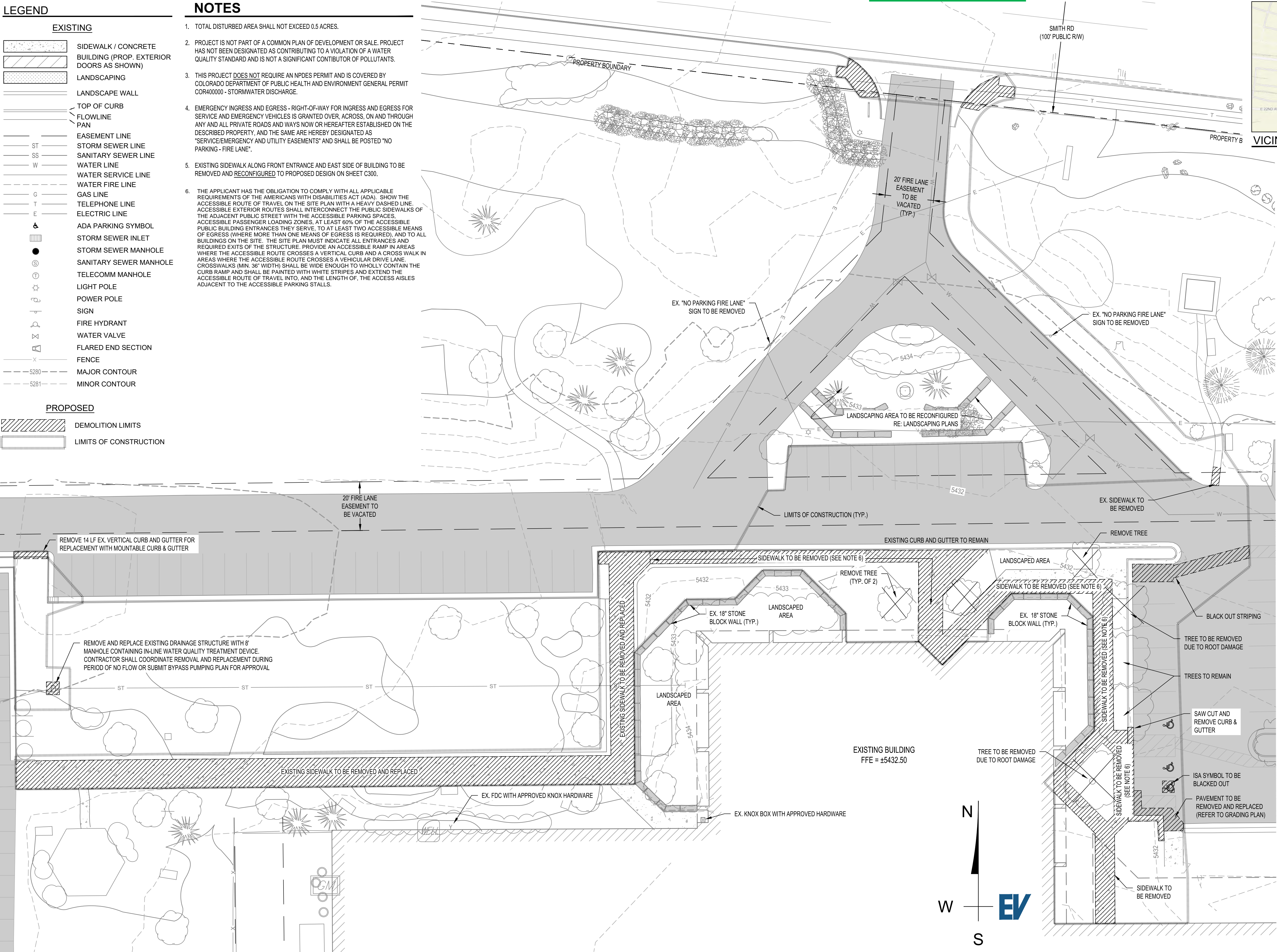


LEGEND

- EXISTING**
- SIDEWALK / CONCRETE
 - BUILDING (PROP. EXTERIOR DOORS AS SHOWN)
 - LANDSCAPING
 - LANDSCAPE WALL
 - TOP OF CURB
 - FLOWLINE
 - PAN
 - EASEMENT LINE
 - STORM SEWER LINE
 - SS SANITARY SEWER LINE
 - W WATER LINE
 - WATER SERVICE LINE
 - WATER FIRE LINE
 - G GAS LINE
 - T TELEPHONE LINE
 - E ELECTRIC LINE
 - ADA PARKING SYMBOL
 - STORM SEWER INLET
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - TELECOMM MANHOLE
 - LIGHT POLE
 - POWER POLE
 - SIGN
 - FIRE HYDRANT
 - WATER VALVE
 - FLARED END SECTION
 - FENCE
 - MAJOR CONTOUR
 - MINOR CONTOUR
- PROPOSED**
- DEMOLITION LIMITS
 - LIMITS OF CONSTRUCTION

NOTES

- TOTAL DISTURBED AREA SHALL NOT EXCEED 0.5 ACRES.
- PROJECT IS NOT PART OF A COMMON PLAN OF DEVELOPMENT OR SALE. PROJECT HAS NOT BEEN DESIGNATED AS CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD AND IS NOT A SIGNIFICANT CONTIBUTOR OF POLLUTANTS.
- THIS PROJECT DOES NOT REQUIRE AN NPDES PERMIT AND IS COVERED BY COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT GENERAL PERMIT COR400000 - STORMWATER DISCHARGE.
- 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".
- EXISTING SIDEWALK ALONG FRONT ENTRANCE AND EAST SIDE OF BUILDING TO BE REMOVED AND RECONFIGURED TO PROPOSED DESIGN ON SHEET C300.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). SHOW THE ACCESSIBLE ROUTE OF TRAVEL ON THE SITE PLAN WITH A HEAVY DASHED LINE. ACCESSIBLE EXTERIOR ROUTES SHALL INTERCONNECT THE PUBLIC SIDEWALKS OF THE ADJACENT PUBLIC STREET WITH THE ACCESSIBLE PARKING SPACES, ACCESSIBLE PASSENGER LOADING ZONES, AT LEAST 60% OF THE ACCESSIBLE PUBLIC BUILDING ENTRANCES THEY SERVE, TO AT LEAST TWO ACCESSIBLE MEANS OF EGRESS (WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED), AND TO ALL BUILDINGS ON THE SITE. THE SITE PLAN MUST INDICATE ALL ENTRANCES AND REQUIRED EXITS OF THE STRUCTURE. PROVIDE AN ACCESSIBLE RAMP IN AREAS WHERE THE ACCESSIBLE ROUTE CROSSES A VERTICAL CURB AND A CROSS WALK IN AREAS WHERE THE ACCESSIBLE ROUTE CROSSES A VEHICULAR DRIVE LANE. CROSSWALKS (MIN. 36" WIDTH) SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP AND SHALL BE PAINTED WITH WHITE STRIPES AND EXTEND THE ACCESSIBLE ROUTE OF TRAVEL INTO, AND THE LENGTH OF, THE ACCESS AISLES ADJACENT TO THE ACCESSIBLE PARKING STALLS.



The site plan will not be approved by public works until the preliminary drainage letter/report is approved

Noted.

Responses in pink provided by EVstudio



VICINITY MAP 1" = 2000'

EVstudio
Denver, CO
Evergreen, CO

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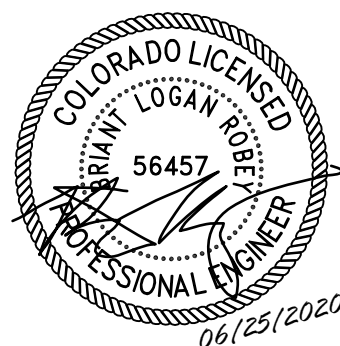
Contact:
Brian Welch, PE
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UTILITY NOTIFICATION CENTER
The Promise.com

FOR MARKING OF UNDERGROUND MEMBER UTILITIES.
THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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REVISION:
1 06/25/20 COA COMMENTS
DEV PLAN - MINOR MOD
RESUBMITTAL #2 - 11/18/2020

DESIGN DOCUMENTS
DATE: 05/14/2020
DRAWN BY: BLR
CHECKED BY: BMW

**EX. COND &
DEMO PLAN**

C100

SHEET 1 OF 10

OVERALL PLAN

Silt Fence (SF)

SC-1

SILT FENCE

SECTION A

SF-1. SILT FENCE

November 2010

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

SF-3

Sediment Control Log (SCL)

SC-2

TRENCHED SEDIMENT CONTROL LOG

SECTION A

SCL-1. TRENCHED SEDIMENT CONTROL LOG

November 2015

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

SCL-3

Rock Sock (RS)

SC-5

ROCK SOCK SECTION

ROCK SOCK PLAN

ROCK SOCK JOINTING

ROCK SOCK INSTALLATION NOTES

RS-1. ROCK SOCK PERIMETER CONTROL

RS-2

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

November 2010

Inlet Protection (IP)

SC-6

IP-5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

IP-6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

IP-6

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

August 2013

CONSTRUCTION SEQUENCING

- ROCK SOCKS AND SILT FENCE AND/OR SEDIMENT CONTROL LOGS SHALL BE INSTALLED BEFORE THE COMMENCEMENT OF WORK. REFER TO THE ASSOCIATED DETAILS AND SHEET C100 FOR THE LOCATION OF THESE BMPs.
- DEMOLISH AREAS IDENTIFIED TO BE REMOVED. CONSTRUCT NEW BUILDING ADDITION AND SIDEWALK, AND INSTALL NEW LANDSCAPING WALL AND FEATURES.
- ANY DENUDEED AREAS NOT INTENDED TO BE COVERED WITH OTHER SITE IMPROVEMENTS OR LANDSCAPE FEATURES SHALL BE PERMANENTLY SEEDED WITHIN 14 DAYS OF FINAL GRADING - REFER TO THE SEEDING DETAIL FOR REQUIREMENTS.
- ONCE SLOPES HAVE BEEN STABILIZED AND COVER HAS BEEN ESTABLISHED, REMOVE ALL BMPs.

BMP MAINTENANCE

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
- SEDIMENT ACCUMULATED UPSTREAM OF ALL EROSION CONTROL BMPs SHALL BE REMOVED WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, OR AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS. FOR SILT FENCE, THIS IS TYPICALLY WHEN ACCUMULATED SEDIMENT REACHES A DEPTH OF 6". FOR ROCK SOCKS, REMOVE SEDIMENT WHEN IT ACCUMULATES TO A DEPTH OF 1/2 THE HEIGHT OF THE SOCK.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

PERMANENT SEEDING

COMMON NAME	BOTANICAL NAME	SEEDS/LB.	LB./ACRE
EPHRIAM CRESTED WHEATGRASS	<i>Agropyron cristatum 'Ephrium'</i>	175,000	2.0
DURAL HARD FESCUE	<i>Festuca ovina 'duriuscula'</i>	565,000	1.0
LINCOLN SMOOTH BROME	<i>Bromus inermis leysii 'Lincoln'</i>	130,000	3.0
SODAR STREAMBANK WHEATGRASS	<i>Agropyron riparium 'Sodar'</i>	170,000	2.5
ARRIBA WESTERN WHEATGRASS	<i>Agropyron smithii 'Arriba'</i>	110,000	7.0
TOTAL			15.5

THE RATES IN THE TABLE ABOVE ARE BASED ON DRILL SEEDING FOLLOWED BY CRIMPED STRAW MULCH. THESE RATES SHOULD BE DOUBLED IF SEED IS BROADCAST, AND SHOULD BE INCREASED BY 50% IF THE SEEDING IS DONE USING A BRILLION DRILL.

SEED BETWEEN OCTOBER 1 AND APRIL 30.

COVER SEEDED AREAS WITH MULCH OR AN APPROPRIATE ROLLED EROSION CONTROL PRODUCT TO PROMOTE ESTABLISHMENT OF VEGETATION. ANCHOR MULCH BY CRIMPING, NETTING OR USE OF A NON-TOXIC TACKIFIER.

SEEDING MAINTENANCE

- MONITOR AND OBSERVE SEEDED AREAS TO IDENTIFY AREAS OF POOR GROWTH OR AREAS THAT FAIL TO GERMINATE. RESEED AND MULCH THESE AREAS, AS NEEDED.
- AN AREA THAT HAS BEEN PERMANENTLY SEEDED SHOULD HAVE A GOOD STAND OF VEGETATION WITHIN ONE GROWING SEASON IF IRRIGATED AND WITHIN THREE GROWING SEASONS IN COLORADO. RESEED PORTIONS OF THE SITE THAT FAIL TO GERMINATE OR REMAIN BARE AFTER THE FIRST GROWING SEASON.
- SEEDED AREAS MAY REQUIRE IRRIGATION, PARTICULARLY DURING EXTENDED DRY PERIODS. TARGETED WEED CONTROL MAY ALSO BE NECESSARY.
- PROTECT SEEDED AREAS FROM CONSTRUCTION EQUIPMENT AND VEHICLE ACCESS.

REVISION:

DESIGN DOCUMENTS

DATE: 2/25/2020
DRAWN BY: BLR
CHECKED BY: BMW

E&SC DETAILS

C101

LEGEND

EXISTING	
	SIDEWALK / CONCRETE
	BUILDING (PROP. EXTERIOR DOORS AS SHOWN)
	LANDSCAPING
	LANDSCAPE WALL
	TOP OF CURB
	FLOWLINE
	PAN
	EASEMENT LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER LINE
	WATER SERVICE LINE
	WATER FIRE LINE
	GAS LINE
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	FIRE HYDRANT
	WATER VALVE
	FLARED END SECTION
	FENCE
	MAJOR CONTOUR
	MINOR CONTOUR
PROPOSED	
	SEEDING AND MULCHING

NOTES

- TOTAL DISTURBED AREA SHALL NOT EXCEED 0.5 ACRES.
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- THIS PROJECT DOES NOT REQUIRE AN NPDES PERMIT AND IS COVERED BY COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT GENERAL PERMIT COR400000 - STORMWATER DISCHARGE.
- 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".
- EXISTING SIDEWALK ALONG FRONT ENTRANCE AND EAST SIDE OF BUILDING TO BE REMOVED AND RECONFIGURED TO PROPOSED DESIGN ON SHEET C300.

Erosion control plans are not part of the site plan. Please remove

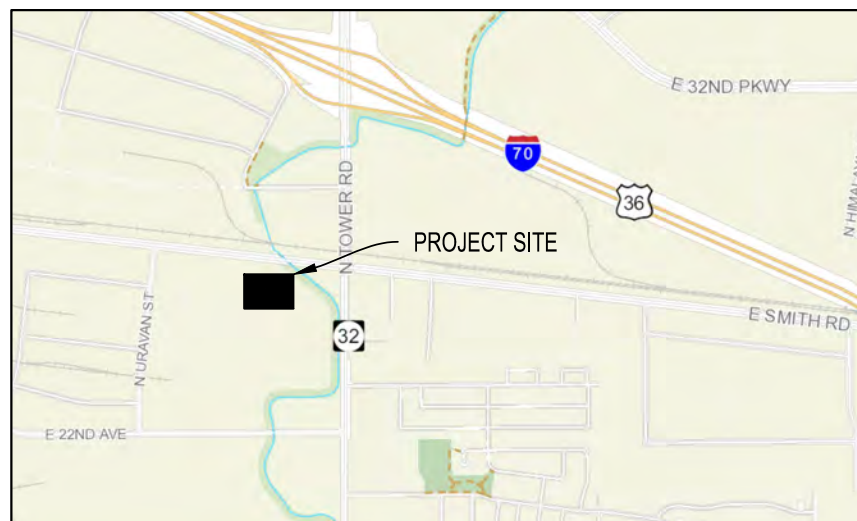
Civil plans are required to review erosion control plans

This sheet has been removed from the site plan set

SEED AND MULCH ANY DENUDE SOIL THAT IS NOT IMMEDIATELY REPLACED BY LANDSCAPING GROUND COVER. REFER TO LANDSCAPING PLANS

SEED AND MULCH ANY DENUDE SOIL NOT COVERED BY MAINTENANCE PATH PAVER SECTION. INSTALL SOIL AND GRASS BETWEEN PAVERS PER PAVER MANUFACTURER'S RECOMMENDATION

E&SC PLAN - FINAL



VICINITY MAP
1" = 2000'

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303.670.7242
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inspections@evstudio.com
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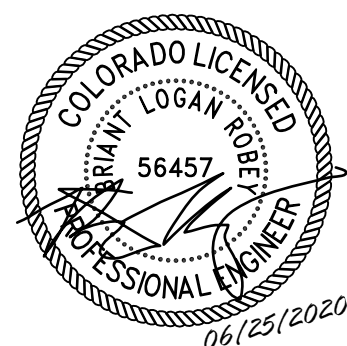
Contact:
Brian Welch, PE
brian.welch@evstudio.com
303.670.7242 x50



FOR MARKING OF UNDERGROUND MEMBER UTILITIES.
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REVISION:	
1	06/25/20 COA COMMENTS
DEV PLAN - MINOR MOD	
RESUBMITTAL #2 - 11/18/2020	

DESIGN DOCUMENTS	
DATE:	05/14/2020
DRAWN BY:	BLR
CHECKED BY:	BLR

E&SC PLAN -
FINAL

C201

Erosion control plans are not part of the site plan. Please remove

Civil plans are required to review erosion control plans

This sheet has been removed from the site plan set

1 1/2" x 1 1/2" WOODEN FENCE POSTS
8'-4" MAX. SPACING

1 1/2" MIN.

