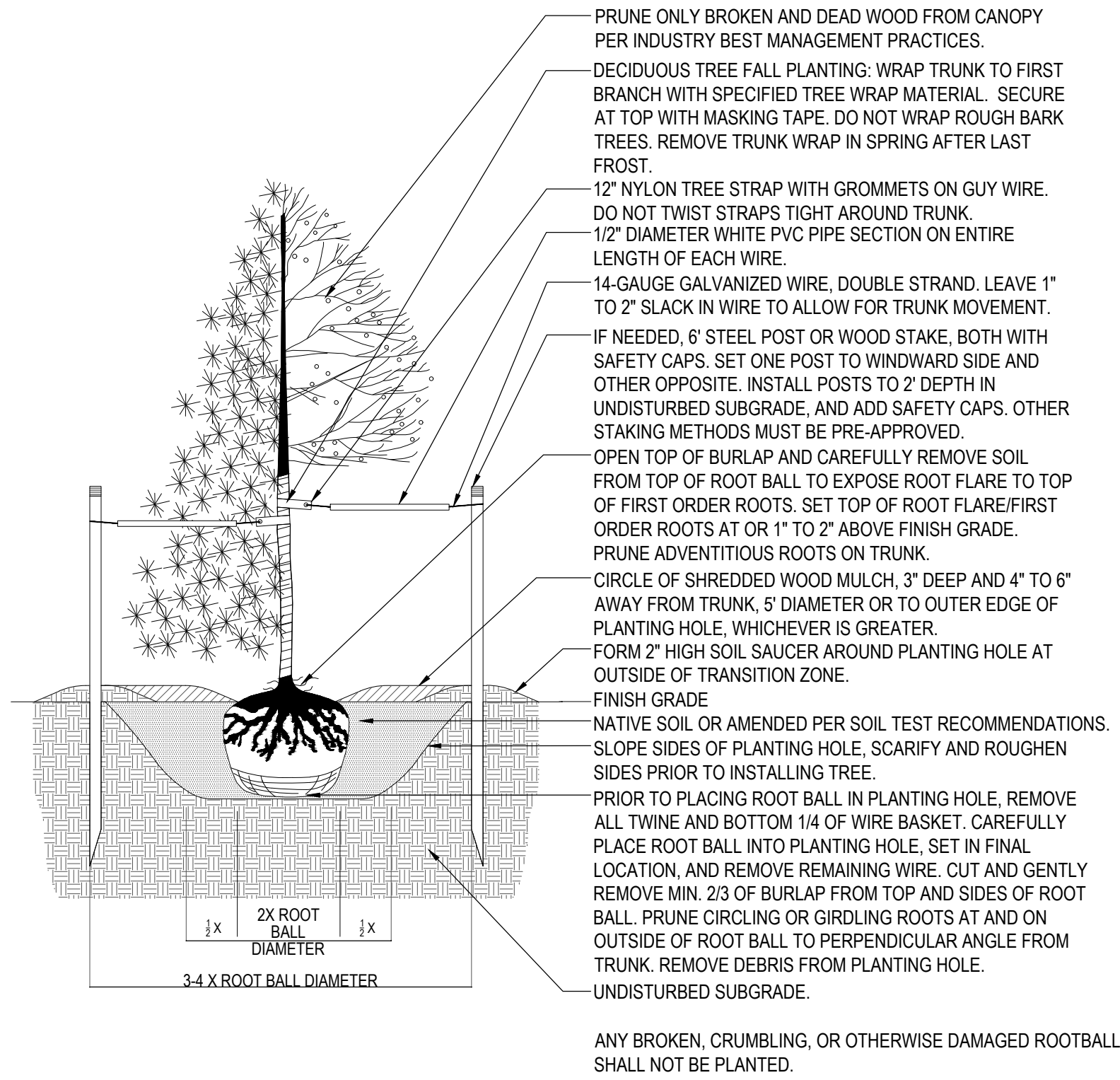
### 2 SHRUB PLANTING DETAIL

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



### 1 LANDSCAPE PLAN

SCALE: 1"= 10'



