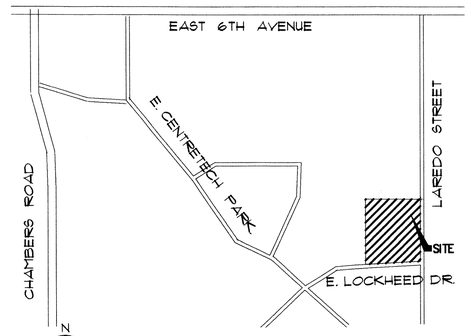
GENERAL SITE PLAN NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1.
5. 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 A CERTIFICATE OF OCCUPANCY. NOTE: AUTOMATIC RAIN SHUT-OFF SENSORS ARE REQUIRED.
6. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
7. 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.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
9. 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 FREE-STANDING 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.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLATING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLATING, CHANGE IN THE SURFACE, ET CETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZED AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.



1 / S-1 **VICINITY MAP**
NOT TO SCALE

SHEET INDEX:

SP-1 COVER SHEET
SP-2 SITE DETAILS
SP-3 SITE PLAN
SP-4 LANDSCAPE PLAN
SP-5 FLOOR PLAN
SP-6 BUILDING ELEVATIONS
SP-7 TOWER & BUILDINGS ELEV.
SP-8 CIVIL DWGS
SP-9 CIVIL DWGS

AMENDMENTS

11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES, 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.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY 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.
14. 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.
15. ARCHITECTURAL FEATURES (I.E. BAY WINDOW, FIRE PLACES, ROOF OVERHAND, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. THE CITY SHALL PERIODICALLY INSPECT THE SITE AND BUILDING EXTERIORS. IF, AT THE TIME OF INSPECTION, DETERIORATION IS PRESENT IN EXTERIOR OR SITE PLAN FEATURES, THE PROPERTY OWNER SHALL RECEIVE A CODE VIOLATION CITATION INDICATING THE NATURE OF THE VIOLATION AND A TIME FRAME FOR REMEDIATION.
17. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY.
18. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
19. STREETLIGHT INSTALLION COST IS FUNDED BY THE DEVELOPER /OWER. COORDINATE THE INSTALLION W/AURORA PUBLIC WORKS @ 303-739-7300

SITE PLAN WITH VESTING

VERIZON MOBILE SWITCHING CENTER
CENTRETECH BUSINESS PARK

LOT 1, BLOCK 1, VERIZON WIRELESS SUBDIVISION FILING NO. 1 SITUATED IN THE NW QUARTER OF SECTION 8, T. 4 S.,R. 66W., 6TH 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, David E. Campbell HAS CAUSED THESE
(CORPORATION, COMPANY OR INDIVIDUAL)
PRESENTS TO BE EXECUTED THIS 31 DAY OF October AD.

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)SS
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF October AD, BY David E. Campbell
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL NOTARY SEAL
Margaret Hockaway
(NOTARY PUBLIC)

MARGARET HOCKAWAY NOTARY STATE OF COLORADO
My Commission Expires 03/19/2005

MY COMMISSION EXPIRES 3/19/2005
NOTARY BUSINESS ADDRESS: 8350 E. Crescent Pkwy #400 Greenwood Village, CO 80111

CITY OF AURORA APPROVALS

CITY ATTORNEY: Robert Wachuna DATE: 11/1/02

PLANNING DIRECTOR: Denise M. Balkes DATE: 11-1-02

PLANNING COMMISSION: _____ DATE: 8-22-02
(CHAIRPERSON)

CITY COUNCIL: NA DATE: _____
(MAYOR)

ATTEST: NA DATE: _____
(CITY CLERK)

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF_____COLORADO AT____O'CLOCK__M, THIS DAY OF_____ AD, _____.

CLERK AND RECORDER: _____ DEPUTY:

VERIZON MOBILE SWITCHING CRT. @ CENTRETECH BUSINESS PARK 2002-6002-00

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CLIENT: verizonwireless
8350 E CRESCENT PARKWAY
ENGLEWOOD, CO 80111-2816

STRICKER CATO MURPHY ARCHITECTS ◦ 120 LAKESIDE AVE. SUITE 100 SEATTLE, WA 98122 ◦ (206) 324-4800 ◦ FAX (206) 322-2875

PROJECT:
VERIZON AURORA - MSC
LOT 1, BLOCK1, VERIZON WIRELESS SUBDIVISION FILING NO. 1 SITUATED IN THE NW QUARTER OF SECTION 8, T. 4S.,R. 66W., 6TH P.M.; CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

01/28/02	PRE - APPLICATION SUBMISSION
03/14/02	RESUBMISSION - CITY COMMENT
04/4/02	RESUBMISSION
04/11/02	RESUBMISSION
05/10/02	RESUBMISSION
06/7/02	SITE PLAN SUBMISSION

PROJ. # 01068 | PROJMGR JB

COVER SHEET

SP-1

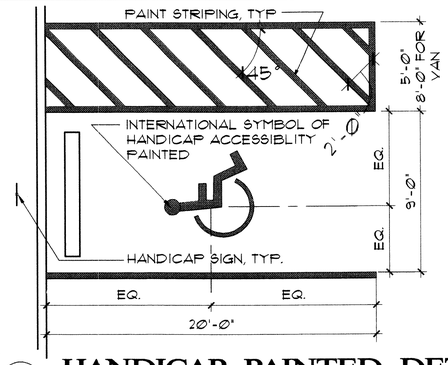
1 OF 9 SHEETS

*MA_7-12-13, RSN#723700, SHT SP3;

SITE PLAN WITH VESTING

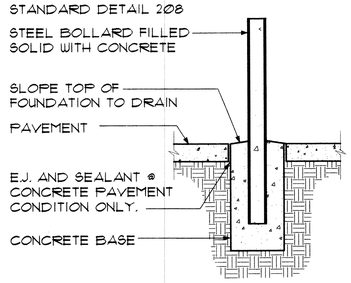
VERIZON MOBILE SWITCHING CENTER
CENTRETECH BUSINESS PARK

LOT 1, BLOCK 1, VERIZON WIRELESS SUBDIVISION FILING NO. 1 SITUATED IN THE NW QUARTER OF SECTION 8, T. 4 S.,R. 66W., 6TH P.M.; CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

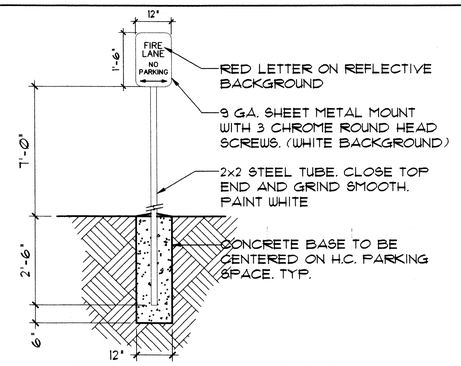


1 SP-2 **HANDICAP PAINTED DET.**
SCALE: 1/4=1'-0"

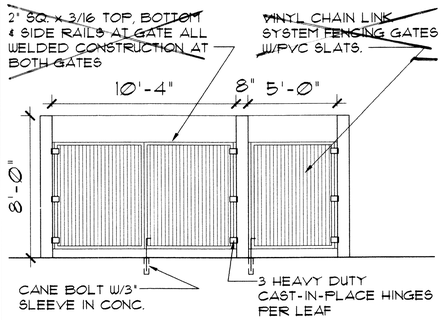
NOTE:
BOLLARD PER COA STANDARD DETAIL 208