4" MIN.

18" MIN.

42" MIN.

UNDISTURBED VEGETATION ON DOWN GRADIENT SIDE.

EXISTING GROUND

FLOW

COMPACTED BACKFILL

6" MIN.

AT LEAST 11" OF SILT FENCE GEOTEXTILE SHALL BE BURIED

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

POSTS SHALL OVERLAP AT JOINTS SO THAT NO GAPS EXIST IN SILT FENCE.

ROTATE SECOND JOIN FIRST

POSTS SHALL BE JOINED AS SHOWN, THEN ROTATED 180° IN DIRECTION SHOWN AND DRIVEN INTO THE GROUND

NOTE: THICKNESS OF GEOTEXTILE HAS BEEN EXAGGERATED.

5" MIN.

CONTINUOUS FENCE FABRIC

PLACE POSTS ADJACENTLY AND END AT TOP.

JOINTS-SECTION
SCALE: N.T.S.

J-HOOK DETAIL
SCALE: N.T.S.

SILT FENCE GEOTEXTILE SHALL MEET THE MANDATORY REQUIREMENTS LISTED BELOW

PROPERTIES	TEST METHOD	MANDATORY REQUIREMENTS
GRAB TENSILE STRENGTH	ASTM D 4632	2124 LBS
MULLEN BURST STRENGTH	ASTM D 3786	2300 PSI
PUNCTURE STRENGTH	ASTM D 4633	260 LBS
TRAPEZOID TEAR STRENGTH	ASTM D 4633	260 LBS
UV RESISTANCE	ASTM D 4355	280% AT 500 HOURS OF UV EXPOSURE
FLOW RATE	ASTM D 4481	210 GAL/MIN/FT ²
MINIMUM TENSILE STRENGTH		0.45 kN

NOTES:

- SILT FENCE MUST BE PLACED AWAY FROM TOE OF SLOPE TO ALLOW FOR WATER PONDING.
- SILT FENCE MAY BE USED ALONG PERIMETERS SO LONG AS SLOPES DO NOT EXCEED 5% IF SLOPE IS GREATER THAN 5%, THEN SILT FENCE MAY BE INSTALLED ALONG THE CONTOUR OR A DIVERSION DIKE MAY BE REQUIRED.
- ANCHOR TRENCH SHALL BE EXCAVATED WITH TRENCHER, OR WITH SILT FENCE INSTALLATION MACHINE; NO ROAD GRADERS, BACKHOES, ETC. SHALL BE USED. TRENCH SHALL BE COMPACTED BY HAND WITH "JUMPING JACK", OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
- SILT FENCE INDICATED ON PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES UNLESS NOTED OTHERWISE.
- SEDIMENT ACCUMULATED UPSTREAM OF SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT REACHES A DEPTH OF 6-INCHES.
- ADDITIONAL STAKES MAY BE PLACED ON THE FRONT SIDE OF THE SILT FENCE FOR ADDED STABILITY.
- DO NOT INSTALL WITHIN DRILLPLINE OF EXISTING TREES.

CITY OF AURORA, COLORADO
Kim S. St... 11/9/10
AURORA WATER DEPARTMENT
CITY ENGINEER
DATE

SILT FENCE

1 OF 3
SF

TUBULAR MARKER (TYP)

DROP INLET WITH GRATE

TUBULAR MARKER (TYP)

1/2 INCH WIRE MESH WRAPPED ROCK SOCKS OF 1-1/2" CRUSHED ROCK. (RECYCLED CONCRETE IS NOT ACCEPTABLE)

10" MIN.

WIRE MESH

SEDIMENT

FILTERED WATER

INLET PROTECTION INSTALLATION NOTES

- INLET PROTECTION AT AREA INLETS SHALL BE INSTALLED WITHIN 72-HOURS OF POURING INLET.
- CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL BE 1-1/2".
- WIRE MESH SHALL BE FABRICATED OF MINIMUM 16-20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1/2 INCH. ROLL WIDTH SHALL BE 48-INCHES. 16-20 GAUGE CHICKEN WIRE MAYBE USED IF DOUBLE WRAPPED WITH NO MORE THAN 1/2" OPENINGS.
- WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTER ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF SOCK.
- SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF ROCK SOCKS IS WITHIN 5 INCHES OF THE CREST.
- CONCRETE BLOCKS AND 2x4 SUPPORTS SHALL BE USED WHEN THERE IS MORE THAN ONE (1) ACRE OF TRIBUTARY DRAINAGE AREA TO THE INLET OR AT ANY TIME ADDITIONAL SUPPORT IS NEEDED TO KEEP ROCK SOCKS IN PLACE.
- REFER TO (RS) DETAIL FOR MORE INFORMATION.

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CITY ENGINEER
DATE

DROP / AREA INLET PROTECTION

1 OF 3
IPA

3" MAX.

6" AT END LOGS

ENDS SHALL BE TIGHTLY ABUTTED

DETAIL

3" MIN.

9" DIA. SEDIMENT CONTROL LOG

2" MIN.

SECTION

12" MIN OVERLAP

TIGHTLY ABUT OVERLAP SECTIONS

OVERLAP ALTERNATIVE JOINT DETAIL

J-HOOK SECTION MUST BE CONTINUOUS

TIGHTLY ABUT END TO CONTINUOUS SECTION

J-HOOK ALTERNATIVE JOINT DETAIL

NOTES:

- SEE PLAN VIEW FOR LOCATION OF SEDIMENT CONTROL LOG.
- SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, EXCELSIOR, OR COCONUT FIBER.
- NOT FOR USE IN CONCENTRATED FLOW AREAS.
- THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2" AND SECURED TO THE GROUND.
- 12" DIAMETER SEDIMENT CONTROL LOGS ARE REQUIRED IN AREAS WHERE THE SLOPE UPSTREAM OF THE LOG IS GREATER THAN 10%.

SOURCE: ADAPTED FROM DOUGLAS COUNTY GESC STANDARD DETAILS

CITY OF AURORA, COLORADO
Kim S. St... 11/9/10
AURORA WATER DEPARTMENT
CITY ENGINEER
DATE

SEDIMENT CONTROL LOG

1 OF 2
SCL

CONSTRUCTION SEQUENCING

- ROCK SOCKS AND SILT FENCE AND/OR SEDIMENT CONTROL LOGS SHALL BE INSTALLED BEFORE THE COMMENCEMENT OF WORK. REFER TO THE ASSOCIATED DETAILS AND SHEET C101 FOR THE LOCATION OF THESE BMPs.
- DEMOLISH AREAS IDENTIFIED TO BE REMOVED. CONSTRUCT NEW BUILDING ADDITION AND SIDEWALK, AND INSTALL NEW LANDSCAPING FEATURES.
- ANY DENUDED AREAS NOT INTENDED TO BE COVERED WITH OTHER SITE IMPROVEMENTS OR LANDSCAPE FEATURES SHALL BE PERMANENTLY SEEDED WITHIN 14 DAYS OF FINAL GRADING - REFER TO THE SEEDING DETAIL FOR REQUIREMENTS AND SHEET C102 FOR LOCATION.
- ONCE SLOPES HAVE BEEN STABILIZED AND COVER HAS BEEN ESTABLISHED, REMOVE ALL BMPs.

BMP MAINTENANCE

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
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- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
- SEDIMENT ACCUMULATED UPSTREAM OF ALL EROSION CONTROL BMPs SHALL BE REMOVED WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, OR AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS. FOR SILT FENCE, THIS IS TYPICALLY WHEN ACCUMULATED SEDIMENT REACHES A DEPTH OF 6" FOR ROCK SOCKS, REMOVE SEDIMENT WHEN IT ACCUMULATES TO A DEPTH OF 1/2 THE HEIGHT OF THE SOCK.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

1-1/2" CRUSHED ROCK ENCLOSED IN 1/2 INCH WIRE MESH (RECYCLED CONCRETE IS NOT ACCEPTABLE)

4"-6" MAX AT CURBS OTHERWISE 10" MIN

0" IN BED ROCK OR HARD SURFACE 2" IN SOIL

SECTION

JOINT DETAIL

GRADATION TABLE

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
NO. 4	100
2"	90 - 100
1 1/2"	20 - 55
1"	0 - 15
3/4"	0 - 5
3/8"	0 - 5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

NOTES:

- SEE PLAN VIEW FOR: -LOCATIONS OF ROCK SOCKS
- ROCK SOCK SECTION APPLIES TO CULVERT INLET FILTER AND INLET PROTECTION.
- CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON SHEET 1 (1-1/2" MINUS).
- WIRE MESH SHALL BE FABRICATED OF 16-20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1/2" INCH. ROLL WIDTH SHALL BE 48". 16-20 GAUGE CHICKEN WIRE MAY BE USED IF DOUBLE WRAPPED WITH NO MORE THAN 1/2" OPENINGS.
- WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS
- FOR CONCENTRATED FLOW AREAS THE ENDS OF THE ROCK SOCKS SHALL BE 12" HIGHER THAN THE CENTER OF THE SOCK
- SEDIMENT ACCUMULATED UPSTREAM OF THE ROCK SOCK SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF THE FILTER IS AT HALF THE HEIGHT OF THE BMP.

CITY OF AURORA, COLORADO
Kim S. St... 11/9/10
AURORA WATER DEPARTMENT
CITY ENGINEER
DATE

ROCK SOCKS/ WATTLES

1 OF 2
RS

SEEDING AND MULCHING

COMMON NAME	BOTANICAL NAME	SEEDS/LB.	LB./ACRE
EPHRIAM CRESTED WHEATGRASS	<i>Agropyron cristatum 'Ephrium'</i>	175,000	2.0
DURAL HARD FESCUE	<i>Festuca ovina 'duriscusula'</i>	565,000	1.0
LINCOLN SMOOTH BROME	<i>Bromus inermis leysii 'Lincoln'</i>	130,000	3.0
SODAR STREAMBANK WHEATGRASS	<i>Agropyron riparium 'Sodar'</i>	170,000	2.5
ARRIBA WESTERN WHEATGRASS	<i>Agropyron smithii 'Arriba'</i>	110,000	7.0
TOTAL			15.5

THE RATES IN THE TABLE ABOVE ARE BASED ON DRILL SEEDING FOLLOWED BY CRIMPED STRAW MULCH. THESE RATES SHOULD BE DOUBLED IF SEED IS BROADCAST, AND SHOULD BE INCREASED BY 50% IF THE SEEDING IS DONE USING A BRILLION DRILL.

SEED BETWEEN OCTOBER 1 AND APRIL 30.

COVER SEEDED AREAS WITH MULCH OR AN APPROPRIATE ROLLED EROSION CONTROL PRODUCT TO PROMOTE ESTABLISHMENT OF VEGETATION. ANCHOR MULCH BY CRIMPING, NETTING OR USE OF A NON-TOXIC TACKIFIER.

SEEDING MAINTENANCE

- MONITOR AND OBSERVE SEEDED AREAS TO IDENTIFY AREAS OF POOR GROWTH OR AREAS THAT FAIL TO GERMINATE. RESEED AND MULCH THESE AREAS, AS NEEDED.
- AN AREA THAT HAS BEEN PERMANENTLY SEEDED SHOULD HAVE A GOOD STAND OF VEGETATION WITHIN ONE GROWING SEASON IF IRRIGATED AND WITHIN THREE GROWING SEASONS IN COLORADO. RESEED PORTIONS OF THE SITE THAT FAIL TO GERMINATE OR REMAIN BARE AFTER THE FIRST GROWING SEASON.
- SEEDED AREAS MAY REQUIRE IRRIGATION, PARTICULARLY DURING EXTENDED DRY PERIODS. TARGETED WEED CONTROL MAY ALSO BE NECESSARY.
- PROTECT SEEDED AREAS FROM CONSTRUCTION EQUIPMENT AND VEHICLE ACCESS.

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FOR MARKING OF UNDERGROUND MEMBER UTILITIES.
THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

WAGNER
EQUIPMENT
18000 SMITH ROAD, TOWER
CENTER FOR IND SUB NO. 3,
AURORA, CO 80011
19097



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REVISION:
1 06/25/20 COA COMMENTS
DEV PLAN - MINOR MOD
RESUBMITTAL #2 - 11/18/2020