### 3 TREE PLANTING DETAIL

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

### PLANTING SCHEDULE:

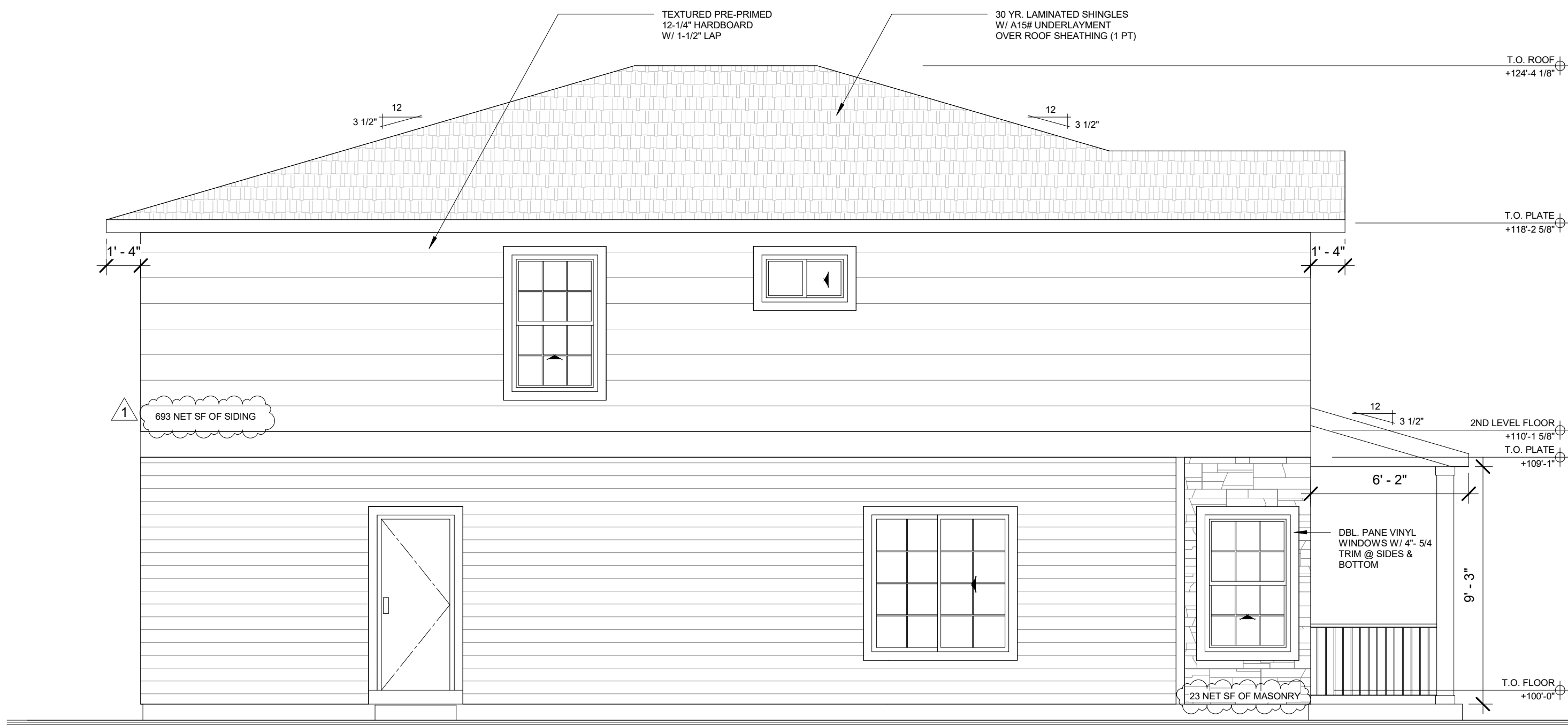
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING	HEIGHT	WIDTH	WATER
DECIDUOUS SHADE TREES								
NRO	<i>Quercus rubra</i>	Northern Red Oak	1	2.5" cal.	as shown	40-60'	40-60'	L - M
ORNAMENTAL TREES								
CSP	<i>Pyrus calleryana 'Cleveland Select'</i>	Cleveland Select Pear	2	2.5" cal.	as shown	20-30'	15-20'	M
EVERGREEN SHRUBS								
MHE	<i>Euonymus kiautschovica 'Manhattan'</i>	Manhattan Euonymus	8	5' o.c.	4-6'	6-8'	M	
DMP	<i>Pinus mugo 'Pumilo'</i>	Dwarf Mugo Pine	10	#5	4' o.c.	3-4'	3-4'	L
DECIDUOUS SHRUBS								
IDG	<i>Cornus sericea 'Isanti'</i>	Isanti Dogwood	10	#5	4' o.c.	4-6'	4'	M
PBS	<i>Prunus besseyi 'Pawnee Buttes'</i>	Pawnee Buttes Sand Cherry	12	#5	3.5' o.c.	1-2'	4-6'	M
AWS	<i>Spiraea bumalda</i>	Anthony Waterer Spirea	6	#5	3' o.c.	2-3'	2-3'	M
ORNAMENTAL GRASSES								
BAG	<i>Helictotrichon sempervirens</i>	Blue Avena Grass	22	#1	24" o.c.	2-3'	2'	M