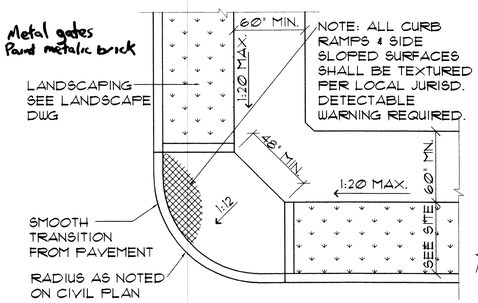
5 SP-2 **BOLLARD SECTION**
SCALE: 1/2=1'-0"



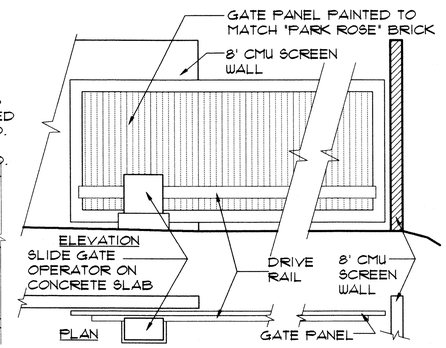
8 SP-2 **FIRE LANE SIGN**
SCALE: 1/2=1'-0"



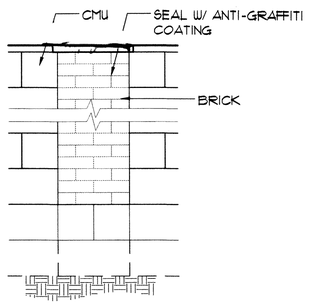
2 SP-2 **DUMPSTER ENCLO. DET.**
SCALE: 1/4=1'-0"



6 SP-2 **CORNER RAMP PLAN**
SCALE: 1/2=1'-0"



9 SP-2 **METAL SLIDING GATE**
1/4" = 1'-0"
W/AUTOMATIC TRIPLE REDUNDANCY OPTICON

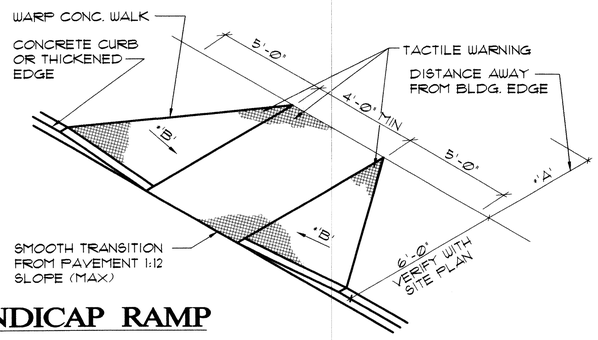


10 SP-2 **SCREEN WALL**
SCALE: 3/4=1'-0"

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF BUILDING A SWITCH AND OFFICE SPACE FOR A TELECOMMUNICATIONS COMPANY.

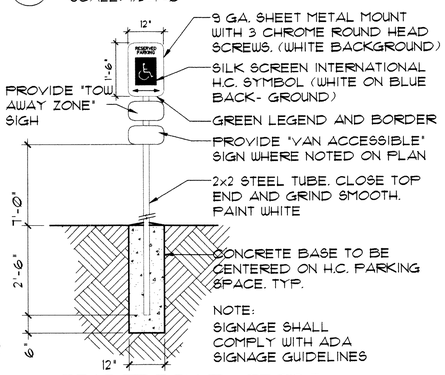
THE OFFICE PORTION OF THE BUILDING IS DESIGNED TO ACCOMMODATE PERSONNEL. THE SWITCH PORTION OF THE PROJECT IS DESIGNED FOR TELEPHONE EQUIPMENT AND SUPPORT EQUIPMENT.



NOTES:
1. CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP
2. CONSTRUCTION MATERIALS FOR WHEEL CHAIR RAMP TO BE SIMILAR TO ADJACENT SIDEWALK.

*IF 'A' IS GREATER THAN OR EQUAL TO 4'-0" THAN 'B' IS 1:10 MAX. IF 'A' IS LESS THAN 4'-0" THAN 'B' IS 1:12 MAX.

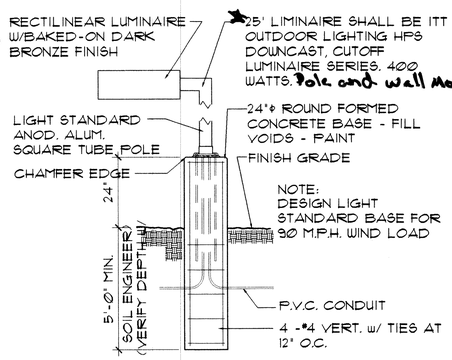
3 SP-2 **VIEW OF HANDICAP RAMP**
SCALE: 1/2=1'-0"



NOTE:
SIGNAGE SHALL COMPLY WITH ADA SIGNAGE GUIDELINES

MC-7/31/03

4 SP-2 **HANDICAP SIGN**
SCALE: 1/2=1'-0"



7 SP-2 **LIGHT STANDARD**
SCALE: 1/2=1'-0"

DATA:

	PHASE 1	PHASE 2
LAND AREA WITHIN PROPERTY LINES	184,207 SF (4.229 ACRES)	
GROSS FLOOR AREA (PER 41-16 CITY CODE)	25,546 SF	11,680 SF
NUMBER OF BUILDINGS	1	1
NUMBER OF STORIES	1	1
MAXIMUM HEIGHT OF BUILDING	20'	
TOTAL BUILDING COVERAGE	25,546 SF(13.5%)	
HARD SURFACE AREA	65,246 SF(35%)	
LANDSCAPE AREA (PER 146-2 CITY CODE)	81,735 SF(51.5%)	
PHASED NATIVE GRASS AREA (IF APPLICABLE)	N/A	
PRESENT ZONING CLASSIFICATION	M-1 (OFFICE/INDUSTRIAL)	
PROPOSED USES	CMRS MOBILE SWITCHING CENTER, OFFICE AND LATTICE TOWER	
PERMITTED MAXIMUM SIGN AREA	NO SIGNAGE PROPOSED	
PROPOSED SIGN AREA	NO SIGNAGE PROPOSED	
TYPE OF SIGNS (FREE LANDING, WALL ETC.)	NO SIGNAGE PROPOSED	
PARKING SPACES REQUIRED	66	
WAREHOUSE & INDUSTRIAL (1/400 S.F.)		
PHASE 1: 23,431 S.F./400S.F.	59	
OFFICE (1/300 S.F.)		
PHASE 1: 2,115 S.F./300S.F.	7	
PARKING SPACES PROVIDED	66 (39% COMPACT)	
COMPACT PARKING	25	
HANDICAP SPACES REQUIRED	3	
PROVIDED	3	
LOADING SPACES REQUIRED	2	
PROVIDED	2	