DESIGN DOCUMENTS
DATE: 05/14/2020
DRAWN BY: BLR
CHECKED BY: BMW

E&SC DETAILS

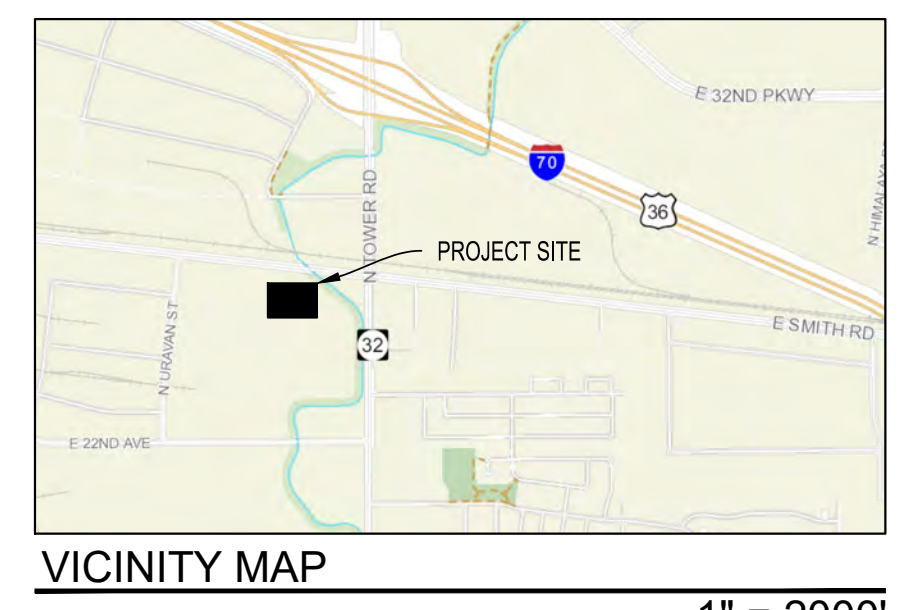
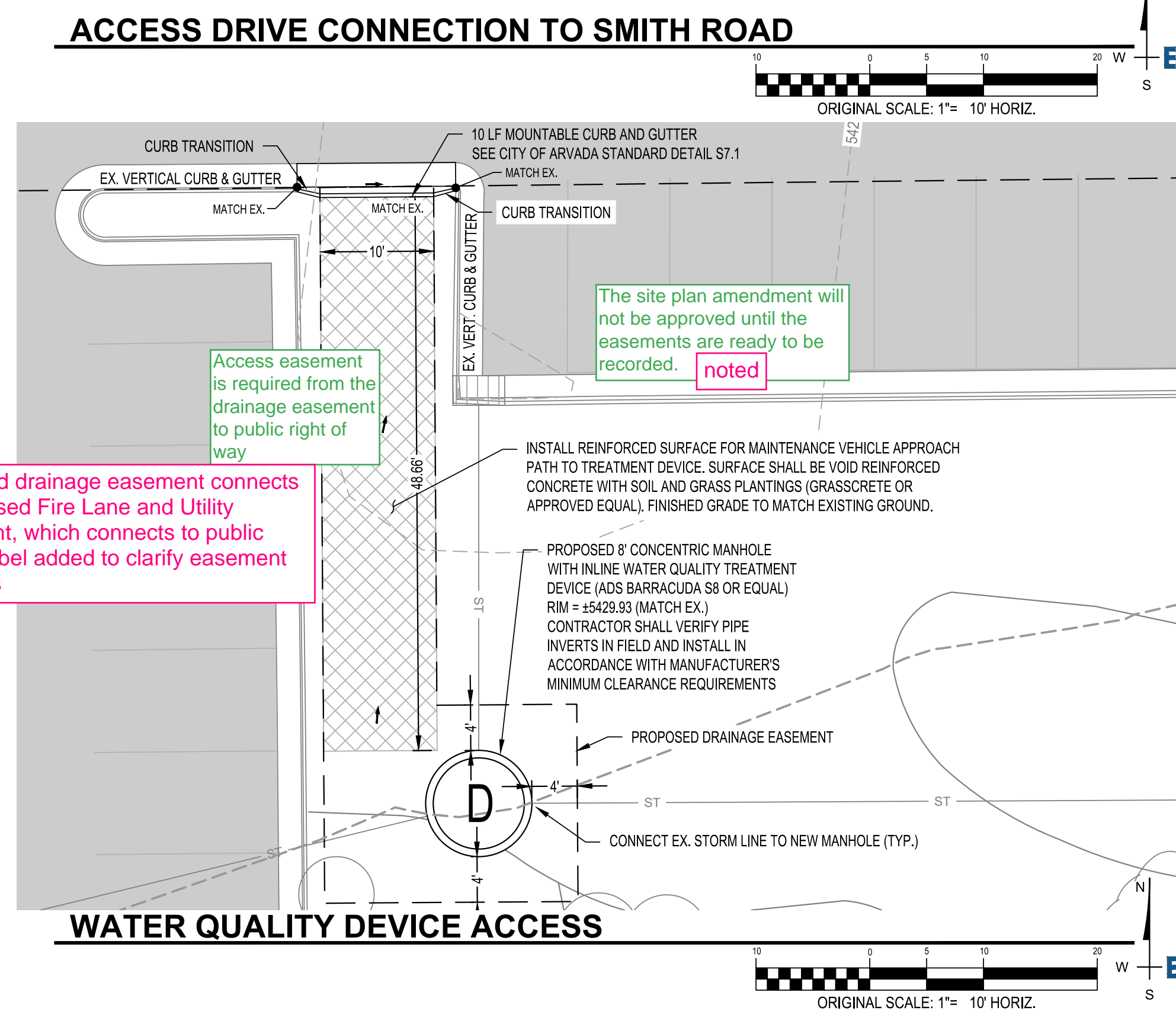
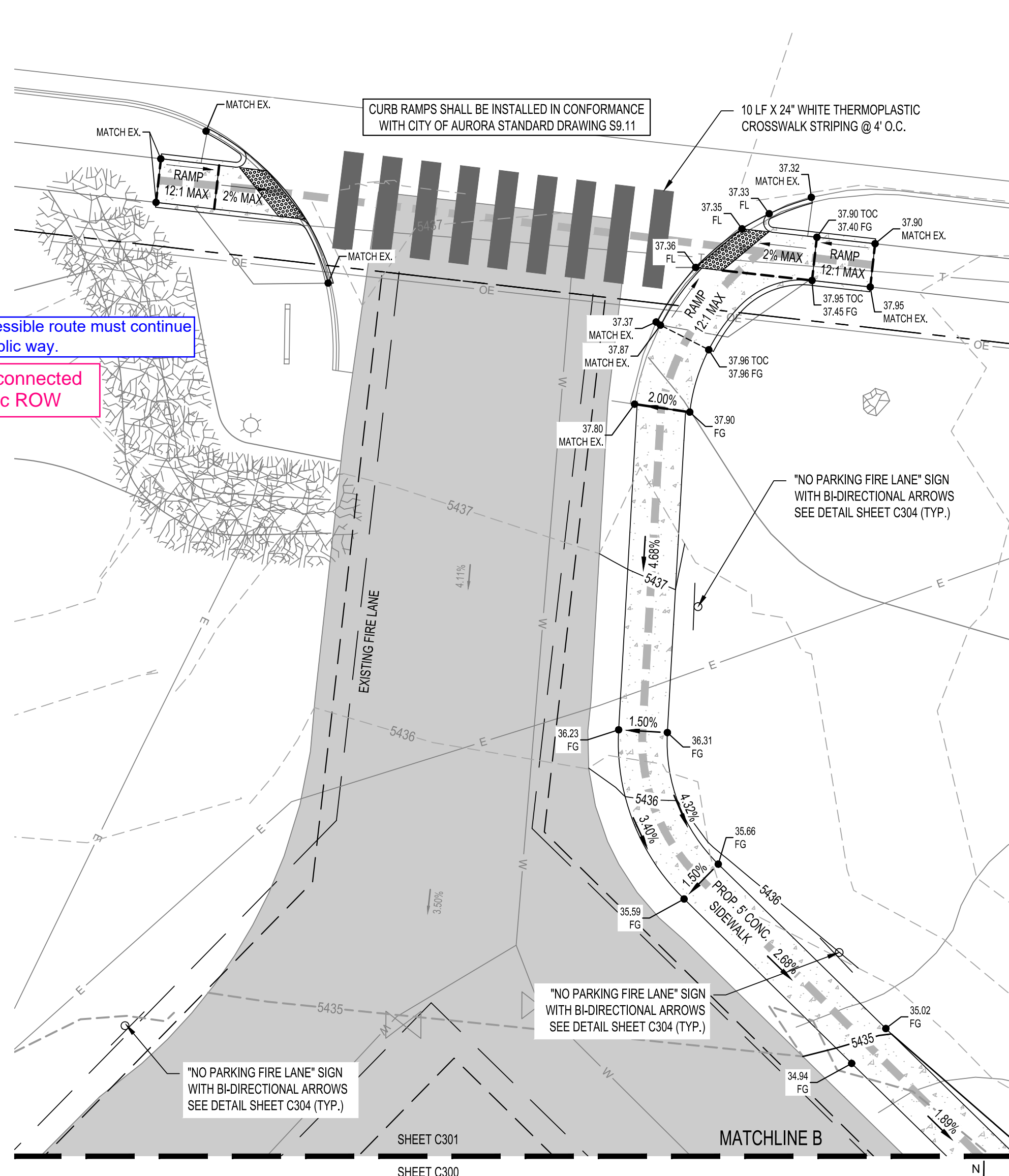
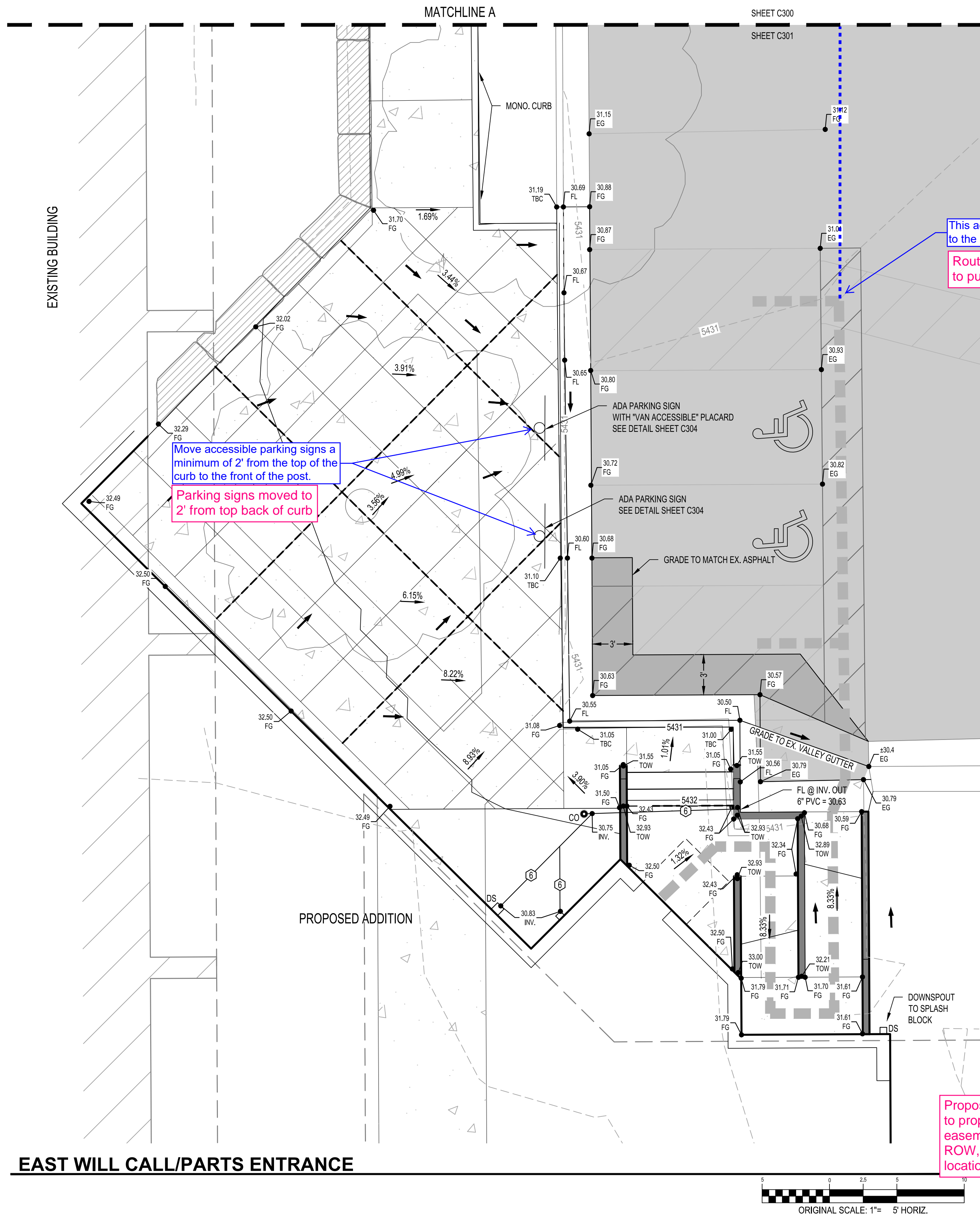
C202



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1. CONTRACTOR SHALL VERIFY EXISTING SIDEWALK GRADES AND REMOVE AND REPLACE AS NECESSARY TO CONNECT TO PROPOSED SIDEWALK.
2. PAVEMENT GRADES SHALL NOT EXCEED 2% ANY DIRECTION IN THIS AREA. CONTRACTOR SHALL VERIFY AND COORDINATE WITH ENGINEER FOR POTENTIAL ASPHALT MILL AND OVERLAY TO ENSURE EXISTING GRADES ARE COMPLIANT WITH ADA PARKING REQUIREMENTS.
3. SIDEWALK WITHIN THIS AREA TO BE REMOVED AND REPLACED AT GRADE FOR INSTALLATION OF SNOW-MELT SIDEWALK. CONTRACTOR SHALL ENSURE NEW SIDEWALK MATCHES EXISTING FINISHED GRADE.
4. SITE CONDITIONS SHOWN AS REPORTED BY OWNER AND CONTRACTOR ON FEBRUARY 4, 2020. SURVEY INFORMATION MAY BE OUTDATED ADJACENT TO BUILDING. CONTRACTOR TO VERIFY EXISTING RENOVATED PLANTER BED SLOPE IS COMPLIANT WITH 5% MINIMUM REQUIREMENT.

HEET 5 OF 10



LEGEND	
EXISTING	PROPOSED
[Symbol]	[Symbol] ASPHALT
[Symbol]	[Symbol] SIDEWALK / CONCRETE
[Symbol]	[Symbol] BUILDING (PROP. EXTERIOR DOORS AS SHOWN)
[Symbol]	[Symbol] LANDSCAPING
[Symbol]	[Symbol] TOP OF CURB
[Symbol]	[Symbol] FLOWLINE
[Symbol]	[Symbol] PAN
[Symbol]	[Symbol] EASEMENT LINE
[Symbol]	[Symbol] STORM SEWER LINE
[Symbol]	[Symbol] ROOF DRAIN LEADER (SIZE IN INCHES)
[Symbol]	[Symbol] SANITARY SEWER LINE
[Symbol]	[Symbol] WATER LINE
[Symbol]	[Symbol] WATER SERVICE LINE
[Symbol]	[Symbol] WATER FIRE LINE
[Symbol]	[Symbol] GAS LINE
[Symbol]	[Symbol] TELEPHONE LINE
[Symbol]	[Symbol] ELECTRIC LINE
[Symbol]	[Symbol] ACCESS ROUTE
[Symbol]	[Symbol] ADA PARKING SYMBOL
[Symbol]	[Symbol] STORM SEWER INLET
[Symbol]	[Symbol] STORM SEWER MANHOLE
[Symbol]	[Symbol] SANITARY SEWER MANHOLE
[Symbol]	[Symbol] TELECOMM MANHOLE
[Symbol]	[Symbol] LIGHT POLE
[Symbol]	[Symbol] POWER POLE
[Symbol]	[Symbol] FIRE HYDRANT
[Symbol]	[Symbol] WATER VALVE
[Symbol]	[Symbol] FLARED END SECTION
[Symbol]	[Symbol] STORM CLEANOUT
[Symbol]	[Symbol] SIGN
[Symbol]	[Symbol] FENCE
[Symbol]	[Symbol] MAJOR CONTOUR
[Symbol]	[Symbol] MINOR CONTOUR
[Symbol]	[Symbol] SPOT ELEVATION TRUNCATION
[Symbol]	[Symbol] PROPOSED GRADE
[Symbol]	[Symbol] FLOW DIRECTION

- NOTES:
- ALL ROOF DRAIN LEADERS SHALL MAINTAIN 1.0% MIN. SLOPE.
 - ROOF DRAIN LEADER SIZES HAVE BEEN BASED ON DOWNSPOUT SIZE. CONTRACTOR SHALL VERIFY ADEQUACY BASED ON ROOF AREA AND COORDINATE WITH ENGINEER.
 - SITE CONDITIONS SHOWN AS REPORTED BY OWNER AND CONTRACTOR ON FEBRUARY 4, 2020. SURVEY INFORMATION MAY BE OUTDATED ADJACENT TO BUILDING. CONTRACTOR TO VERIFY EXISTING RENOVATED PLANTER BED SLOPE IS COMPLIANT WITH 5% MINIMUM REQUIREMENT.

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WAGNER EQUIPMENT
18000 SMITH ROAD, TOWER
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19097



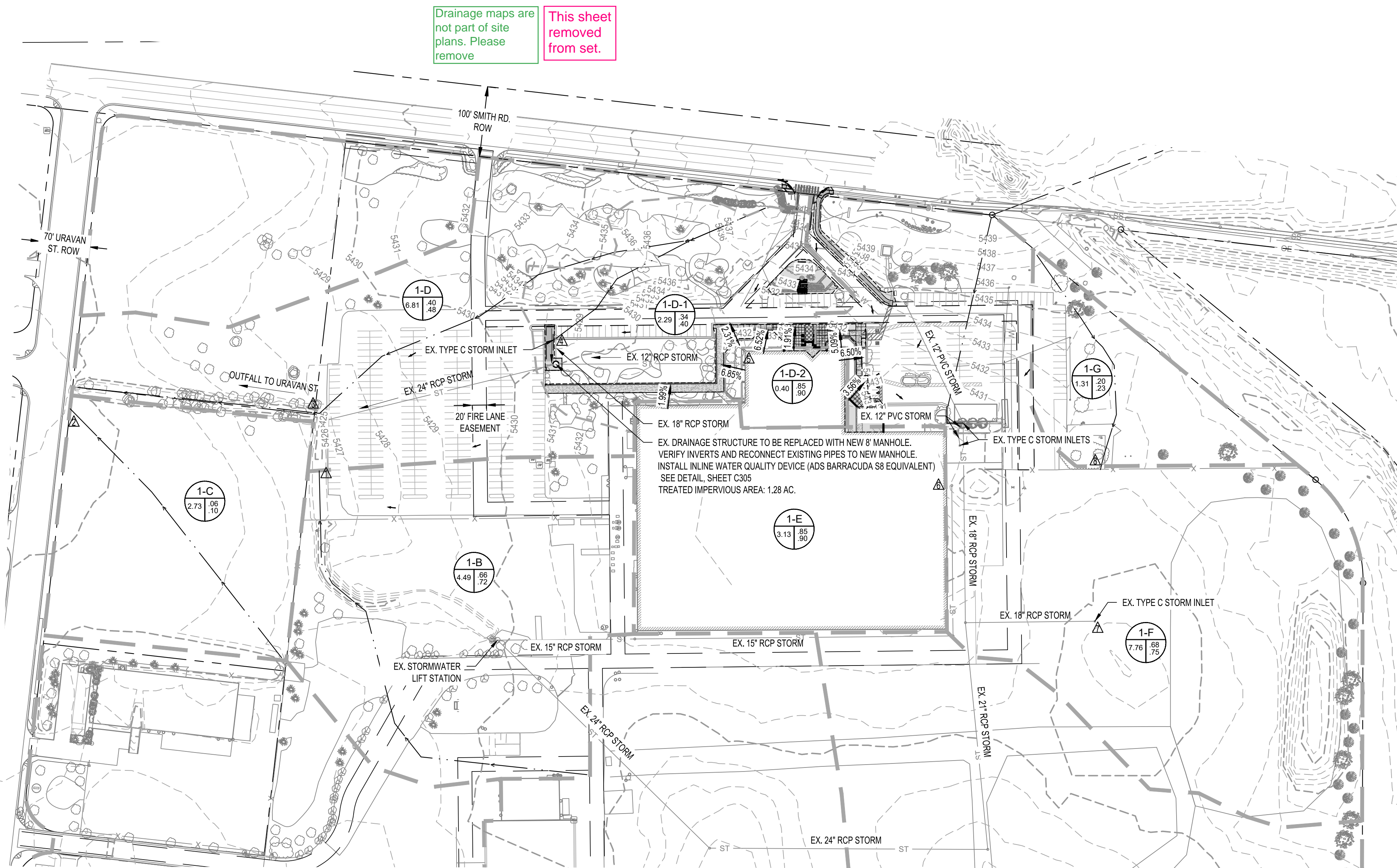
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REVISION:
1 06/25/20 CQA COMMENTS
DEV PLAN - MINOR MOD
RESUBMITTAL #2 - 11/18/2020

DESIGN DOCUMENTS
DATE: 05/14/2020
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CHECKED BY: BMW