### LANDSCAPE NOTES:

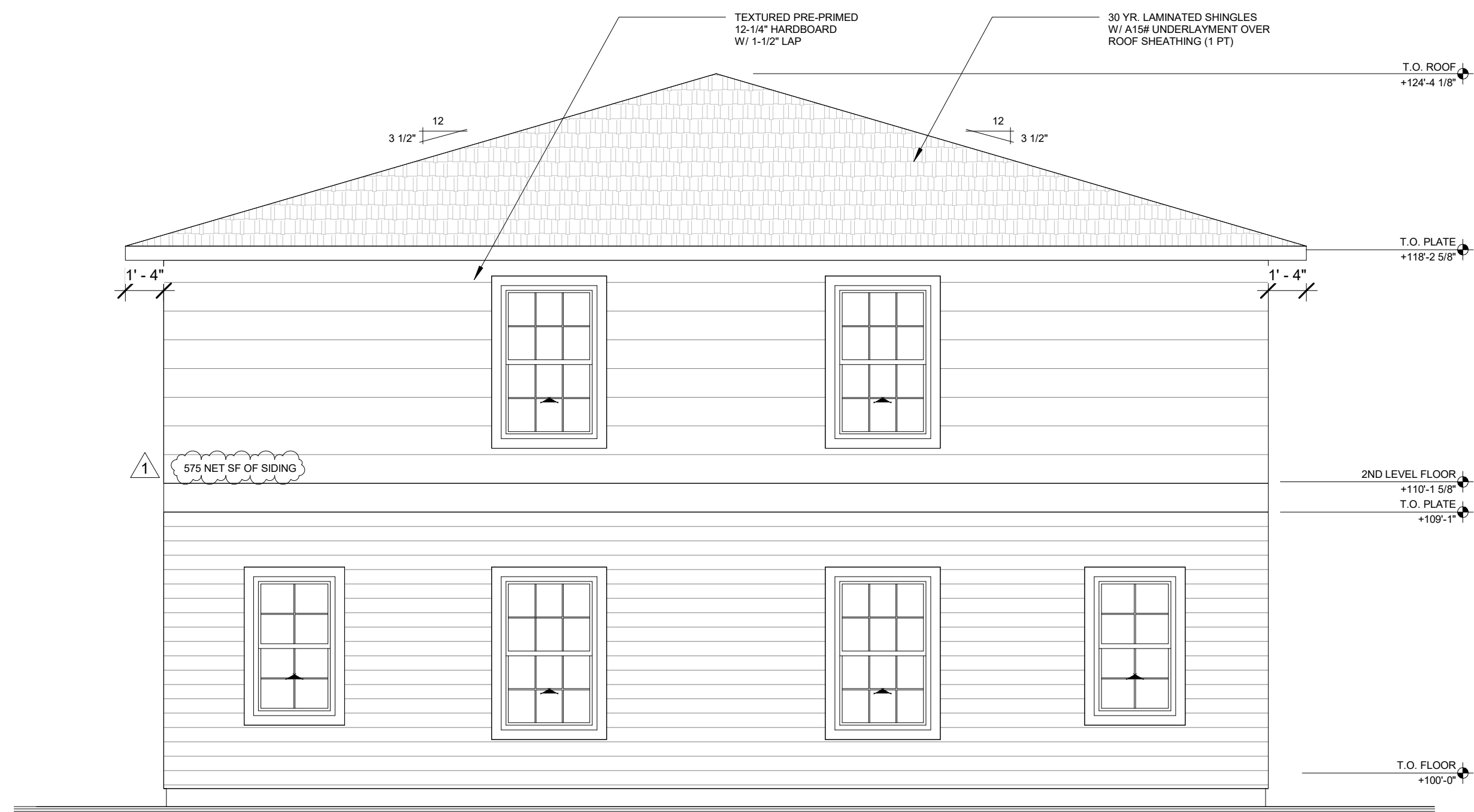
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER AND HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED IN 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.
- INSTALL SOIL AMENDMENTS AT A MINIMUM RATIO OF 4 CUBIC YARDS OF ORGANIC MATTER OR COMPOST PER 1,000 S.F. OF SOIL AND TILLED TO A DEPTH OF AT LEAST SIX INCHES ON ALL LANDSCAPE AREAS NOT COVERED BY IMPERVIOUS SURFACES AND PERMEABLE PAVING.
- NO FREE STANDING LIGHTS WILL BE PRESENT ON SITE.
- ALL WALKS, DRIVEWAYS, CURB AND GUTTER AND PATIOS SHALL BE CONCRETE.
- ALL PLANTING BEDS TO BE MULCHED TO A DEPTH OF 3" WITH WESTERN RED CEDAR MULCH.