AMENDMENTS

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CLIENT:
verizonwireless
8350 E CRESCENT PARKWAY
ENGLEWOOD, CO 80111-2816
(206) 324-4800 ◦ FAX (206) 322-2875

PROJECT:
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04/11/02	RESUBMISSION
05/10/02	RESUBMISSION
06/7/02	SITE PLAN SUBMISSION
-	-

PROJ. # 01068 | PROJ MGR JB

SITE DETAILS

SP-2

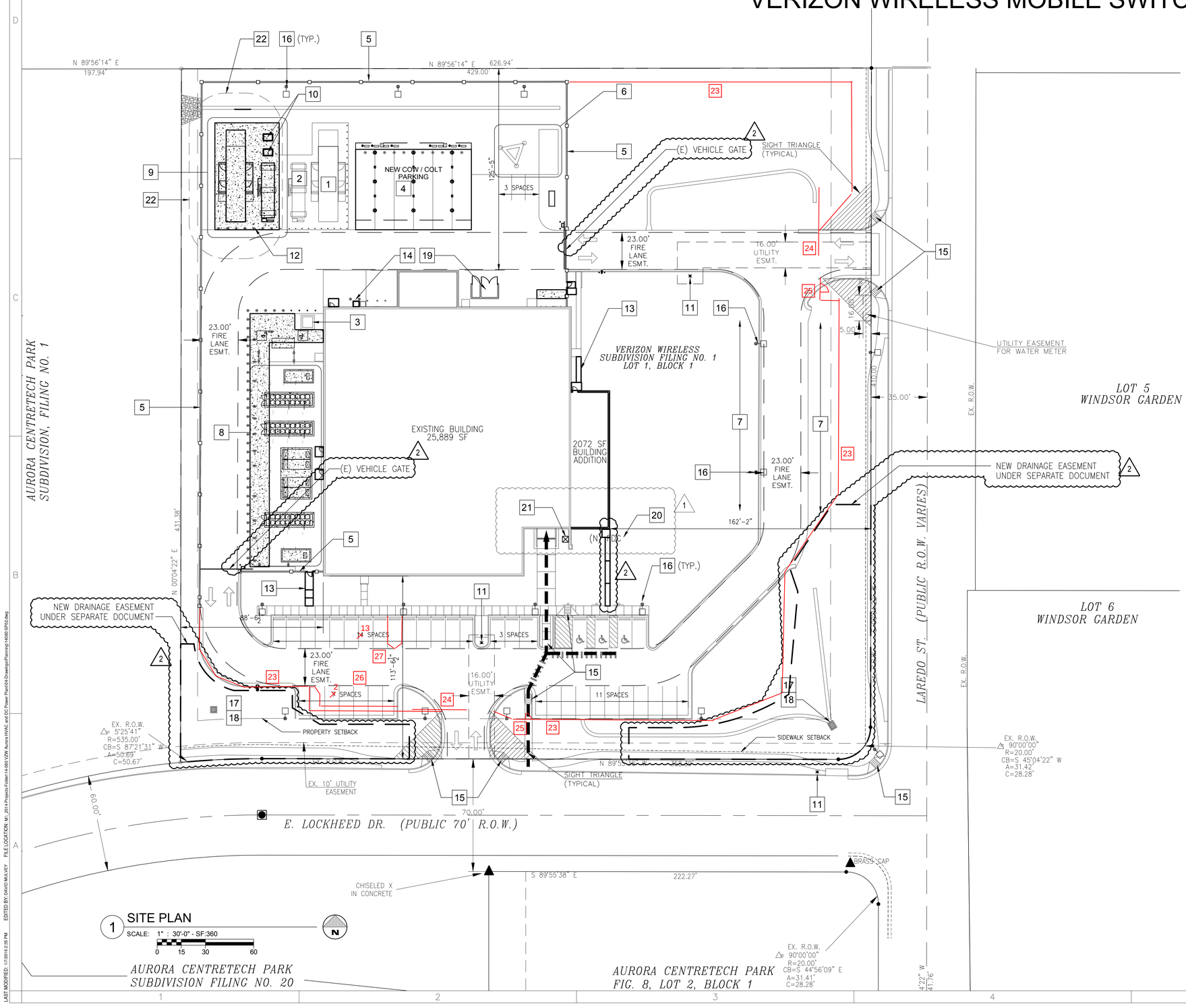
2 OF 9 SHEETS

STRICKER CATO MURPHY ARCHITECTS ◦ 120 LAKESIDE AVE. SUITE 100 SEATTLE, WA 98122 ◦ (206) 324-4800 ◦ FAX (206) 322-2875

AURORA MSC PHASE 2 RENOVATION

16091 EAST LOCKHEED DRIVE AURORA, COLORADO 80011

VERIZON WIRELESS MOBILE SWITCHING CENTER



1 SITE PLAN

SCALE: 1" : 30'-0" - SF:360

0 15 30 60

KEYED NOTES

1. (E) GENERATOR
2. (E) FUEL TANK
3. (E) TRANSFORMER
4. (N) COW/COLT PARKING WITH POWER & COMMUNICATION PANELS
5. (E) CMU SECURITY FENCE GATE
6. (E) CELL SITE & TOWER
7. AREA FOR FUTURE PARKING SPACES
8. CHILLER YARD WITH NEW HVAC EQUIPMENT AND PIPING
9. RELOCATED GENERATOR AND FUEL TANK
10. NEW GENERATOR LOAD BANK
11. (E) FIRE HYDRANT
12. NEW BOLLARD
13. NEW CONCRETE LANDING AND WALK
14. NEW PORTABLE GENERATOR TAP BOX (ADJ. TO EXISTING)
15. (E) ACCESSIBLE RAMP
16. (E) LIGHT POLE
17. (E) DETENTION AREA
18. (E) DRAINAGE INLET
19. (E) TRASH ENCLOSURE
20. (N) FIRE DEPT. CONN. W/ APPROVED KNOX PUGS
21. (E) KNOX BOX TO REMAIN
22. GENERATOR NOISE NO TO EXCEED 65dB AT 23-FEET

AMENDMENTS

23. NEW MASONRY/IRON FENCE. SEE SHEET A100.
24. NEW VEHICLE GATE. SEE SHEET A100.
25. NEW PEDESTRIAN GATE. SEE SHEET A100.
26. REPLACE (7) EXISTING PARKING STALLS WITH (2) PARALLEL PARKING STALLS. SEE SHEET A100.
27. REPLACE (1) PARKING STALL WITH NEW PLANTER WITH CURB. SEE SHEET A100.