GRADING PLAN

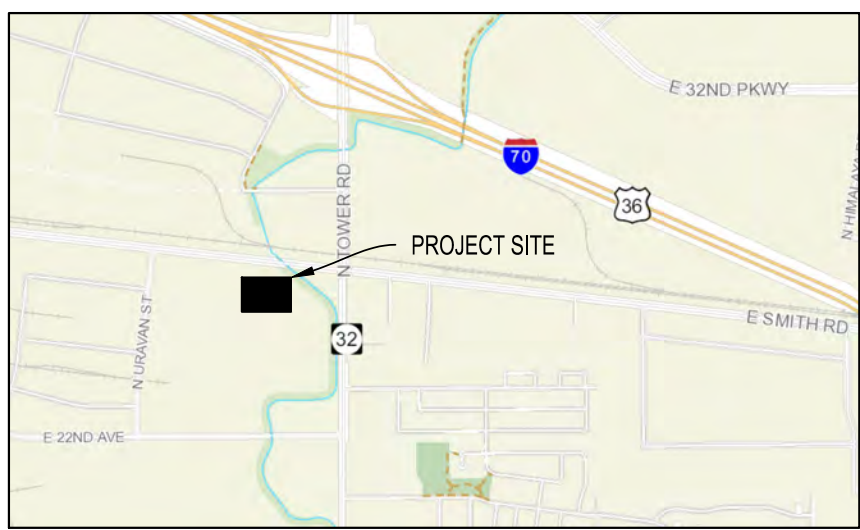
C301
SHEET 6 OF 10



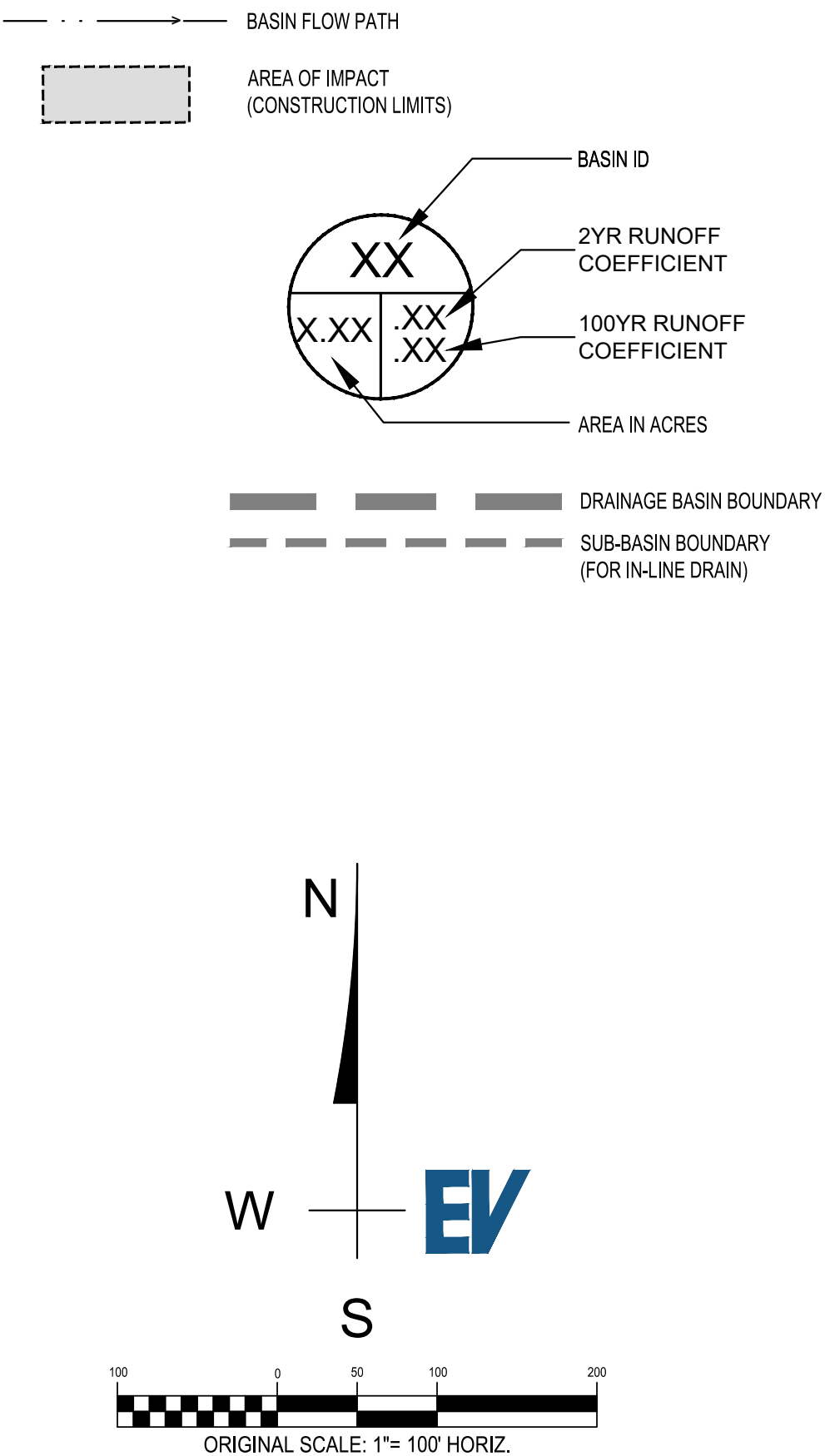
EXISTING SITE DRAINAGE								
BASIN ID	DESIGN POINT	AREA (ACRES)	PERCENT IMPERVIOUS	RUNOFF COEFFICIENT		DIRECT RUNOFF		TOTAL RUNOFF
				C 5-YR	C 100-YR	Q 5-YR (CFS)	Q 100-YR (CFS)	Q 5-YR (CFS)
1-B	1	4.49	72.12%	0.66	0.72	9.66	20.05	9.66
1-C	2	2.73	2.00%	0.06	0.10	0.55	1.76	0.55
1-D	3	6.81	43.61%	0.40	0.48	8.28	18.75	8.28
1-D-1	4	2.29	32.28%	0.34	0.40	2.69	6.08	2.69
1-D-2	5	0.40	90.00%	0.85	0.90	1.55	3.13	3.85
1-E	6	3.13	90.00%	0.85	0.90	12.27	24.75	28.41
1-F	7	7.76	74.05%	0.68	0.75	24.29	51.44	19.17
1-G	8	1.31	17.79%	0.20	0.23	0.89	2.02	0.89

PROPOSED SITE DRAINAGE								
BASIN ID	DESIGN POINT	AREA (ACRES)	PERCENT IMPERVIOUS	RUNOFF COEFFICIENT		DIRECT RUNOFF		TOTAL RUNOFF
				C 5-YR	C 100-YR	Q 5-YR (CFS)	Q 100-YR (CFS)	Q 5-YR (CFS)
1-B	1	4.49	72.12%	0.66	72.00	9.66	20.05	9.66
1-C	2	2.73	2.00%	0.06	0.10	0.55	1.76	0.55
1-D	3	6.81	44.30%	0.41	0.48	8.40	18.98	8.40
1-D-1	4	2.29	33.52%	0.35	0.41	2.77	6.23	2.77
1-D-2	5	0.40	90.00%	0.85	0.90	1.55	3.13	3.92
1-E	6	3.13	90.00%	0.85	0.90	12.27	24.75	28.89
1-F	7	7.76	76.23%	0.70	0.77	24.92	52.61	10.13
1-G	8	1.31	17.79%	0.20	0.23	0.89	2.02	0.89

- NOTES:
- CONTRACTOR TO VERIFY ALL EXISTING STORM INVERTS.
 - ALL EXISTING INFRASTRUCTURE IS PRIVATE UNLESS OTHERWISE NOTED.



VICINITY MAP
1" = 2000'



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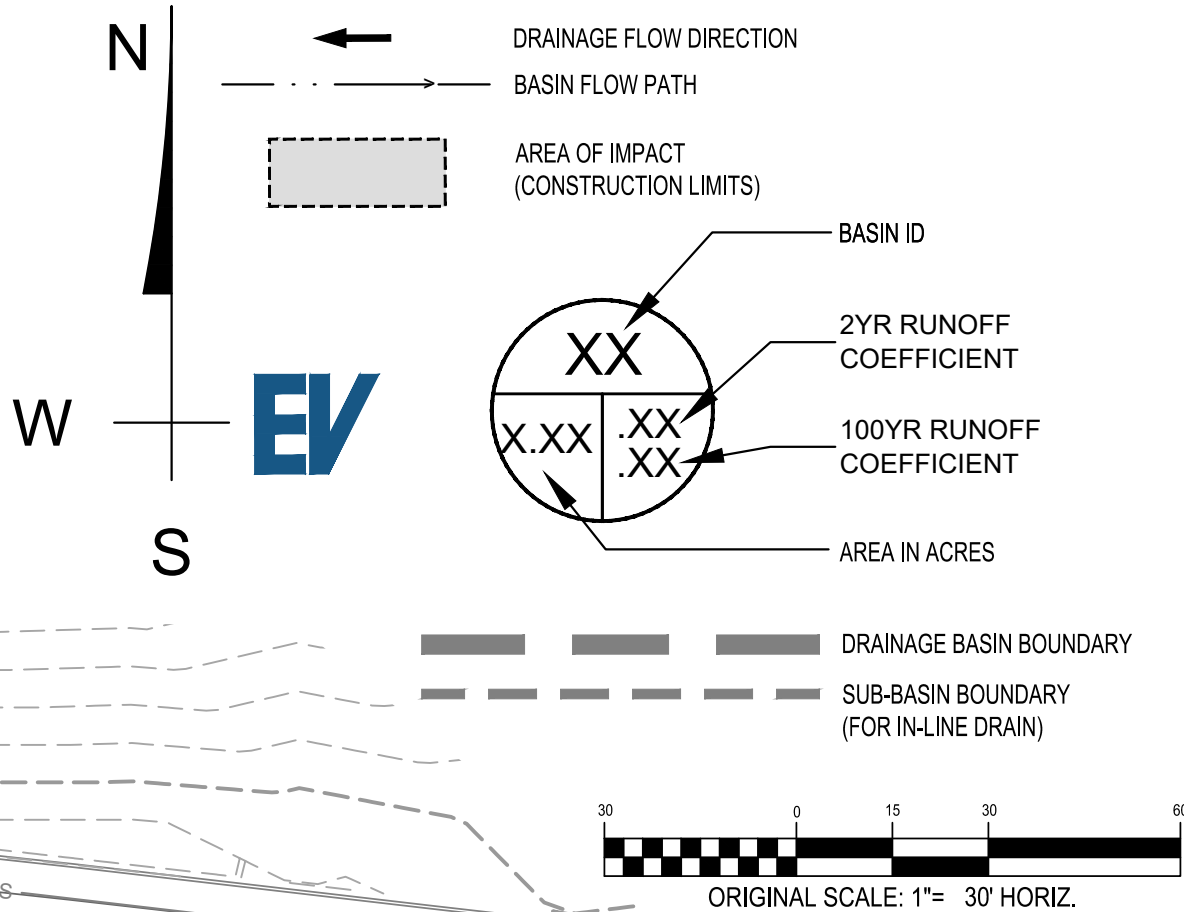


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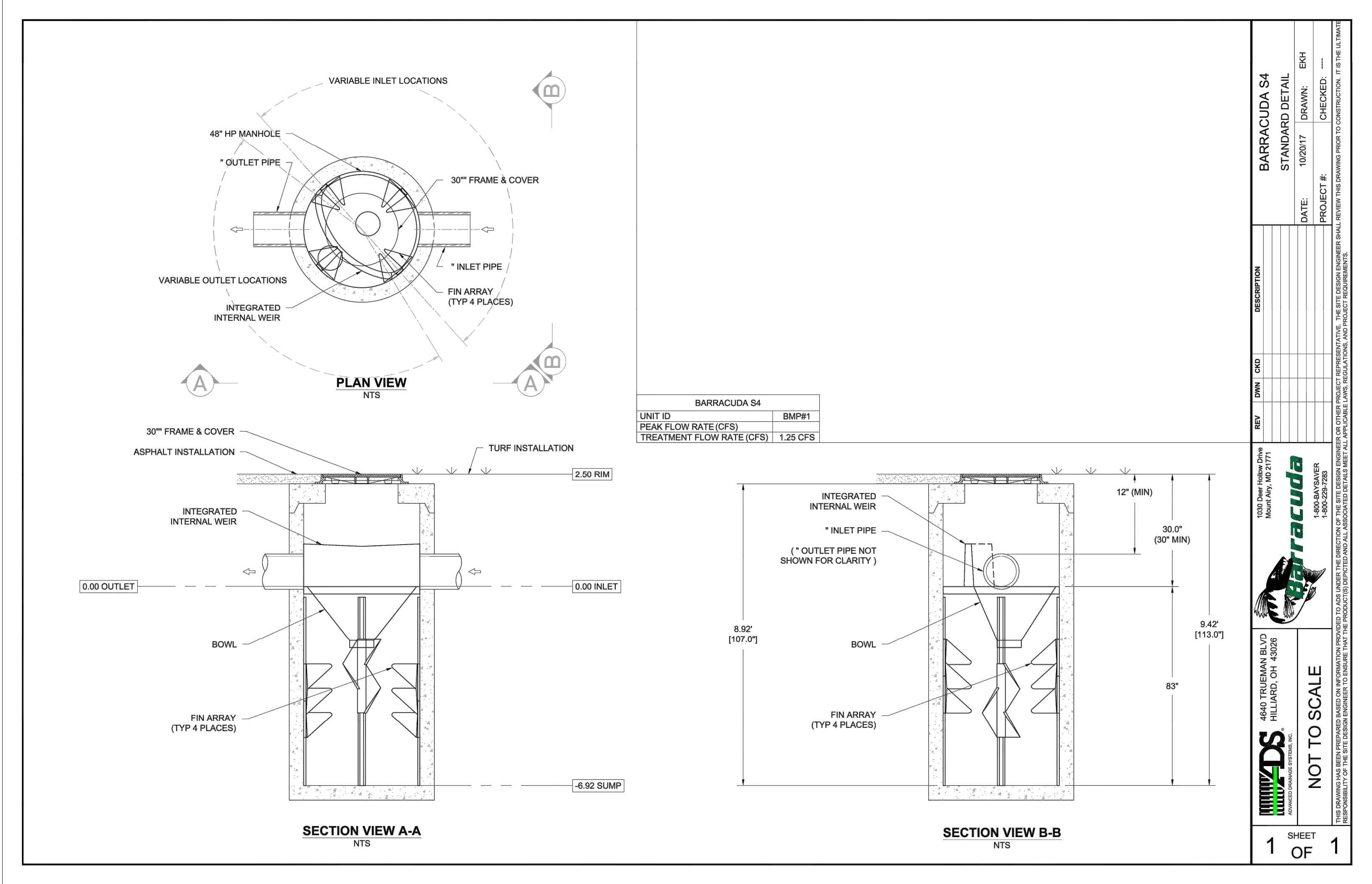
DESIGN DOCUMENTS
DATE: 05/14/2020
DRAWN BY: BLR
CHECKED BY: BLR

PROPOSED
DRAINAGE & WQ
OVERVIEW
C302

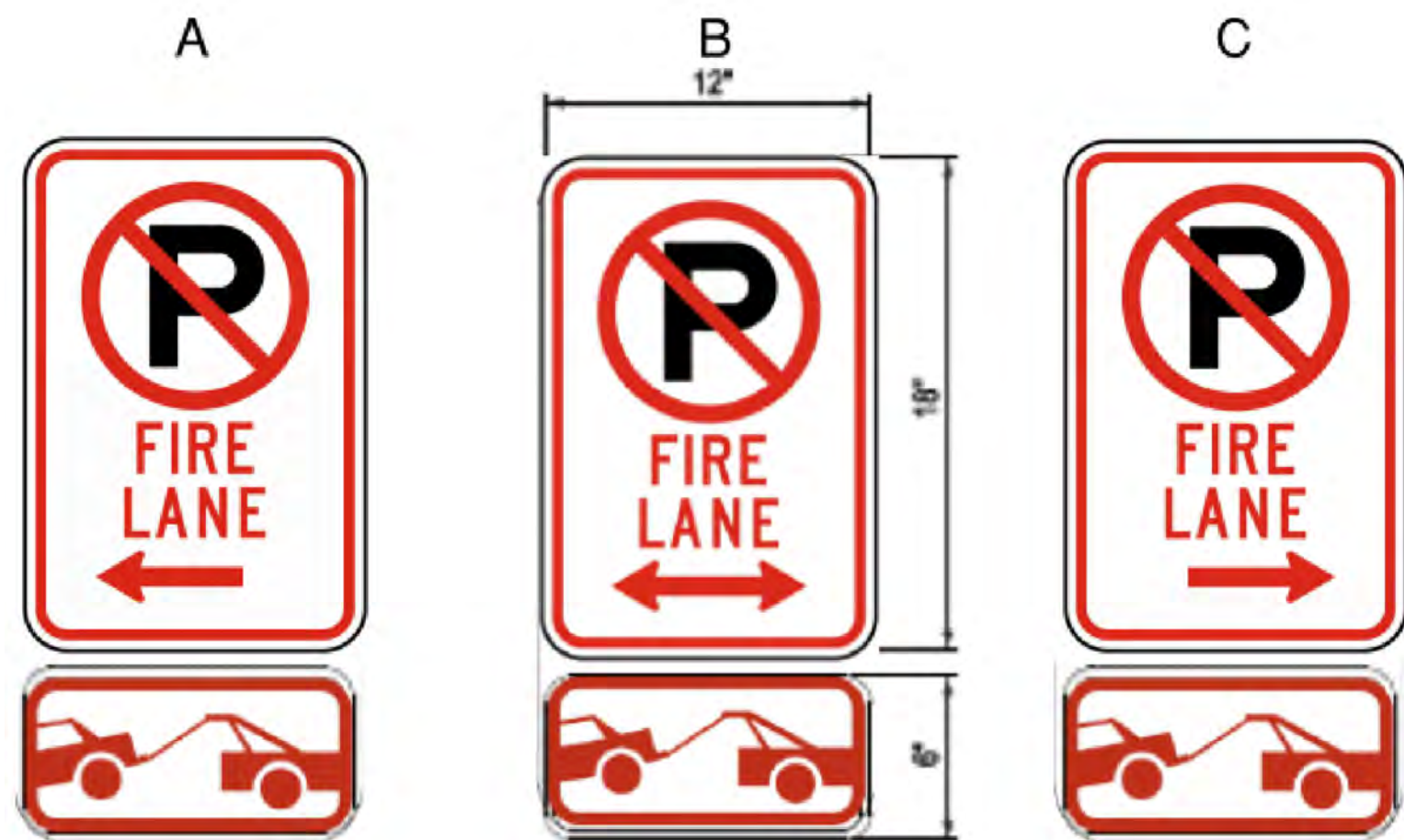


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SHEET 9 OF 10



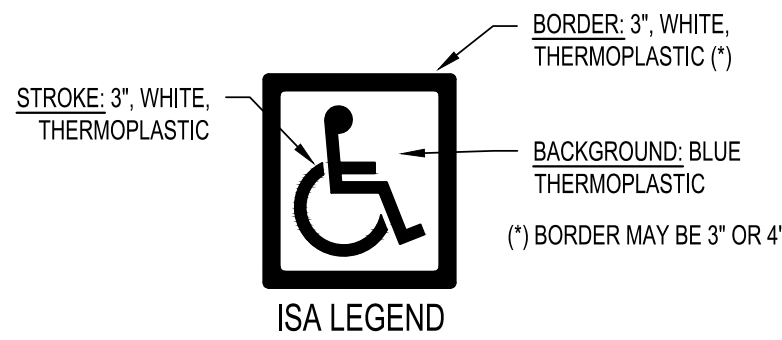
ADS BARRACUDA STANDARD DETAIL



- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE-HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
- THE FIRE LANE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
- PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 20' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