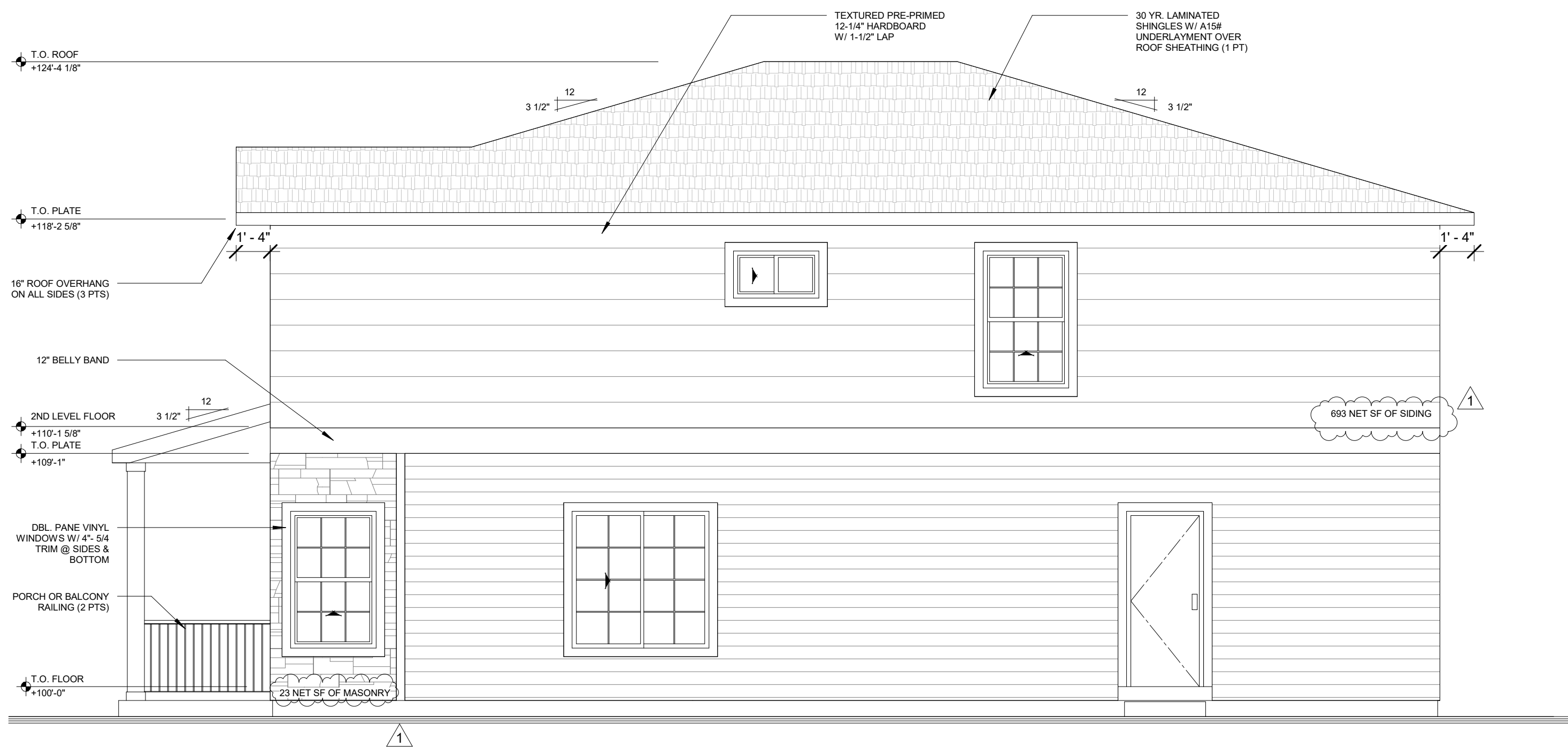
773 EMPORIA STREET  
LOTS 6, BLOCK 4, YACOVETTA