verizonwireless

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CEG, Inc.
Critical Engineering Group
3527 Mt. Diablo Boulevard, #214
Lafayette, CA 94549

verizonwireless

AURORA MSC PHASE 2 RENOVATION

16091 EAST LOCKHEED DRIVE
AURORA, COLORADO 80011

REV	DESCRIPTION	DATE
A	PLANNING DEPT SUBMITTAL	10/14/15
1	PLANNING REVIEW COMMENTS	11/13/15
2	PLANNING REVIEW COMMENTS	01/15/16

NETWORK COMPLIANCE SUBMITTALS	DATE
PRELIMINARY SUBMISSION	12/19/14
30% SUBMISSION	02/12/15
60% SUBMISSION (LOCAL 04/13/15)	04/20/15
PRELIMINARY PLAN RE-SUBMISSION	05/20/15
PRELIMINARY PLAN RE-SUBMISSION REVISED	06/08/15
60% RE-SUBMISSION	08/03/15
90% SUBMISSION	11/18/15
100% SUBMISSION	
CONSTRUCTION DESIGN SUBMISSION	
RECORD SET (AS-BUILTS)	

PROJECT NO: 14-080	STAMP
CAD DWG FILE: 14080 SP02.dwg	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
COPYRIGHT:	

SHEET TITLE

SITE PLAN

SHEET NUMBER

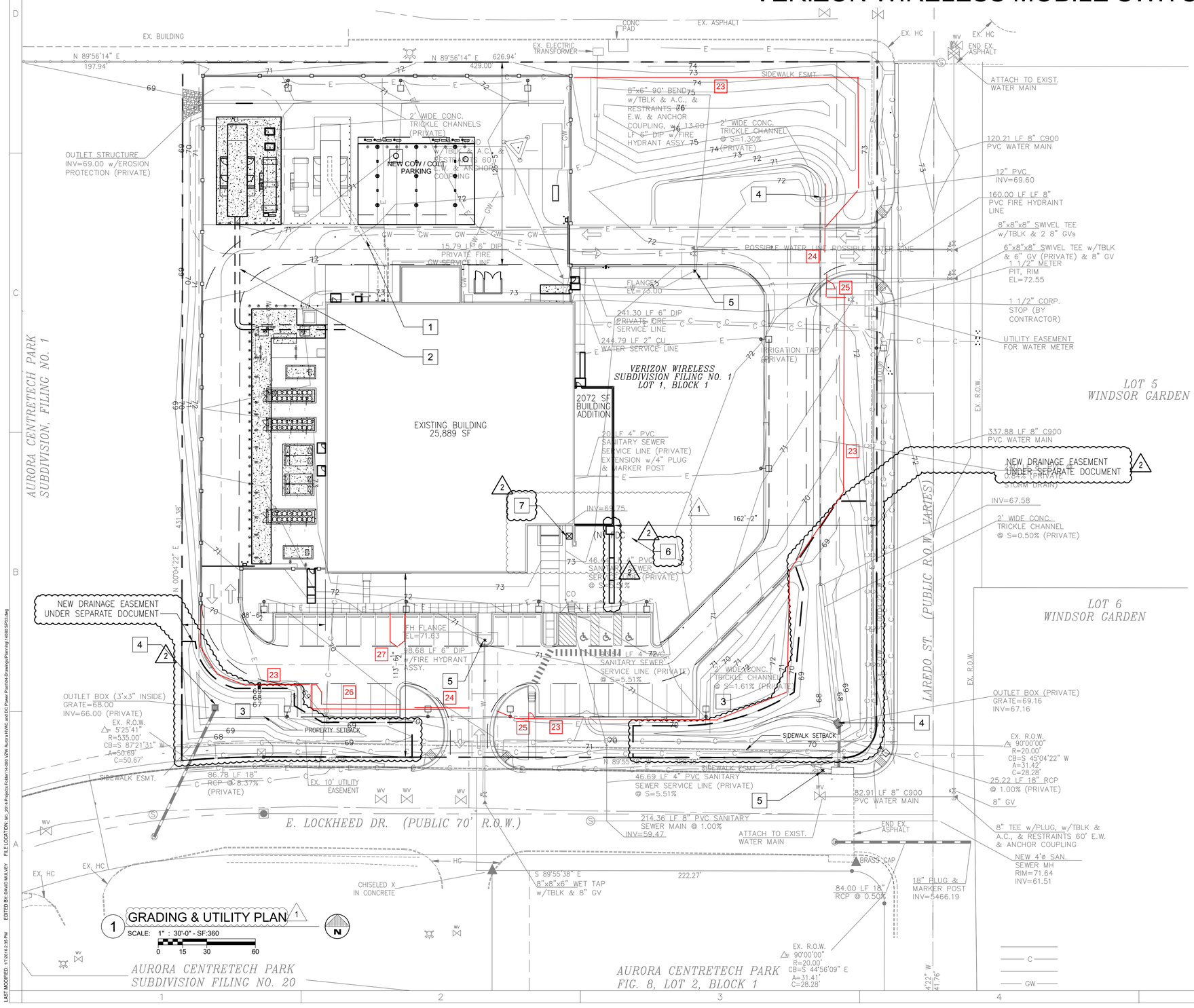
SP02

LAST MODIFIED: 1/7/2016 2:35 PM EDITED BY: DAVID MALVEY FILE LOCATION: M:\ 2014 Projects Folder\14-080 VZW Aurora HVAC and DC Power Plant\04-Drawings\Planning\14080 SP02.dwg

AURORA MSC PHASE 2 RENOVATION

16091 EAST LOCKHEED DRIVE AURORA, COLORADO 80011

VERIZON WIRELESS MOBILE SWITCHING CENTER



1 GRADING & UTILITY PLAN 1

SCALE: 1" : 30'-0" - SF:360

0 15 30 60

KEYED NOTES

1. (E) GENERATOR DUCT BANK TO BUILDING
2. (N) GENERATOR DUCT BANK TO NEW ELECTRICAL ROOM
3. (E) DETENTION AREA
4. (E) DRAINAGE INLET
5. (E) FIRE HYDRANT
6. (N) FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX PLUGS
7. (E) KNOX BOX

LEGEND

ELECTRICAL — E — E — E —

COMMUNICATION — C — C — C —

WATER — W — W — W —

STORM DRAIN

AMENDMENTS

23 NEW MASONRY/IRON FENCE. SEE SHEET A100.

24 NEW VEHICLE GATE. SEE SHEET A100.

25 NEW PEDESTRIAN GATE. SEE SHEET A100.

26 REPLACE (7) EXISTING PARKING STALLS WITH (2) PARALLEL PARKING STALLS. SEE SHEET A100.

27 REPLACE (1) PARKING STALL WITH NEW PLANTER WITH CURB. SEE SHEET A100.

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AURORA MSC PHASE 2 RENOVATION