FIRE LANE SIGNAGE

NTS



CROSSWALK STRIPING
24", WHITE, THERMOPLASTIC



LANE/STALL STRIPING
4", WHITE, THERMOPLASTIC

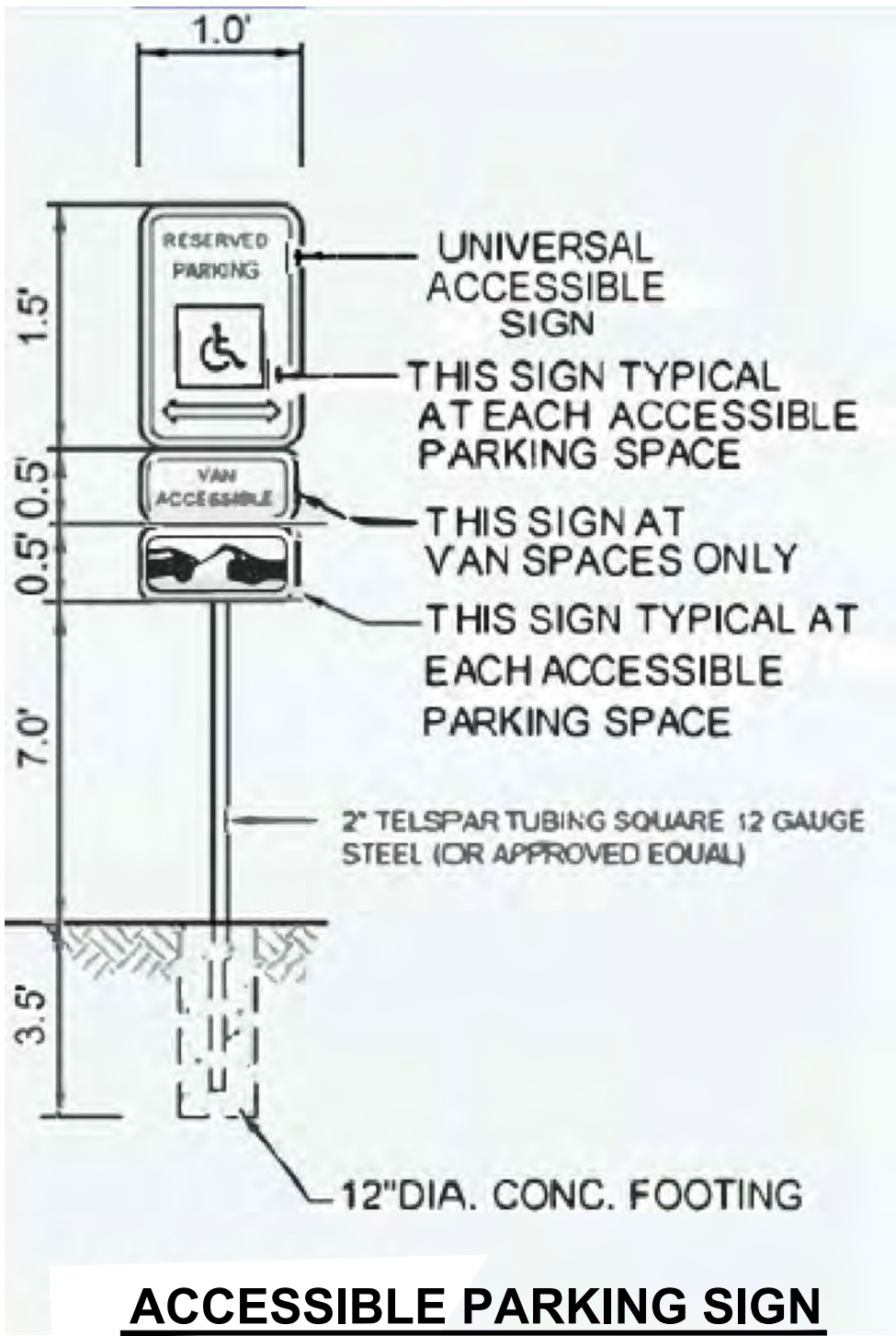


DIAGONAL STRIPE
4", WHITE, THERMOPLASTIC

- NOTE:
- ALL STRIPING SHALL CONFORM TO SECTION 28.00 OF THE CURRENT CITY OF AURORA STANDARDS, AS APPLICABLE.

PAVEMENT STRIPING AND LEGENDS

NTS



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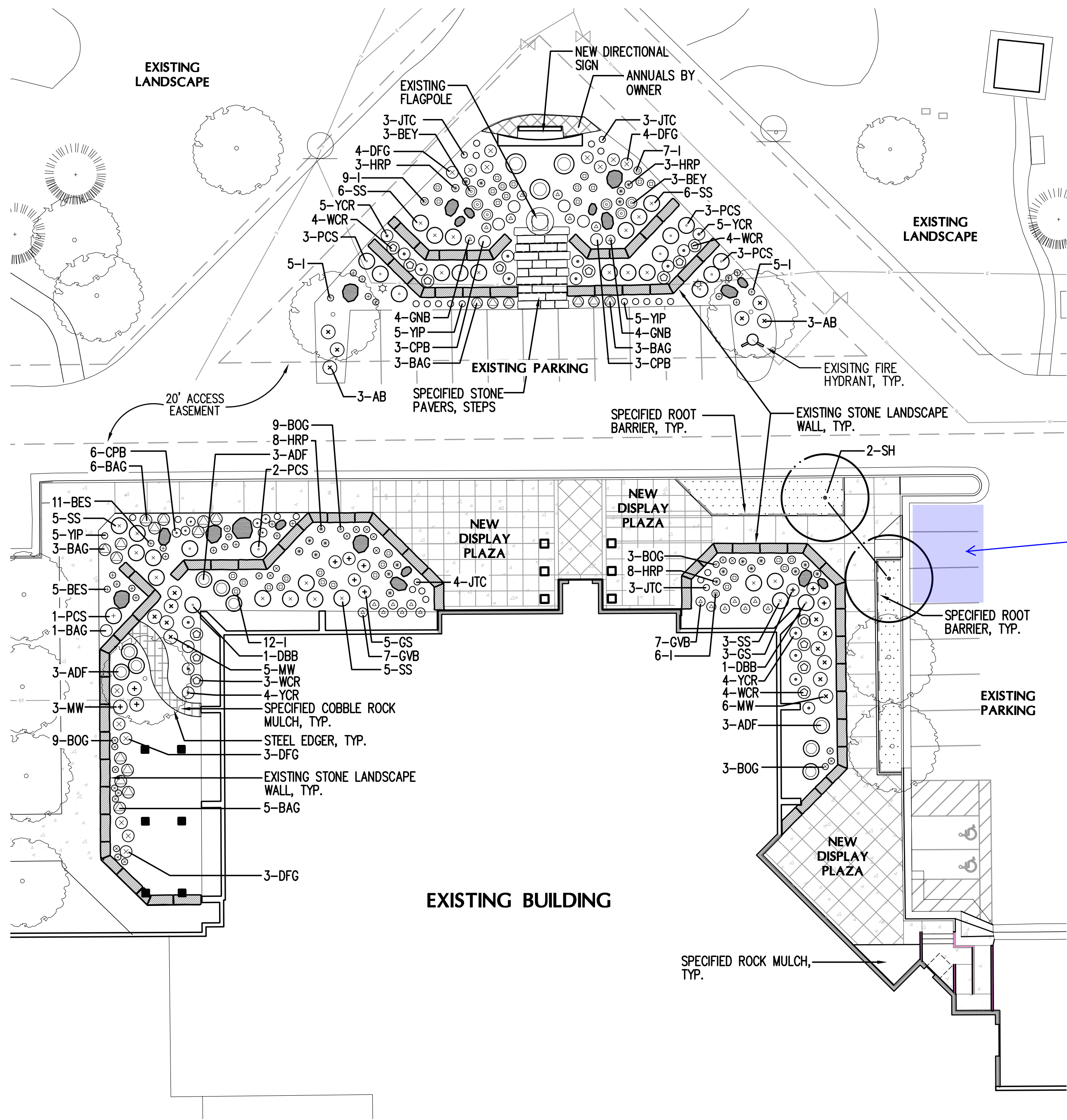
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CHECKED BY: BLR

DETAILS

C305

SHEET 10 OF 10



Are there no landscape changes to the area with the added water quality facility and maintenance access?

GROUNDCOVER LEGEND:

- NILEX HYDROTURF SYNTHETIC TURF
- IRRIGATED SEED MIX
BLUE GRAMA 'HACHITA' (100%)
- 3"-6" ROUNDED RIVER COBBLE MULCH OVER SPEC. FILTER FABRIC, OR APPROVED EQUAL

MULCH NOTES:
1. ALL NEW ROCK MULCH IN SHRUB BEDS SHALL MATCH EXISTING ROCK MULCH IN SIZE, SHAPE, AND COLOR. PLACE FILTER FABRIC UNDER ROCK MULCH.
2. ALL NEW TREE RINGS SHALL BE MULCHED WITH 4" DEPTH WESTERN RED CEDAR WOOD MULCH. DO NOT PLACE FILTER FABRIC UNDER WOOD MULCH.

LANDSCAPE LEGEND

- NEW DECIDUOUS SHADE TREE
- NEW DECIDUOUS SHRUBS
- NEW PERENNIALS
- NEW ORNAMENTAL GRASSES
- SALVAGED BOULDERS
- EXISTING DECIDUOUS SHADE TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN

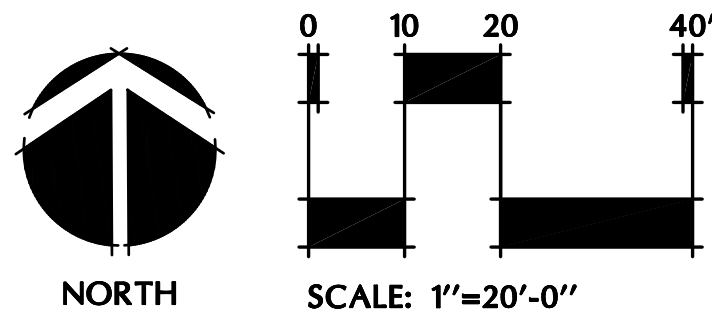
PLANT LIST

QTY.	SYM.	COMMON/ BOTANIC NAME	SIZE	COMMENTS
DECIDUOUS SHADE TREES				
2	SH	Shademaster Honeylocust Gleditsia triacanthos inermis 'Shademaster'	2-1/2" cal.	Specimen quality, full crown, B&B, staked
DECIDUOUS SHRUBS				
6	AB	Admiral Barberry Berberis 'Admiral'	#3 cont.	container, 5 canes min. 24" ht.
8	GNB	Golden Nugget Barberry Berberis 'Golden Nugget'	#3 cont.	container, 5 canes min. 18" ht.
12	CPB	Crimson Pygmy Barberry Berberis 'Crimson Pygmy'	#3 cont.	container, 5 canes min. 24" ht.
14	GVB	Green Velvet Boxwood Buxus 'Green velvet'	#5 cont.	container, 5 canes min. 4" ht.
2	DBB	Dwarf Brnng Bush Euonymus alatus 'Compacta'	#5 cont.	container, 5 canes min. 6" ht.
12	ADF	Arnold Dwarf Forsythia Forsythia 'Arnold Dwarf'	#5 cont.	container, 5 canes min. 3' ht.
19	YCR	Yellow Carpet Rose Rosa 'Yellow Carpet'	#5 cont.	container, 5 canes min. 30" ht.
15	WCR	White Carpet Rose Rosa 'White Carpet'	#5 cont.	container, 5 canes min. 2' ht.
8	GS	Goldmound Spirea Spiraea 'Goldmound'	#5 cont.	container, 5 canes min. 2' ht.
25	SS	Summer Sumac Rhus 'Summer'	#5 cont.	container, 5 canes min. 3' ht.
14	MW	Midnight Wine Weigela Weigela florida 'Midnight Wine'	#5 cont.	container, 5 canes min. 2' ht.
6	BEY	Bright Edge Yucca Yucca filamentosa 'Bright Edge'	#5 cont.	container, 5 canes min. 30" ht.
PERENNIALS/ORNAMENTAL GRASSES				
24	BOG	Basket-of-Gold Aurinia saxatilis	#1 cont.	container, 12" ht.
26	BES	Black-Eyed Susan Rudbeckia fulgida 'Goldsturm'	#1 cont.	container, 24" ht.
13	JTC	Jethro Tull Coreopsis Coreopsis 'Jethro Tull'	#1 cont.	container, 24" ht.
34	I	Yellow/Dark Purple Iris Iris sp.	#1 cont.	container, 24" ht.
15	YIP	Yellow Iceplant Delosperma nubigenum	#1 cont.	container, 3" ht.
22	HRP	Husker Red Penstemon Penstemon 'Husker Red'	#1 cont.	container, 36" ht.
9	PCS	Powis Castle Sage Artemisia 'Powis Castle'	#1 cont.	container, 36" ht.
14	DFG	Dwarf Fountain Grass Pennisetum alopec. 'Hameln'	#1 cont.	container, 24" ht.
21	BAG	Blue Avena Grass Helictotrichon sempervirens	#1 cont.	container, 30" ht.

LANDSCAPE NOTES:

- THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC COMPOST MATTER AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
- ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING). COLOR TO BE DARK GREEN.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR SYNTHETIC TURF, 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.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THIER ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OFF 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 CERTIFICATE OF OCCUPANCY.
- ALL VEHICULAR DRIVES AND PARKING AREAS TO BE CONSTRUCTED OF ASPHALT AND ALL PEDESTRIAN SIDEWALKS ADJACENT TO PUBLIC STREETS TO BE CONSTRUCTED OF CONCRETE.
- LANDSCAPE MATERIALS 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 DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- ALL FIRE HYDRANTS WILL 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, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- ALL PROPOSED PLANTS WITHIN THE SIGHT TRIANGLES MUST COMPLY WITH THE CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.