SUBDIVISION SECOND FILING



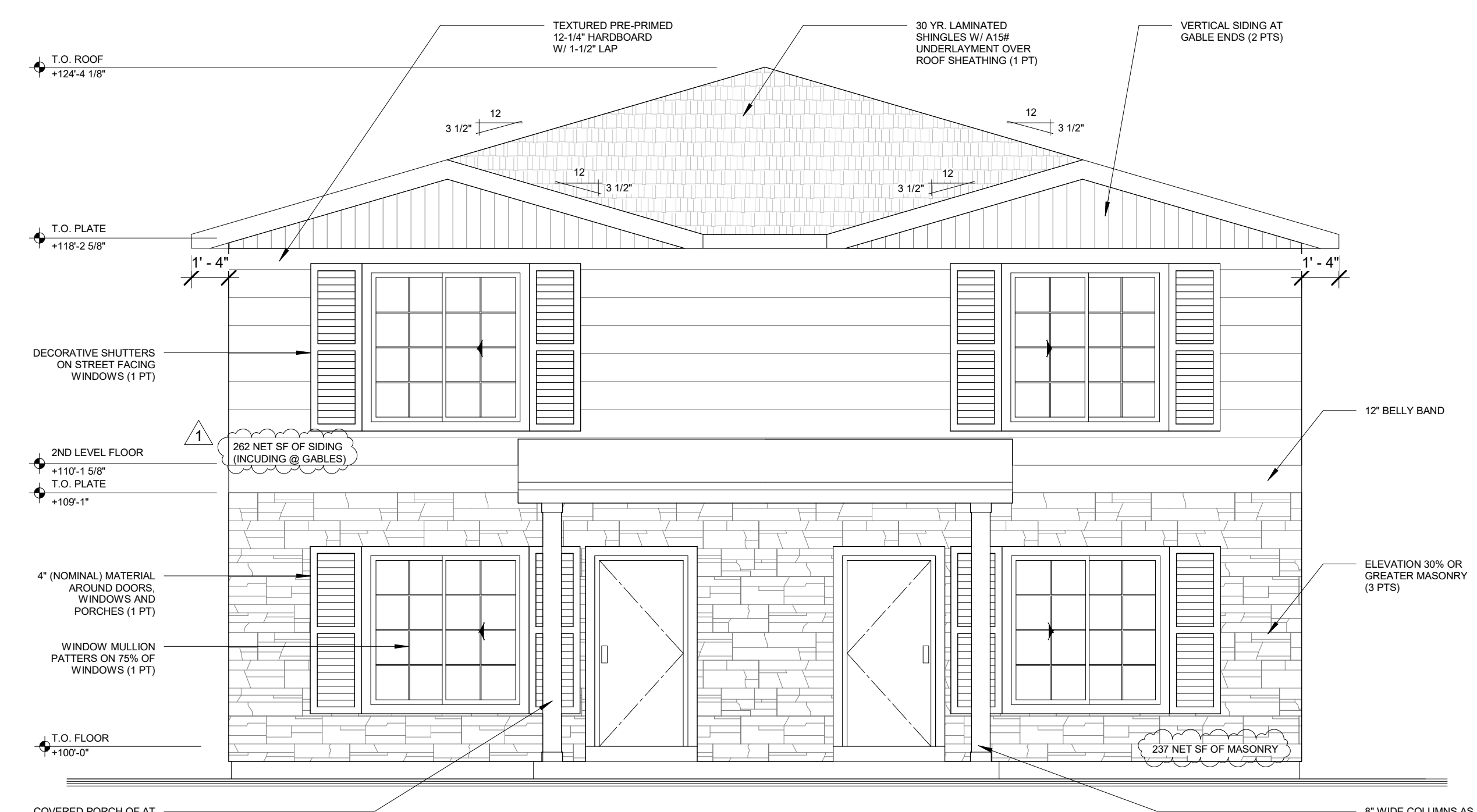
4 SOUTH ELEV  
1/4" = 1'-0"