16091 EAST LOCKHEED DRIVE
AURORA, COLORADO 80011

Δ REV	DESCRIPTION	DATE
A	PLANNING DEPT SUBMITTAL	10/14/15
1	PLANNING REVIEW COMMENTS	11/13/15
2	PLANNING REVIEW COMMENTS	01/15/16

NETWORK COMPLIANCE SUBMITTALS	DATE
PRELIMINARY SUBMISSION	12/19/14
30% SUBMISSION	02/12/15
60% SUBMISSION (LOCAL 04/13/15)	04/20/15
PRELIMINARY PLAN RE-SUBMISSION	05/20/15
PRELIMINARY PLAN RE-SUBMISSION REVISED	06/08/15
60% RE-SUBMISSION	08/03/15
90% SUBMISSION	11/18/15
100% SUBMISSION	
CONSTRUCTION DESIGN SUBMISSION	
RECORD SET (AS-BUILTS)	

PROJECT NO: 14-080
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SHEET TITLE

GRADING & UTILITY PLAN 1

SHEET NUMBER

SP03

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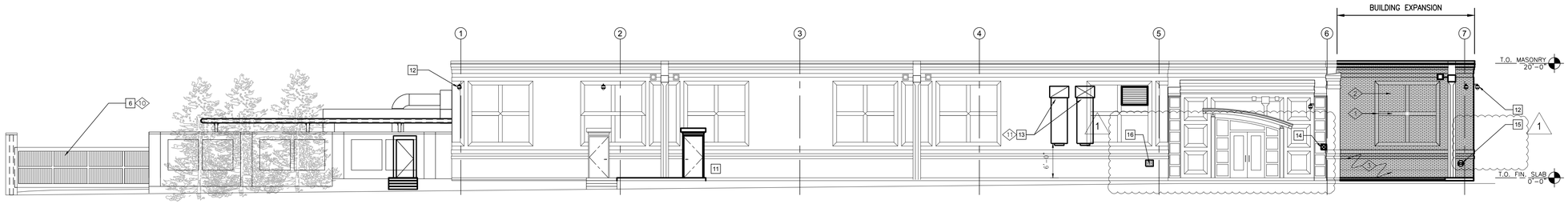
AURORA MSC PHASE 2 RENOVATION

16091 EAST LOCKHEED DRIVE AURORA, COLORADO 80011

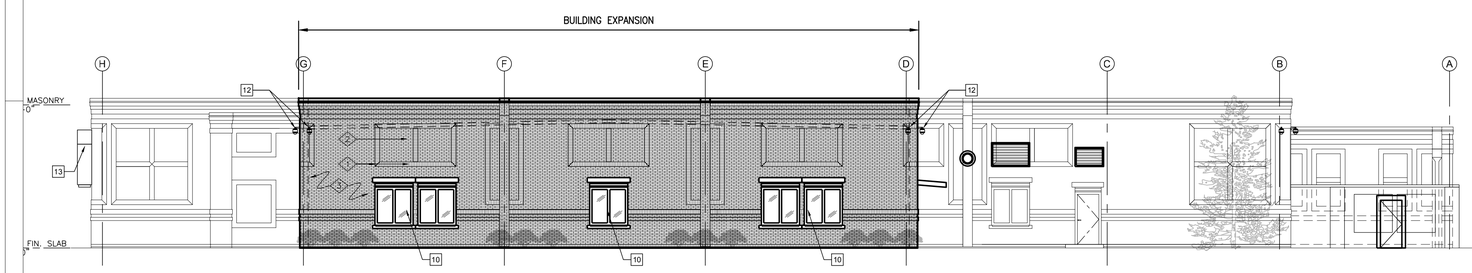
VERIZON WIRELESS MOBILE SWITCHING CENTER



1 SOUTH ELEVATION

SCALE: 1" : 10'-0" - SF:120

0 5 10 20



2 EAST ELEVATION

SCALE: 1" : 10'-0" - SF:120

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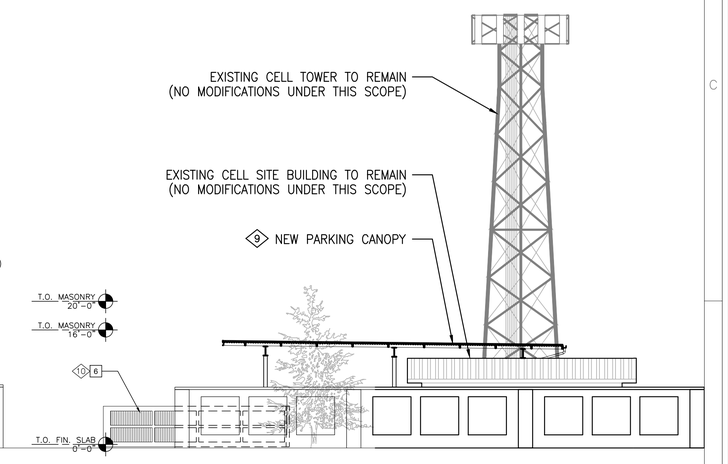

1 KEYED NOTES

1. WALL MOUNTED LIGHT – REFER TO ELECTRICAL LIGHTING PLAN AND FIXTURE SCHEDULE
2. NEW WALL MOUNTED EXHAUST FAN – REFER TO MECHANICAL PLANS AND SCHEDULES
3. EXISTING OVERHEAD DOOR OPENING TO SHIPPING/RECEIVING
4. NEW WALL MOUNTED SECURITY CAMERA
5. EXPANSION JOINT FULL HEIGHT WALL
6. REPLACE EXISTING VEHICLE GATE, REFER TO A502
7. WALL OPENING FOR TEMPORARY HVAC SUPPLY AND RETURN DUCT FROM HORSE UNIT
8. NEW LOUVER
9. EXISTING LOUVER
10. NEW WINDOW WITH CANOPY
11. NEW DOOR WITH CANOPY AND WALL MOUNTED LIGHT
12. WALL MOUNTED SECURITY CAMERA

1 KEYED NOTES

13. HVAC SUPPLY & RETURN OPENINGS FOR PORTABLE HVAC UNIT (HORSE)
14. EXISTING DEPARTMENT KNOX BOX TO REMAIN
15. NEW LOCATION FOR FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX PLUGS
16. EXISTING ELEMENT TO BE REMOVED – INFILL BRICK VENEER TO MATCH (E) COLOR & PATTERN

EXTERIOR FINISH SCHEDULE

◇ SYMBOL REFERENCE - THIS SHEET ONLY

SYMBOL #	BASIS OF DESIGN	FINISH
1	FACE BRICK - 'TUMBLE WEED'	LT BROWN
2	FACE BRICK - 'DESERT SAND'	LT BROWN
3	FACE BRICK - 'PARK ROSE'	BROWN
4	SCUPPER & DOWNSPOUT	P-4
5	DOOR & FRAME	P-4
6	WINDOW FRAME	P-4
7	METAL CANOPY	P-4
8	LOUVER	P-4
9	STANDING SEAM METAL ROOF (AEP SPAN)	SRI 33 COLONIAL RED
10	VEHICLE GATE	P-4
11	EXTERIOR WALL MOUNTED HVAC DUCT	P-4