REFER TO SHEET L2 FOR LANDSCAPE DETAILS



NOT FOR CONSTRUCTION

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architects

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Colorado Springs, Colorado 80903
Tele : (719) 635-2142

meuran
designgroup

site design
landscape architecture
site planning

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Wagner
Equipment
MAIN
ENTRY

18000 Smith Road
Aurora, CO 80011

Remodel & Addition

ISSUE RECORD:	
11.22.19	CITY SUBMITTAL
02.24.20	CITY SUBMITTAL
08.19.20	CITY SUBMITTAL
DEV PLAN - MINOR MOD	
RESUBMITTAL #2 - 11/18/2020	

SHEET DESCRIPTION:
LANDSCAPE PLAN

JOB NO.	19.122
DRAWN BY:	kts
CHECKED BY:	kts
DATE OF ISSUE:	11-20-19
SHEET NUMBER:	

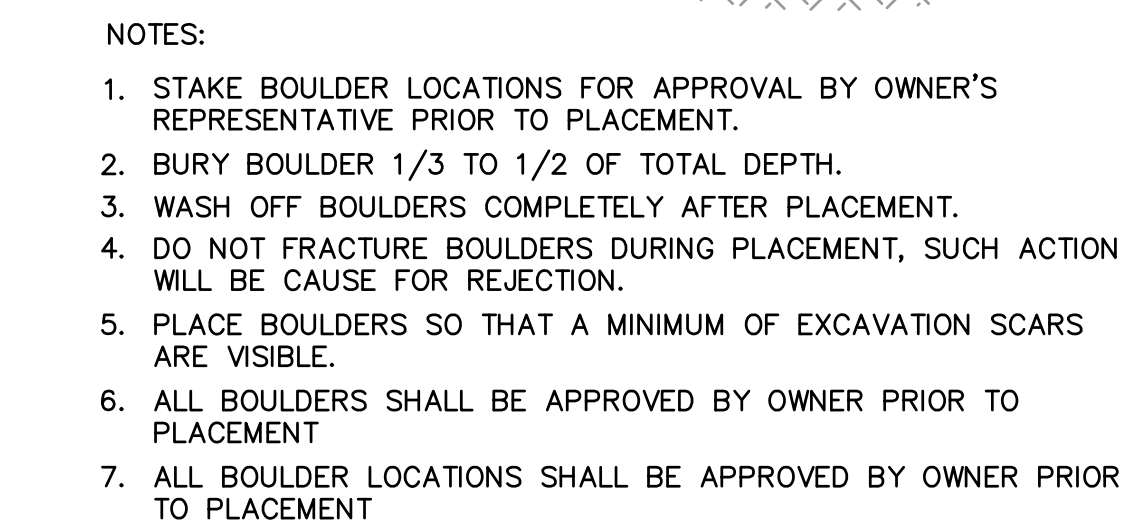
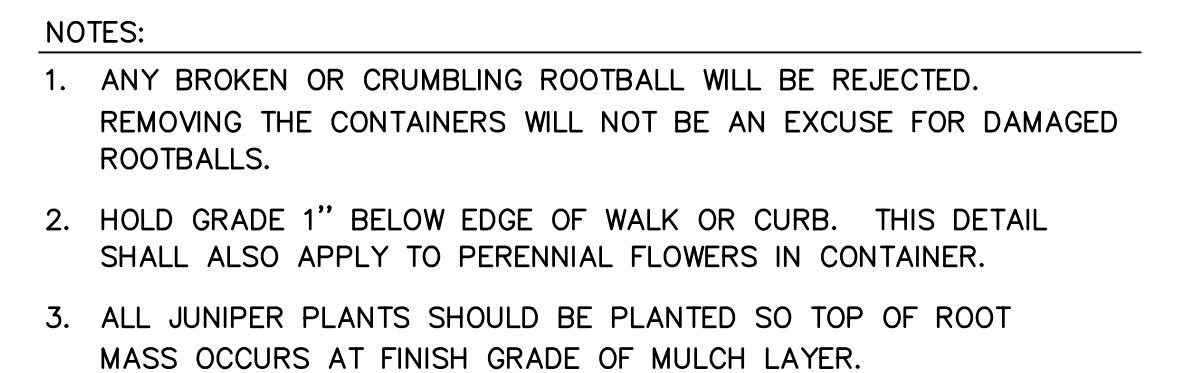
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Remodel & Addition



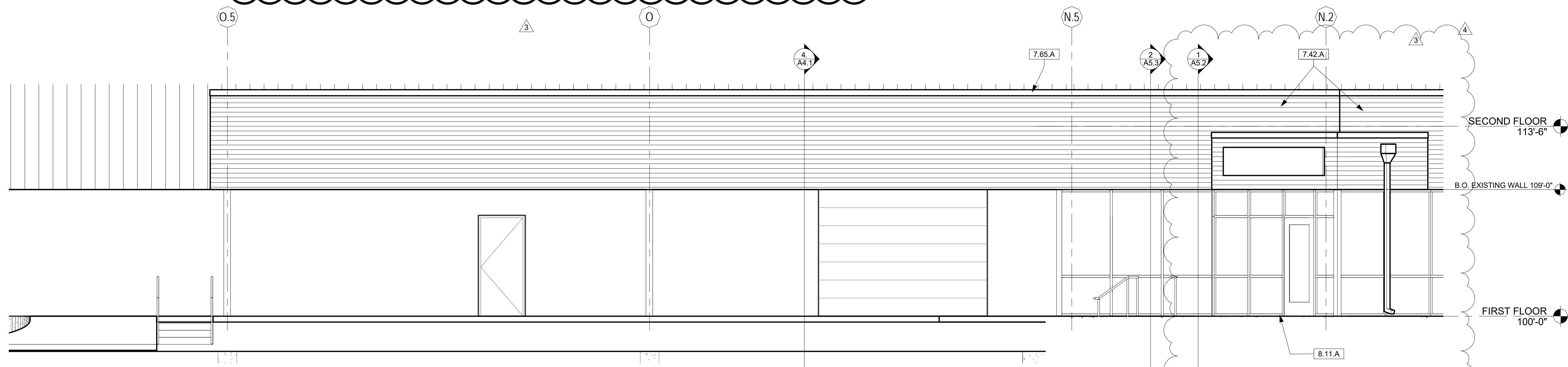
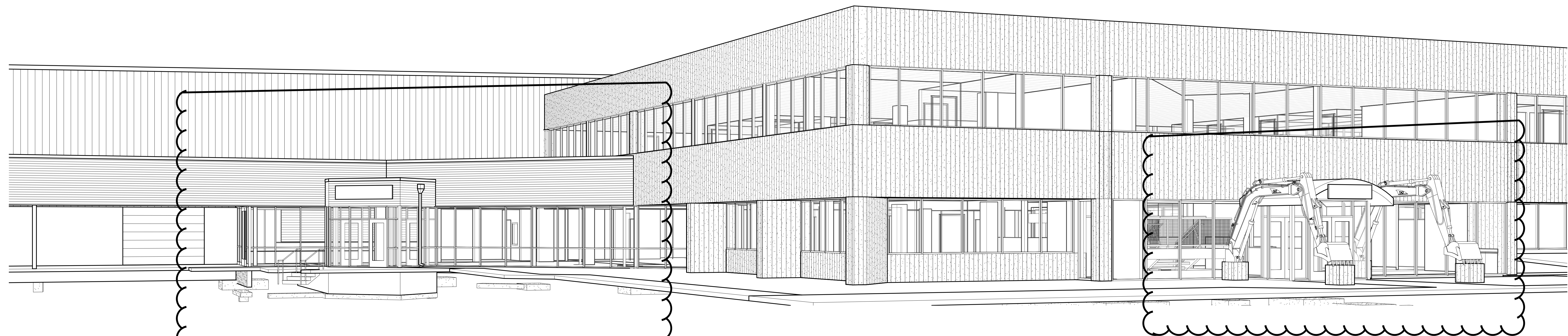


Wagner Equipment Offices

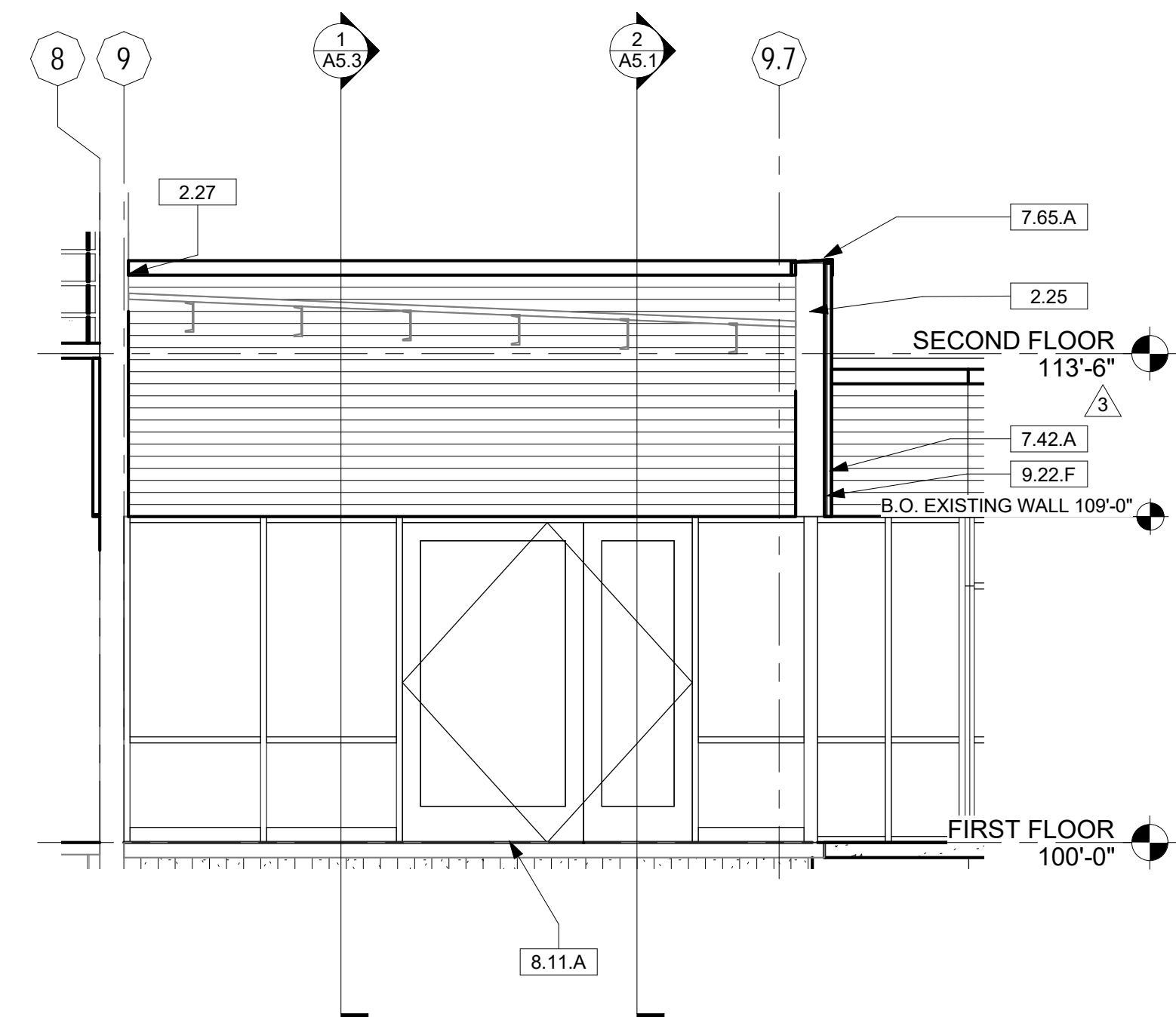
18000 Smith Road
Aurora, CO 80011

Interior Remodel

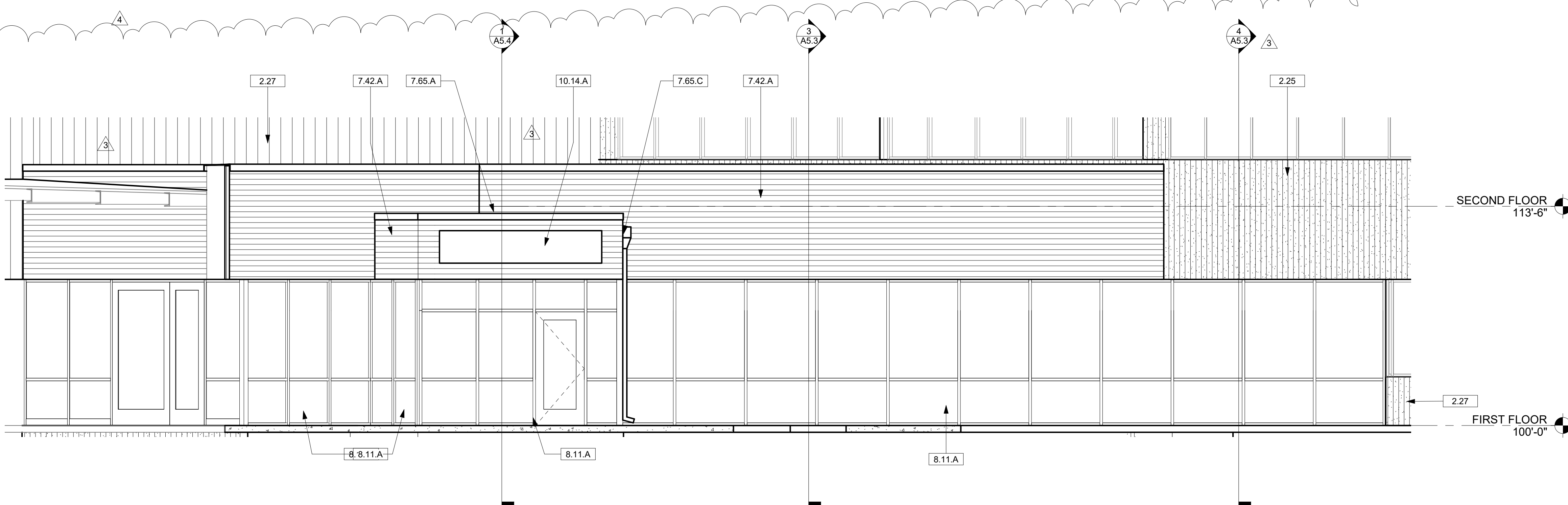
ISSUE RECORD		
3	ASI #3	7/19/2019
4	ASI #4	8/6/2019
DEV PLAN - MINOR MOD		
RESUBMITTAL #2 - 11/18/2020		



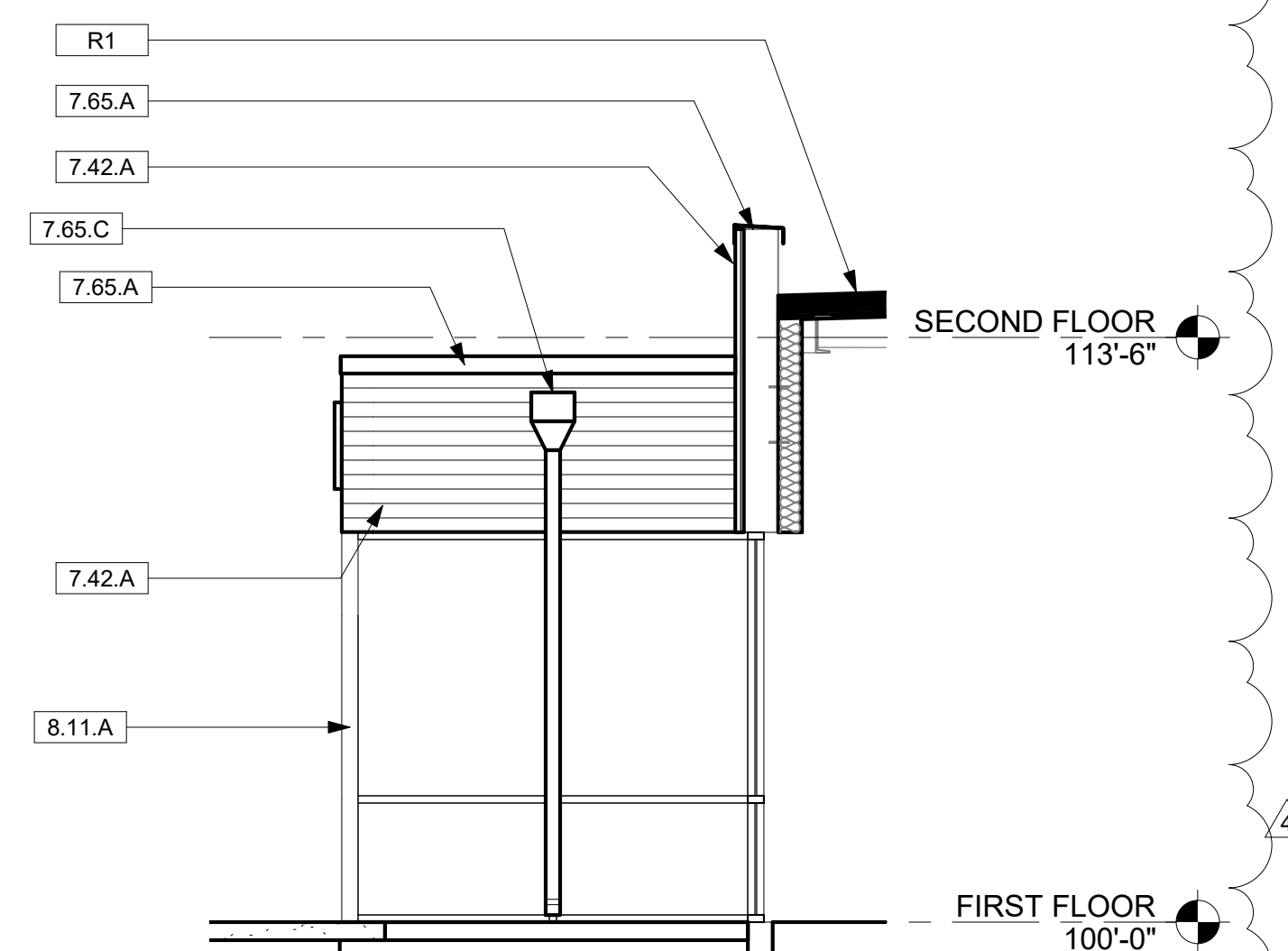
5 WILL CALL & DOCK NORTH ELEVATION
Scale: 1/4" = 1'-0"



4 WILL CALL EAST ELEVATION
Scale: 1/4" = 1'-0"



2 EAST ENTRANCE NORTHEAST ELEVATION
Scale: 1/4" = 1'-0"



3 VESTIBULE ELEVATION - NORTH
Scale: 1/4" = 1'-0"

KEYNOTES

2.25	EXISTING PRECAST WALLS TO REMAIN
2.27	EXISTING EXTERIOR WALL TO REMAIN
7.42.A	METAL PANEL SIDING
7.65.A	PARAPET CAP FLASHING
7.65.C	PREFINISHED METAL SCUPPER AND DOWNSPOUT
8.11.A	ALUMINUM STOREFRONT DOOR AND WINDOW
9.22.F	7/8" HAT CHANNELS SHIM AS REQUIRED FOR STRAIGHT WALL PANEL INSTALLATION
10.14.A	IDENTITY SIGNAGE
R1	MEMBRANE ROOFING OVER RIGID INSULATION OVER METAL DECK PER STRUCTURAL

Ownership of Instruments of Service
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Consultant as instruments of service shall remain the property of the Consultant. The Consultant shall retain all common law, statutory and other reserved rights, including the copyright thereto.