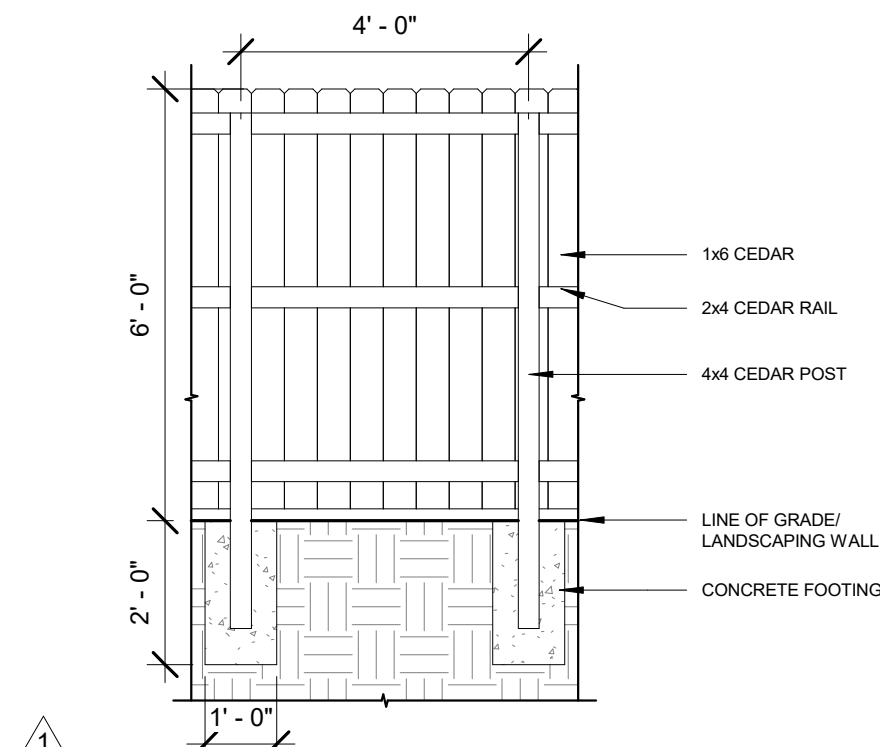
3 WEST ELEV  
1/4" = 1'-0"



2 NORTH ELEV  
1/4" = 1'-0"



1 EAST ELEV  
1/4" = 1'-0"



5 CEDAR FENCE DETAIL  
3/8" = 1'-0"

EAST MASONRY AREA COVERAGE CALCULATION	
EAST (FRONT) ELEVATION	
SQUARE FOOTAGE	503 SF
MASONRY	237 SF
% OF MASONRY	47%

TABLE 4.8-2 ARCHITECTURAL FEATURE SCORE	
WINDOWS	
WINDOW MULLION PATTERN ON 75% OF WINDOWS	1
DECORATIVE SHUTTERS ON AT LEAST TWO STREET FACING WINDOWS	1
ROOFS	
16" ROOF OVERHANGS ON ALL SIDES	3
DIMENSIONAL ROOF SHINGLES W/ 30-YEAR WARRANTY	1
ARCHITECTURAL DETAILS AND STYLES	
PLAN / ELEVATION WITH 30% OR GREATER MASONRY	3
CHANGE IN SIDING STYLE BETWEEN HOME AND ROOF GABLE ENDS	2
PROVIDE WIDE FASCIA AT LEAST 4" (NOMINAL) - MATERIALS AROUND DOORS, WINDOWS AND PORCHES	1
PORCHES, STOOPS AND ENHANCEMENTS	
COVERED PORCH OF AT LEAST 50 SF ON THE FRONT ELEVATION	3
PORCH OR BALCONY RAILINGS	2
8" WIDE COLUMNS, AS MEASURED AT THE BASE OF THE COLUMN, ON FRONT OR SIDE PORCH	1
TOTAL	18

PROJECT #	21030
PROJECT DATE	8/25/21
DESIGNER	DRD
REVIEWER	SAH

FLUENCY  
architecture + design

WITH  
DENNIS RODRIGUEZ  
DESIGN

SITE PLAN  
773 EMPORIA STREET  
AURORA, CO 80010  
CONTACT: JESSE S. DONOVAN, P.E.

REVISION NUMBER	REVISION DESCRIPTION	DATE
1	SITE PLAN RESUBMITAL	8/25/21

ELEVATIONS

SHEET NUMBER

5 OF 5