AMENDMENTS

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AURORA MSC PHASE 2 RENOVATION

16091 EAST LOCKHEED DRIVE
AURORA, COLORADO 80011

△ REV	DESCRIPTION	DATE
A	PLANNING DEPT SUBMITTAL	10/14/15
1	PLANNING REVIEW COMMENTS	11/13/15
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NETWORK COMPLIANCE SUBMITTALS	DATE
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100% SUBMISSION	
CONSTRUCTION DESIGN SUBMISSION	
RECORD SET (AS-BUILTS)	

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SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

SP04

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AURORA MSC PHASE 2 RENOVATION

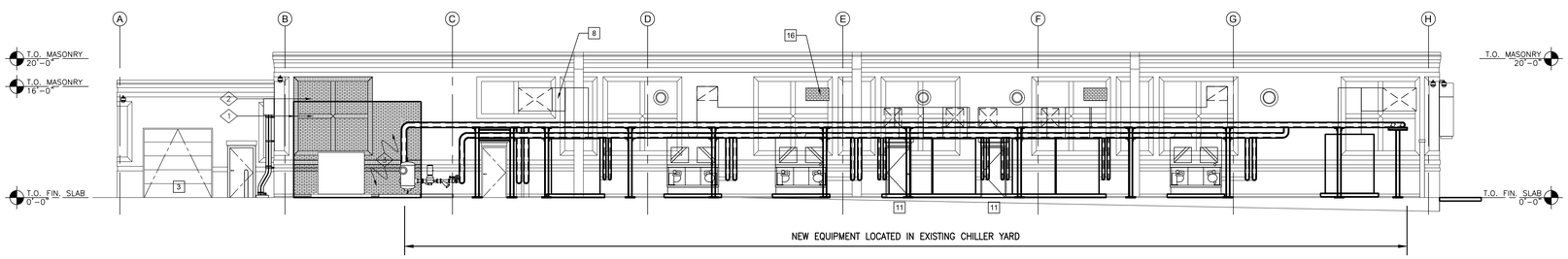
16091 EAST LOCKHEED DRIVE AURORA, COLORADO 80011

VERIZON WIRELESS MOBILE SWITCHING CENTER

3 NORTH ELEVATION

SCALE: 1" : 10'-0" - SF:120

0 5 10 20



4 WEST ELEVATION

SCALE: 1" : 10'-0" - SF:120

0 5 10 20

1 KEYED NOTES

1. WALL MOUNTED LIGHT – REFER TO ELECTRICAL LIGHTING PLAN AND FIXTURE SCHEDULE
2. NEW WALL MOUNTED EXHAUST FAN – REFER TO MECHANICAL PLANS AND SCHEDULES
3. EXISTING OVERHEAD DOOR OPENING TO SHIPPING/RECEIVING
4. NEW WALL MOUNTED SECURITY CAMERA
5. EXPANSION JOINT FULL HEIGHT WALL
6. REPLACE EXISTING VEHICLE GATE, REFER TO A502
7. WALL OPENING FOR TEMPORARY HVAC SUPPLY AND RETURN DUCT FROM HORSE UNIT
8. NEW LOUVER
9. EXISTING LOUVER
10. NEW WINDOW WITH CANOPY
11. NEW DOOR WITH CANOPY AND WALL MOUNTED LIGHT
12. WALL MOUNTED SECURITY CAMERA

EXTERIOR FINISH SCHEDULE

◇ SYMBOL REFERENCE - THIS SHEET ONLY

SYMBOL #	BASIS OF DESIGN	FINISH
◇1	FACE BRICK - 'TUMBLE WEED'	LT BROWN
◇2	FACE BRICK - 'DESERT SAND'	LT BROWN
◇3	FACE BRICK - 'PARK ROSE'	BROWN
◇4	SCUPPER & DOWNSPOUT	P-4
◇5	DOOR & FRAME	P-4
◇6	WINDOW FRAME	P-4
◇7	METAL CANOPY	P-4
◇8	LOUVER	P-4
◇9	STANDING SEAM METAL ROOF (AEP SPAN)	SRI 33 COLONIAL RED
◇10	VEHICLE GATE	P-4
◇11	EXTERIOR WALL MOUNTED HVAC DUCT	P-4

AMENDMENTS

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AURORA MSC PHASE 2 RENOVATION

16091 EAST LOCKHEED DRIVE
AURORA, COLORADO 80011

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100% SUBMISSION	
CONSTRUCTION DESIGN SUBMISSION	
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SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

SP05

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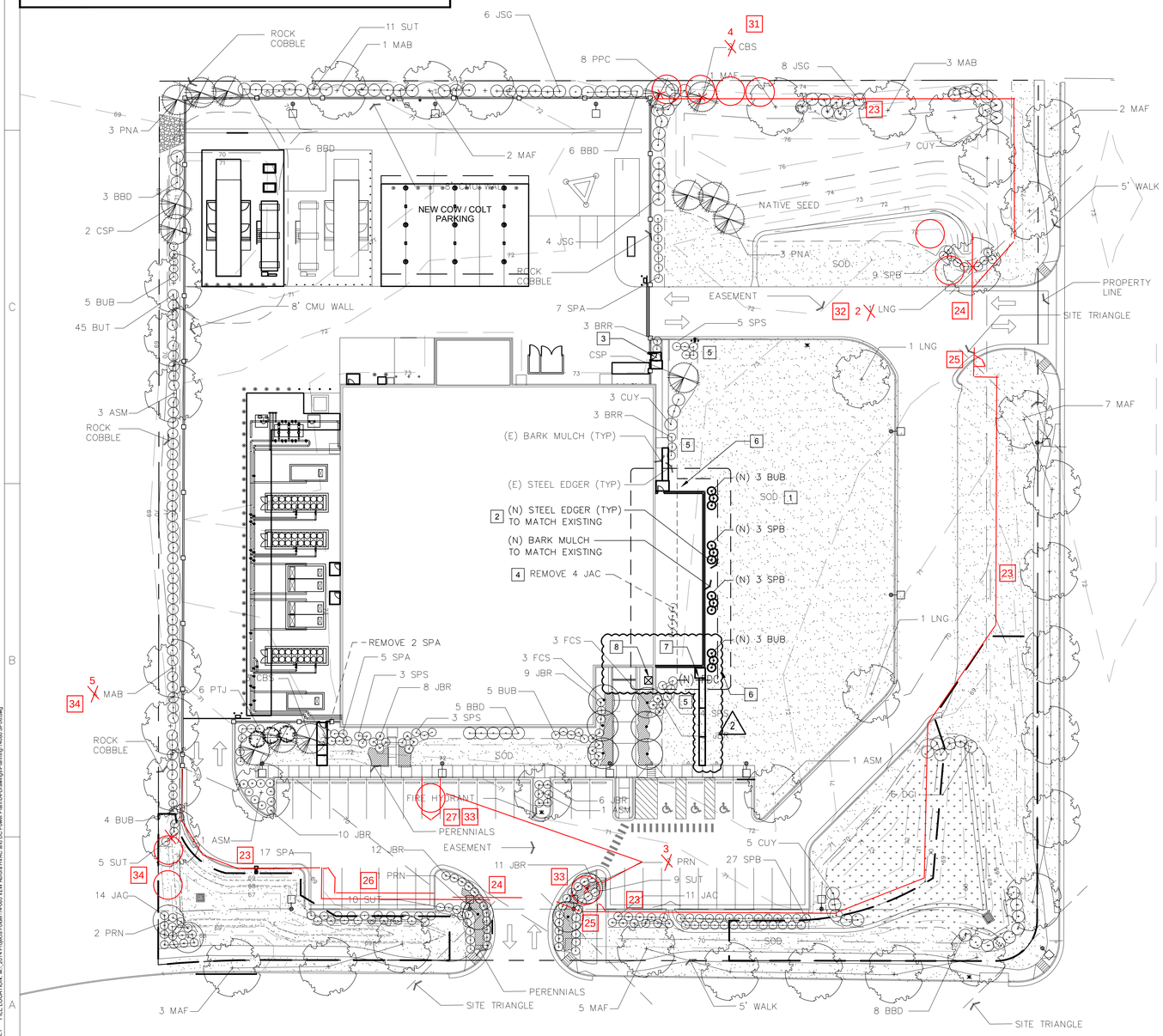
AURORA MSC PHASE 2 RENOVATION