SHEET DESCRIPTION
EXTERIOR ELEVATIONS

JOB NO. 18016
DRAWN BY: SLH
CHECKED BY: DDC
DATE OF ISSUE: 5/2/2019
SHEET NUMBER

A4.1

Wagner Equipment Offices

18000 Smith Road
Aurora, CO 80011

Interior Remodel

ISSUE RECORD

3	ASI #3	7/19/2019
4	ASI #4	8/6/2019
5	ASI #5	td

DEV PLAN - MINOR MOD
RESUBMITTAL #2 - 11/18/2020

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SHEET DESCRIPTION

EXTERIOR ELEVATIONS

JOB NO.

18016

DRAWN BY:

SLH

CHECKED BY:

DDC

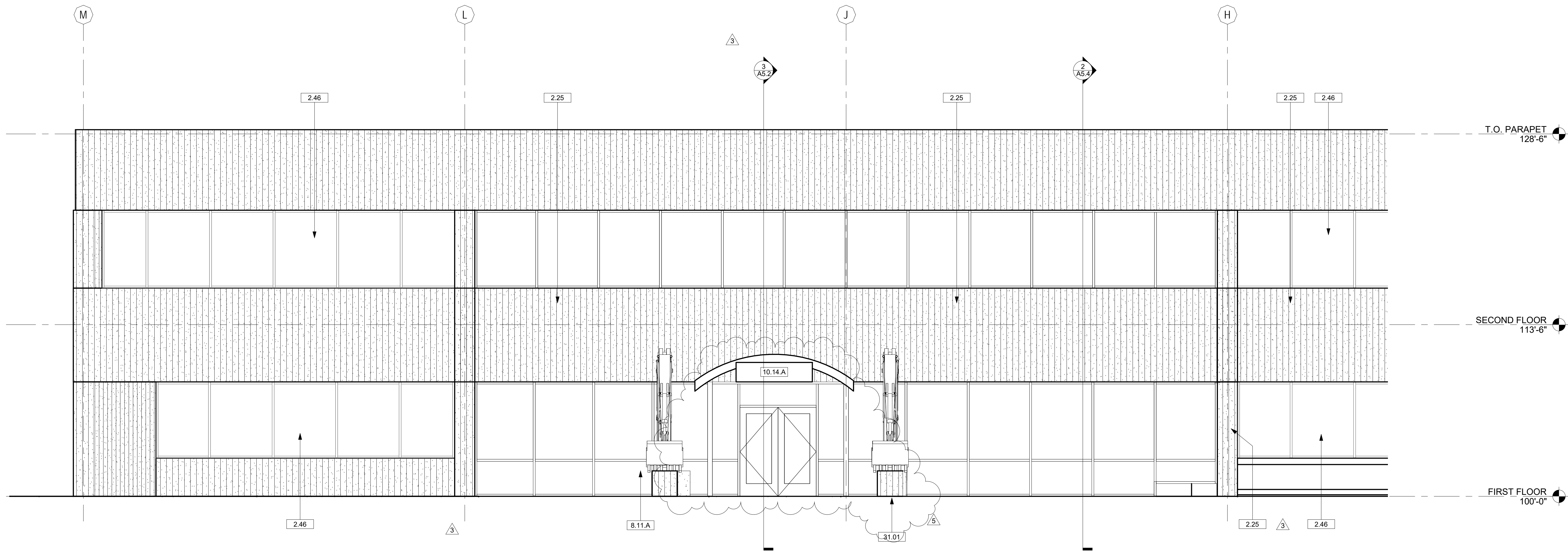
DATE OF ISSUE:

07/02/19

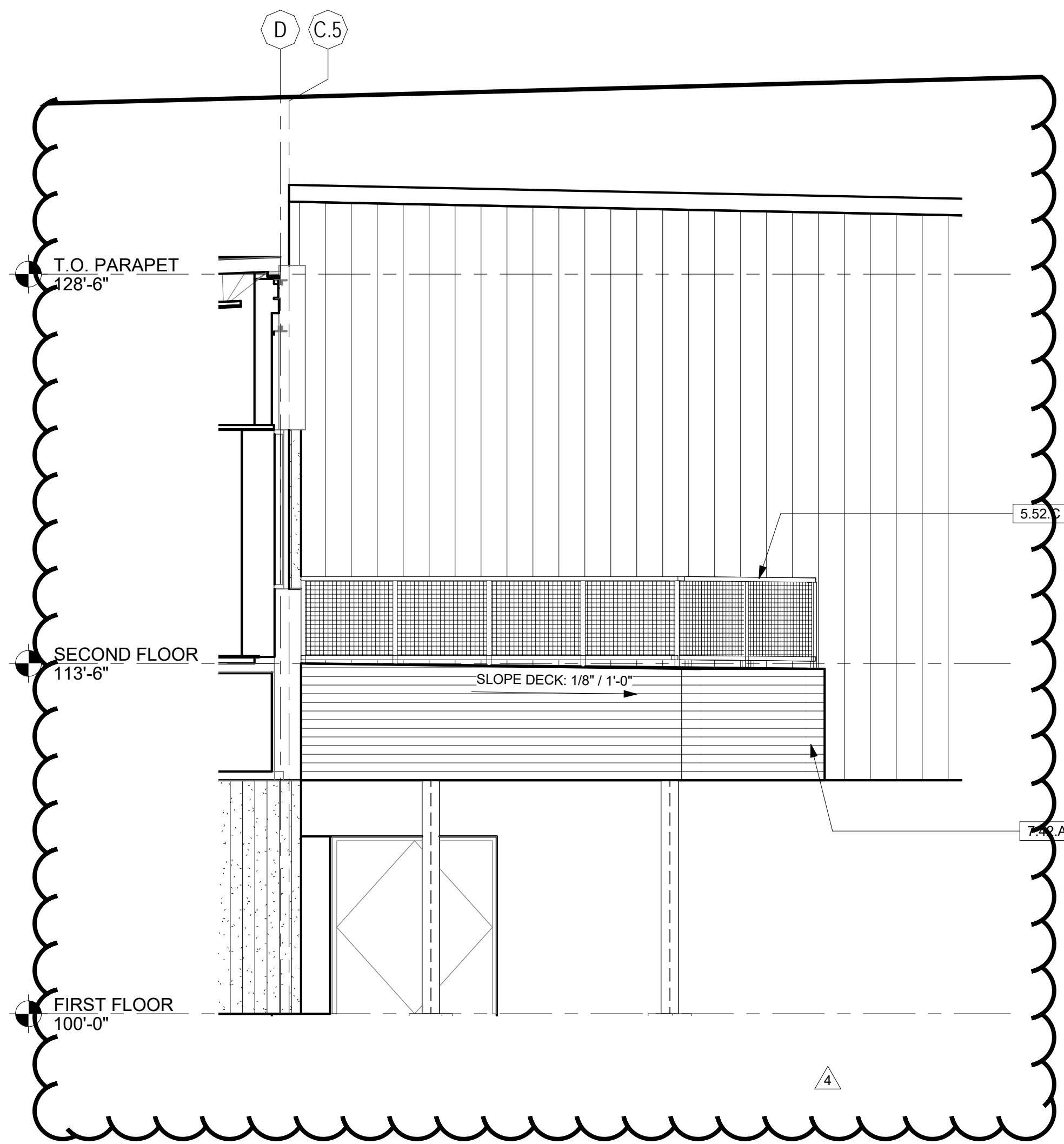
SHEET NUMBER

A4.2

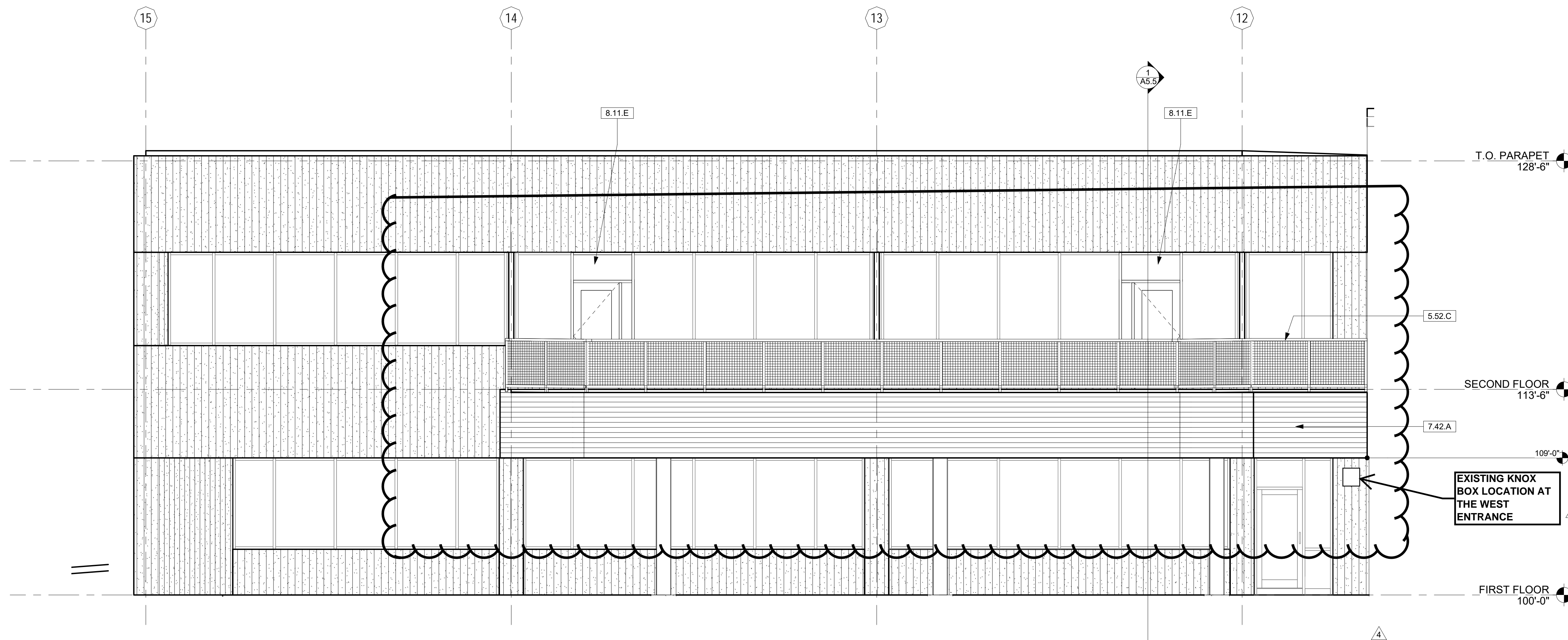
KEYNOTES	
2.25	EXISTING PRECAST WALLS TO REMAIN
2.46	EXISTING STOREFRONT TO REMAIN
5.52.C	42" MESH GUARDRAIL WITH 2X2 STEEL TUBE POSTS
7.42.A	METAL PANEL SIDING
8.11.A	ALUMINUM STOREFRONT DOOR AND WINDOW
8.11.E	RECONFIGURE STOREFRONT FRAME AND INFILL WITH DOOR, SIDELIGHT AND TRANSOM TO FIT EXISTING PANEL WIDTH
10.14.A	IDENTITY SIGNAGE
31.01	ROCK PILE



3 OFFICE - NORTH ELEVATION
A4.2 Scale: 1/4" = 1'-0"



2 DECK - NORTH ELEVATION
A4.2 Scale: 1/4" = 1'-0"



1 DECK - WEST ELEVATION
A4.2 Scale: 1/4" = 1'-0"

E-APE Series

LED Area Light
Replaces Up To 400W PSMH



Seamless, Stress-Free Score.

Featuring a sleek and low profile design, the E-APE Area Light brings new meaning to the word "seamless." Not only does it blend right into your application, but its unobtrusive design makes for a no stress install. And, to protect against any electrical surges, it comes equipped with enhanced 10kVA surge suppression. Need options? Get it in 3000K, 4000K, and 5000K. Seriously, get it. You'll thank us later.

Advanced Technology

- Sleek area product with consistent look and feel
- 3 PIN PC receptacle with shunting cap included
- High efficacy product (up to 100 LPW)

Input Voltage

- Universal (020V through 277V Operation)

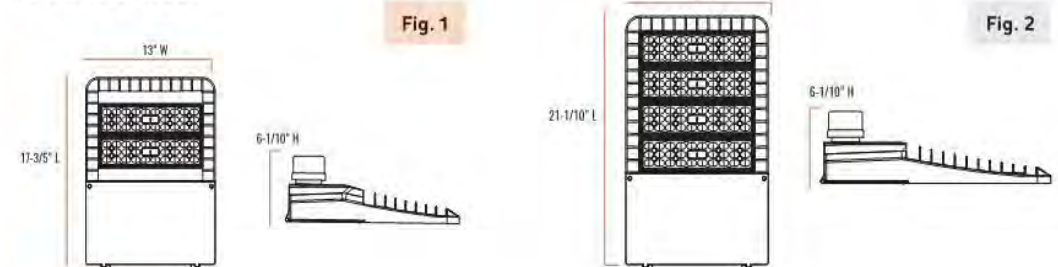
Recommended Use

- Automobile Dealerships
- Parking Lots
- General Area Lighting

Certifications



E-APE Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
120W 13.5" L x 17" W x 4.5" H (H/W Short Cap)	18.0 lbs.	EAP120/17-4.5	4 to 5 times the mounting height
150W 17.5" L x 17" W x 4.5" H (H/W Short Cap)	18.0 lbs.	EAP150/17-4.5	4 to 5 times the mounting height
220W 21.5" L x 17" W x 4.5" H (H/W Short Cap)	18.0 lbs.	EAP220/17-4.5	4 to 5 times the mounting height

Feature Specifications

HOUSING	Die cast aluminum with the cast legs painted for easy installation access. UV stabilized powder coat dark bronze finish.
LENS ASSEMBLY	Polycarbonate, Type III, Type IV and Type V optics.
MOUNTING	2 inch adjustable die-cast aluminum bracket.
SPACING	Spacings from 4 to 5 times the mounting height. For use in 10' to 15' mounting height.

Electrical Performance

OPERATING RANGE	LIFESPAN (Estimated)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
40°C (104°F) to 45°C (113°F)	>100,000 Hours	>0.95	<20%	Yes (0-10V)
INPUT VOLTAGE	120V	208V	240V	277V
72W Fixture	0.018A	0.032A	0.036A	0.037A
150W Fixture	0.025A	0.034A	0.036A	0.037A
220W Fixture	0.022A	0.034A	0.036A	0.037A

Warranty & Certifications

WARRANTY	UL LISTED	DLC
5 Year Limited	cULus Listed	Yes

See the following website for more information on this document's subject matter:
Revision Date: 07/2019
1901 8th Street, Des Moines, IA 50317 | Phone: (888) 243-5446 | Fax: (515) 594-5400 | www.e-conolight.com

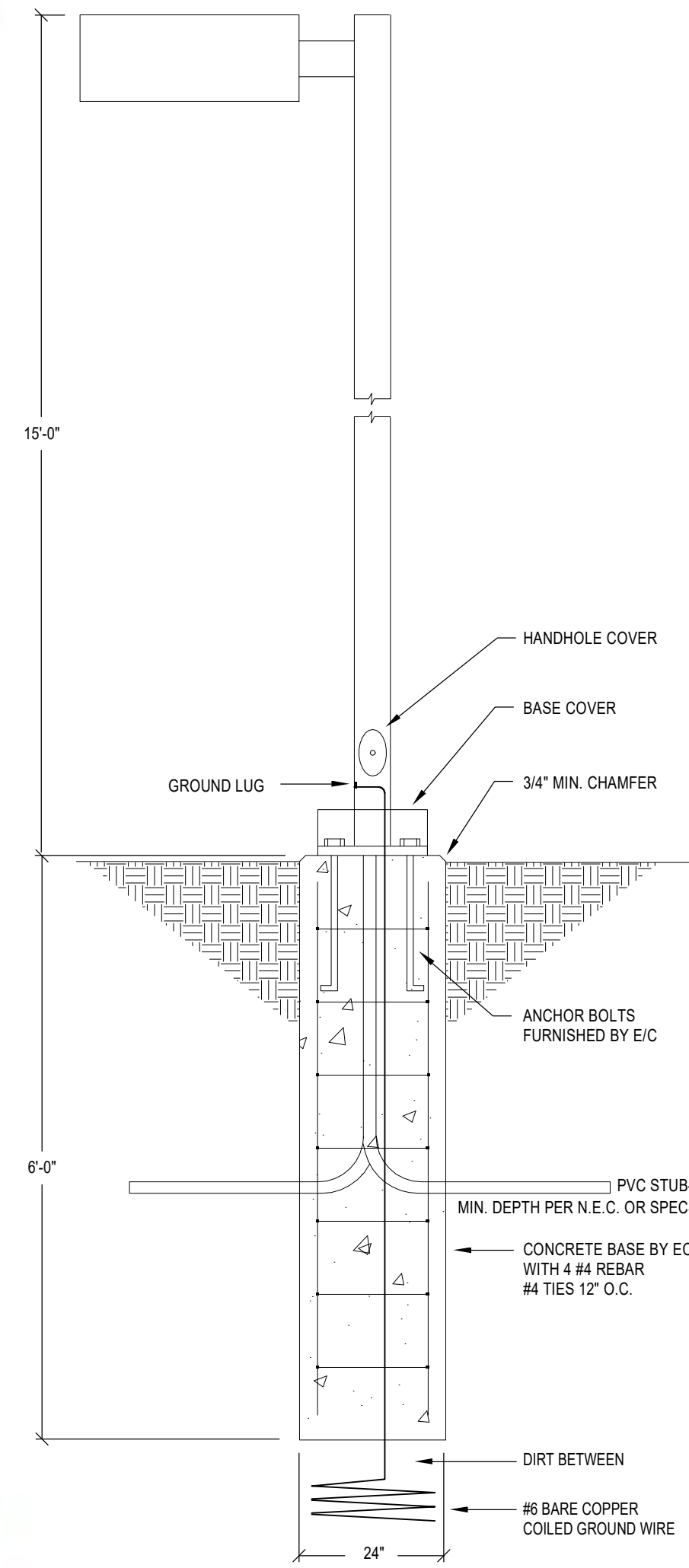


E-APE Series (120V - 277V)

Output Specifications

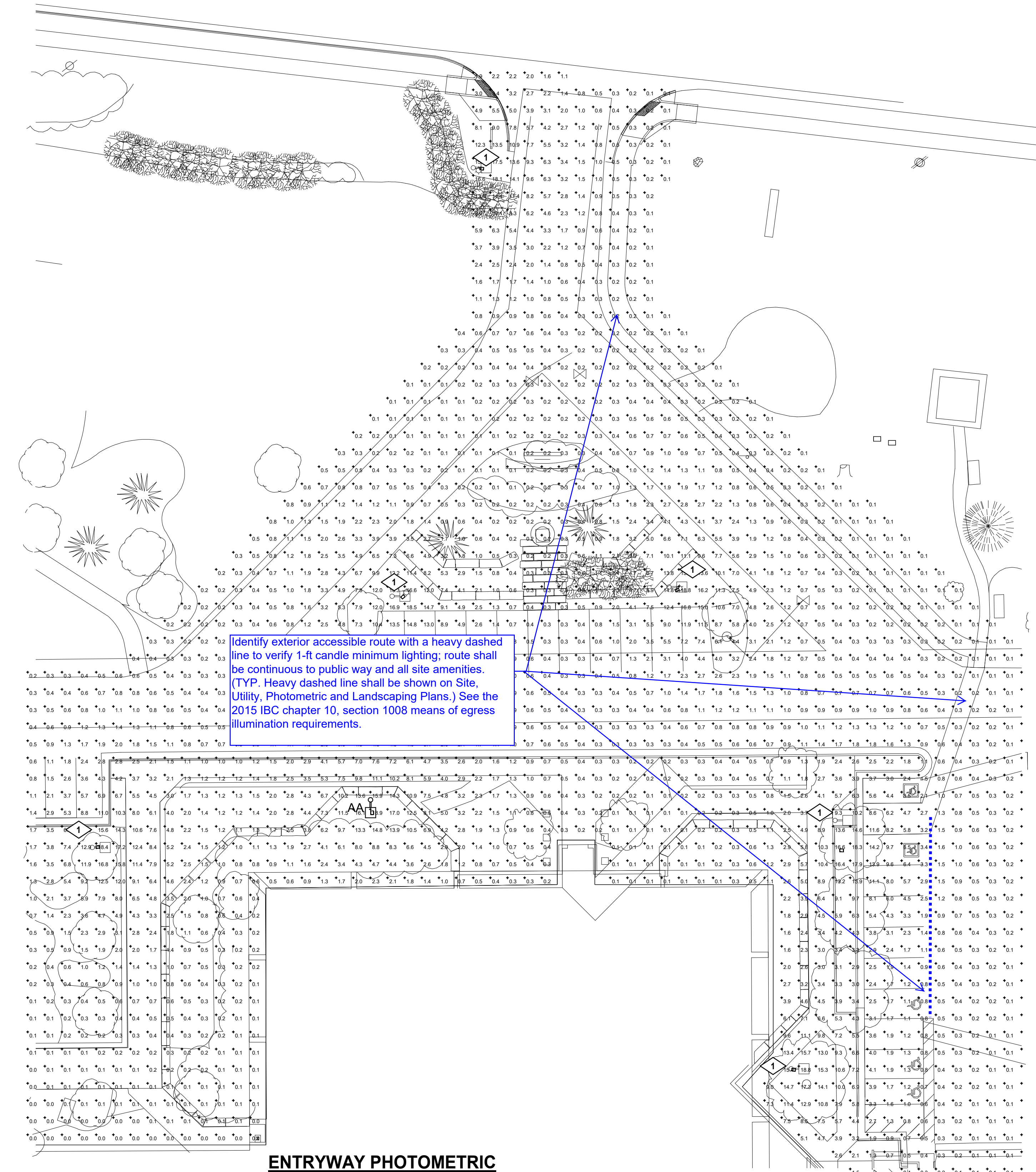
	SKU	LIGHT OUTPUT	COLOR TEMP	POWER CONSUMPTION	COLOR ACCURACY	REPLACES	DLC
Type III	EAP120A-S330-U32	9,200 Lumens	3000K	72W	≥ 80	250W MH	
	EAP120A-S340-U32	9,400 Lumens	4000K	72W	≥ 80	250W MH	
	EAP120A-S350-U32	9,600 Lumens	5000K	72W	≥ 80	250W MH	
	EAP120A-S360-U32	9,800 Lumens	3000K	92W	≥ 80	300W PSMH / 400W MH	
	EAP120A-S370-U32	10,000 Lumens	4000K	92W	≥ 80	300W PSMH / 400W MH	
Type IV	EAP127A-S330-U32	21,400 Lumens	3000K	220W	≥ 80	400W PSMH	
	EAP127A-S340-U32	21,600 Lumens	4000K	220W	≥ 80	400W PSMH	
	EAP127A-S350-U32	21,800 Lumens	5000K	220W	≥ 80	400W PSMH	
	EAP127A-S360-U32	22,000 Lumens	3000K	220W	≥ 80	400W PSMH	
	EAP127A-S370-U32	22,200 Lumens	4000K	220W	≥ 80	400W PSMH	
Type V	EAP120A-S430-U32	9,300 Lumens	3000K	72W	≥ 80	250W MH	
	EAP120A-S440-U32	9,400 Lumens	4000K	72W	≥ 80	250W MH	
	EAP120A-S450-U32	9,500 Lumens	5000K	72W	≥ 80	250W MH	
	EAP120A-S460-U32	9,600 Lumens	3000K	92W	≥ 80	300W PSMH / 400W MH	
	EAP120A-S470-U32	9,700 Lumens	4000K	92W	≥ 80	300W PSMH / 400W MH	

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POLE BASE DIAGRAM

NOT TO SCALE



ENTRYWAY PHOTOMETRIC

SCALE: 1" = 20'-0"

PHOTOMETRIC STATISTICS				
DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	MAXIMIN
Calc: Zone #1	2.0 fc	25.2 fc	0.0 fc	NA

NOTE: PHOTOMETRIC IS FOR ENTRYWAY ONLY. EXISTING PARKING LOT AND BUILDING MOUNT FIXTURES NOT SHOWN IN PLAN HAVE NOT BEEN INCLUDED IN PHOTOMETRIC.

LIGHTING FIXTURE SCHEDULE

LUMINAIRE				LAMPS			
ID	MANUFACTURER	MODEL	CATALOG NUMBER	DESCRIPTION	VOLTAGE	DIMMING	QTY.
AA	ECONOLIGHT	E-APE SERIES	E-APE17A-S350-U32	LOW PROFILE LED AREA LIGHT WITH DIE CAST ALUMINUM HOUSING, HINGE PANEL AND DARK FINISH. PRISM: POLYCARBONATE LENS TYPE III OPTICS	277	0-10V	1

DRAWING NOTES:

- EXISTING FIXTURE TO REMAIN.

105 East Moreno Avenue, Suite 102
Colorado Springs, Colorado 80903
T e l e : (7 1 9) 6 3 5 - 2 1 4 2



MEP ENGINEERING INC.
6402 S. Troy Circle, Suite 100W 80111
Centennial, CO 80111
Tel: 303.934.3290
info@nep-eng.com www.nep-eng.com



Wagner Equipment Offices

18000 Smith Road
Aurora, CO 80011

Interior Remodel

ISSUE RECORD:

3/06/19 50% CD's
5/13/19 100% CD's
5/20/19 BLDG DEPT
5/24/19 ASI #1
6/18/19 ASI #2
7/19/19 ASI #3
8/08/19 ASI #4
9/06/19 ASI #5
11/11/19 RFI 023
01/24/2020 ASH9
DEV PLAN - MINOR MOD
RESUBMITTAL #2 - 11/18/2020

SHEET DESCRIPTION

ENTRYWAY
PHOTOMETRIC

JOB NO.

19043

DESIGNED BY:

BJC

CHECKED BY:

DGM

DATE OF ISSUE:

05/01/20

SHEET NUMBER

E1.11

COMcheck Software Version 4.1.1.0
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: Wagner Equipment Office Aurora
Project Type: Alteration
Exterior Lighting Zone: 2 (Light industrial area with limited nighttime use)

Construction Site: 1800 Smith Rd., Aurora, CO 80011
Owner/Agent:
Designer/Contractor: Brian Clement
MEP Engineering Inc
6402 S. Troy Circle
Centennial, CO 80111

Allowed Exterior Lighting Power

A Area-Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Main entry	4 ft of door	20	Yes	80
Total Tradable Watts (a) =				80
Total Allowed Watts =				80
Total Allowed Supplemental Watts (b) =				600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.

(b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Main entry (4 ft of door width): Tradable Wattage				
LED 1: Other:	1	3	150	450
Total Tradable Proposed Watts =				450

Exterior Lighting PASSES

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Brian Clement - Electrical Engineer
Name - Title
Signature
Date 1-22-20

Project Title: Wagner Equipment Office Aurora
Data filename: S:\Projects\2019\19043\2. Design\ComCheck\19043 elec 1st floor.cck
Report date: 01/22/20
Page 1 of 5

COMcheck Software Version 4.1.1.0
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: Wagner Equipment Office Aurora
Project Type: Alteration

Construction Site: 1800 Smith Rd., Aurora, CO 80011
Owner/Agent:
Designer/Contractor: Brian Clement
MEP Engineering Inc
6402 S. Troy Circle
Centennial, CO 80111

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Common Space Types:Office - Open Plan	19565	0.98	19174
Total Allowed Watts =			19174

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Common Space Types:Office - Open Plan (19565 sq ft.)				
LED 1: A: Other:	1	134	44	5896
LED 2: B: Other:	1	27	56	1512
LED 3: Other:	1	30	94	1020
LED 4: Other:	1	17	15	255
Total Proposed Watts =				8683

Interior Lighting PASSES

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Brian Clement - Electrical Engineer
Name - Title
Signature
Date 4-16-19

Project Title: Wagner Equipment Office Aurora
Data filename: S:\Projects\2019\19043\2. Design\ComCheck\19043 elec 1st floor.cck
Report date: 04/16/19
Page 1 of 5

LIGHTING FIXTURE SCHEDULE

LUMINAIRE								LAMP					
TYPE	MANUFACTURER	MODEL	CATALOG NUMBER	DESCRIPTION	VOLTAGE	DIMMING	MOUNTING	QTY.	TYPE	WATTS	LUMENS	COLOR TEMP	CRI
A	ACUITY	NBLT	2BLT4 40L ADPT EZ1 PWS1846 LP840 NLTAIR2 RES7	TENANT FURNISHED 2X4 LED TROFFER	UNV	0-10V	RECESSED IN GRID	1	LED	40	3000 lm	4000K	80
A1	ACUITY	NBLT	2BLT4 40L ADPT EZ1 PWS1846 LP840 NLTAIR2 RES7	TENANT FURNISHED 2X2 LED TROFFER	UNV	0-10V	RECESSED IN GRID	1	LED	40	3000 lm	4000K	80
A1E	ACUITY	NBLT	2BLT2 40L ADPT EZ1 PWS1846 LP840 NLTAIR2 RES7	TENANT FURNISHED 2X2 LED TROFFER W/ 90 MINUTE BATTERY PACK	UNV	0-10V	RECESSED IN GRID	1	LED	40	3000 lm	4000K	80
AE	ACUITY	NBLT	2BLT2 40L ADPT EZ1 PWS1846 LP840 NLTAIR2 RES7	TENANT FURNISHED 2X4 LED TROFFER W/90 MINUTE BATTERY PACK	UNV	0-10V	RECESSED IN GRID	1	LED	40	3000 lm	4000K	80
B	CREE	LS	LS4 40L 50K 10V	4' LED STRIP FIXTURE	UNV	0-10V	SUSPENDED FROM CEILING	1	LED	40	4000 lm	5000K	80
L1	FOCAL POINT	FLC4D	FLC4D RO 1000L 277V L11 T BH LC4 RD 1000L 35K DN CD WL	4" DIAMETER LED DOWNLIGHT FURNISHED BY EC	UNV	0-10V	RECESSED IN CEILING	1	LED	25	855 lm	3500K	80
L5	LBL	LYNK 24	BA914-OY-SC-LED930277	DECORATIVE LED VANITY FIXTURE	120V	0-10V	WALL MOUNTED	1	LED	20	1380 lm	3000K	80
L6	PATHWAY LTG	CALIBER PLUS	P91 A1V5035DAXXX PA M XXX X	TENANT FURNISHED LED DRUM PENDANT FINISHER PER ARCHITECT	UNV	0-10V	SUSPENDED FROM CEILING	1	LED	16	1250 lm	4000K	80
L7	PATHWAY LTG	P52	P52-4-3S-D6-C-P-7-A-2-PA12 -MLR12	TENANT FURNISHED LED DRUM PENDANT	UNV	0-10V	SUSPENDED FROM CEILING	1	LED	58	4000 lm	4000K	80
L8	EATON	5032	3002A-RD-2SLED-MFL-DIF-U N4-BK	3" INGROUND EXTERIOR LANDSCAPE FIXTURE, BLACK FINISH	UNV	0-10V	IN GROUND	1	LED	25	4000K	80	
L9	LITHONIA	WST	WST LED P2 50K XX MVOLT	EXTERIOR ARCHITECTURAL WALL PACK, BLACK FINISH	UNV	0-10V	WALL MOUNTED	1	LED	25	3000 lm	5000K	80
L10	MAX LITE	DLR	DLR 8 XX XX	TENANT FURNISHED LED DOWNLIGHT TO MATCH EXISTING IN LOBBY	UNV	0-10V	RECESSED IN CEILING	1	LED	30	2500 lm	3500K	80
L11	INVICTA	16359	16359	TENANT FURNISHED LED DRUM FIXTURE TO MATCH EXISTING IN LOBBY	120V	0-10V	SUSPENDED FROM CEILING	1	LED	30	3750 lm		80
L13	H-LIGHT MANUFACTURING	GH-7516	GH-7516-96-B-1-CGU-CLR	TENANT FURNISHED EXTERIOR RATED GOOSENECK FIXTURE	UNV	0-10V	WALL MOUNTED	1	CFL	60	2000 lm	3500K	80
L14	CREE	CANOPY LIGHT	E-CSA07A-Z50	EXTERIOR LED TROFFER W/ 90 MINUTE BATTERY PACK	UNV	0-10V	SURFACE MOUNTED	1	LED	40	4000 lm	3500K	0

NOTE: ALL FIXTURE SELECTIONS TO BE APPROVED BY ARCHITECT AND TENANT REPRESENTATIVE PRIOR TO ORDER.

EGRESS LIGHTING SCHEDULE

LUMINAIRE						LAMP	
TYPE	MANUFACTURER	MODEL	CATALOG NUMBER	DESCRIPTION	MOUNTING	VOLTAGE	TYP
X	TBD	TBD	TBD	BUILDING STANDARD EXIT SIGN	UNIVERSAL	UNV	LED
X1	TBD	TBD	TBD	EMERGENCY FROG-EYE FIXTURE	WALL MOUNTED	UNV	LED



Wagner
Equipment
Offices

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SHEET DESCRIPTION
1ST FLOOR COMCHECK

JOB NO. 19043

DESIGNED BY: BJC

CHECKED BY: DGM

DATE OF ISSUE: 05/01/20

SHEET NUMBER

E1.31