16091 EAST LOCKHEED DRIVE AURORA, COLORADO 80011

VERIZON WIRELESS MOBILE SWITCHING CENTER

SHEET NOTES

1. ALL SITE MODIFICATIONS MUST BE VERIFIED WITH EXISTING SITE CONDITIONS.
2. PRIOR TO ALL EXCAVATION VERIFY UNDERGROUND UTILITY LOCATIONS.
3. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL TIMES DURING CONSTRUCTION.
4. ALL EXISTING LANDSCAPING TO BE PROTECTED DURING CONSTRUCTION AND RESTORED TO ORIGINAL CONDITION WHERE DAMAGED.
5. PLANT SCHEDULE PROVIDED FOR REFERENCE ONLY AND WAS OBTAINED FROM ORIGINAL LANDSCAPE PLANS, NEW PLANT MATERIAL TO MATCH ORIGINAL SCHEDULE TO THE EXTENT POSSIBLE.
6. INSTALL 3" OF SHREDDED WESTERN RED CEDAR BARK MULCH OVER GEOTEXTILE FABRIC THROUGHOUT PLANTING AREAS. NO WEED BARRIER IS TO BE VISIBLE. EXCAVATE SOIL WHERE NECESSARY TO KEEP TOP OF MULCH BEDS 1" BELOW FINISH GRADE. ALL BEDS LABELED "ROCK COBBLE" SHALL BE MULCHED WITH 3-4" WASHED RIVER ROCK MULCH OVER GEOTEXTILE FABRIC. ROCK MULCH CONTAINING SOIL AND/OR DEBRIS WILL NOT BE ACCEPTED.
7. PROVIDE 6" GREEN RYERSON STEEL EDGING WITH PINS AND MACHINED EDGES WHERE SHOWN ON PLAN.



1 LANDSCAPE PLAN

SCALE: 1" : 30'-0" - SF:360

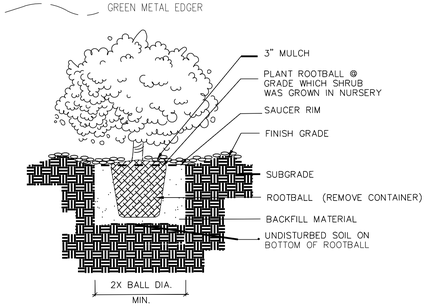
0 15 30 60

PLANT SCHEDULE

SYMBOL	QTY	KEY	COMMON NAME	BOTANICAL NAME	SIZE	WATER ZONE
			DECIDUOUS SHADE TREES			
	6	ASM	Marshall Ash	Fraxinus pennsylvanica 'Marshall'	2\" Caliper	Moderate
	20	MAF	Superform Norway Maple	Acer platanoides 'Superform'	2\" Caliper	Moderate
	8	MAB	Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	2\" Caliper	Moderate
	3	LNG	Greenspire Linden	Tilia cordata 'Greenspire'	2\" Caliper	Moderate
			EVERGREEN TREES			
	6	PNA	Austrian Pine	Pinus nigra	6'-8' ht.	Low
	4	CSP	Colorado Spruce	Picea pungens	6'-8' ht.	High
	5	CBS	Colorado Blue Spruce	Picea pungens glauca	6'-8' ht.	High
			ORNAMENTAL TREES			
	6	FCS	Spring Snow Crabapple	Malus 'Spring Snow'	2" Caliper	Moderate
	5	PRN	Newport Plum	Prunus cerasifera	2" Caliper	Moderate
			DECIDUOUS SHRUBS			
	6	BRR	Red Barberry	Berberis thunbergii	5 gal.	Moderate
	38	SPA	Anthony Waterer Spirea	Spiraea bumalda 'Anthony Waterer'	5 gal.	Moderate
	35	SUT	Miss Kim Lilac	Syringa patula 'Miss Kim'	5 gal.	Low
	15	CUY	Yellow Flowering Currant	Ribes aureum	5 gal.	Low
	11	PPC	Purpleleaf Plum	Prunus x cistena	5 gal.	Moderate
	12	DGI	Isanti Dogwood	Cornus sericea 'Isanti'"	5 gal.	High
	29	BBD	Burning Bush	Euonymus alatus 'Compactum'	5 gal.	Moderate
	15	SPS	Snowmound Spirea	Spiraea nipponica "Snowmound'	5 gal.	Moderate
	45	BUT	Tallhedge Buckthorn	Rhamnus frangula 'Columnaris'	5 gal.	Low/Moderate
	14	**BUB**	**Butterfly Bush**	**Buddleia davidii**	**5 gal.**	**Moderate**
	36	**SPB**	**Bluemist Spirea**	**Caryopterisa clandonensis**	**5 gal.**	**Low**
	6	PTJ	Jackman Potentilla	Potentilla fruiticosa 'Jackmannii'	5 gal.	Low
			EVERGREEN SHRUBS			
	18	JSG	Sea Green Juniper	Juniperus x media 'Sea Green'	5 gal.	Low
	68	JBR	Broadmoor Juniper	Juniperus sabina 'Broadmoor'	5 gal.	Low/Moderate
	29	JAC	Arcadia Juniper	Juniperus sabina 'Arcadia'	5 gal.	Low/Moderate
			PERENNIALS*			
			Daylily, varieties	Hemerocallis species	1 gal.	Moderate
			Foxglove	Digitalis 'Foxy'	1 gal.	Moderate
			Black-Eyed Susan	Rudbeckia fulgida 'Goldsturm'	1 gal.	Moderate
			Purple Coneflower	Echinacea purpurea	1 gal.	Moderate
			Columbine varieties	Aquilegia species	1 gal.	Moderate
			Blanket Flower	Gaillardia aristata	1 gal.	Moderate
			Sweet William Dianthus	Dianthus barbatus	1 gal.	Moderate
			Dragon's Blood Sedum	Sedum spurium 'Dragon's Blood'	1 gal.	Moderate

LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- SOD AREA
- PERENNIAL/ANNUAL BEDS
- NATIVE SEED
- GREEN METAL EDGER



2 SHRUB PLANTING

SCALE: NTS

KEYED NOTES

1. EXISTING SOD TO REMAIN, REMOVE TO EXTENTS OF NEW SHRUB BED
2. STEEL EDGER TO BE MINIMUM 4-FEET FROM FACE OF BUILDING EXPANSION
3. REMOVE ONE BARBERRY FOR NEW CONCRETE WALK
4. REMOVE JUNIPER AND BARK MULCH ALONG WALL FOR NEW BUILDING EXPANSION
5. PROTECT EXISTING PLANT MATERIAL DURING CONSTRUCTION
6. EXTEND EXISTING IRRIGATION AROUND NEW BUILDING PERIMETER
7. (N) FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX PLUGS
8. (E) KNOX BOX

AMENDMENTS

23 NEW MASONRY/IRON FENCE. SEE SHEET A100.

24 NEW VEHICLE GATE. SEE SHEET A100.

25 NEW PEDESTRIAN GATE. SEE SHEET A100.

26 REPLACE (7) EXISTING PARKING STALLS WITH (2) PARALLEL PARKING STALLS. SEE SHEET A100.

27 REPLACE (1) PARKING STALL WITH NEW PLANTER WITH CURB. SEE SHEET A100.

31 REPLACE (2) CBS WITH (4) CBS. SEE SHEET A101.

32 REPLACE (1) LNG WITH (2) LNG. SEE SHEET A101.

33 REPLACE (1) PRN WITH (2) PRN. SEE SHEET A101.

34 REPLACE (1) MAB WITH (2) MAB. SEE SHEET A101.

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AURORA MSC PHASE 2 RENOVATION

16091 EAST LOCKHEED DRIVE
AURORA, COLORADO 80011

REV	DESCRIPTION	DATE
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100% SUBMISSION	
CONSTRUCTION DESIGN SUBMISSION	
RECORD SET (AS-BUILTS)	

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SHEET TITLE

LANDSCAPE SITE PLAN

SHEET NUMBER

SP06

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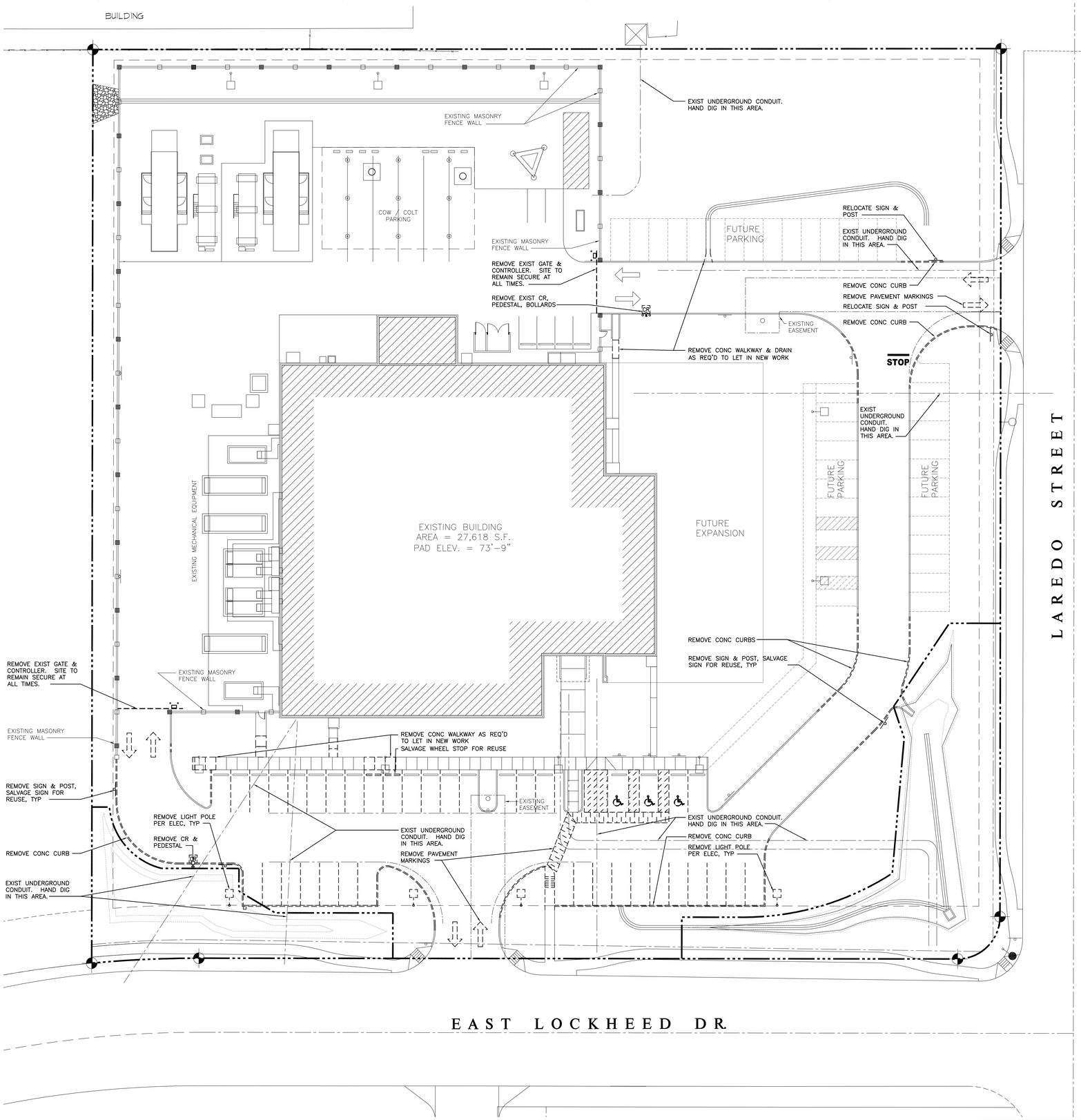

1 DEMOLITION SITE PLAN
1: = 20'-0"

SHEET NOTES

1. SEE GENERAL DEMOLITION NOTES AND LEGEND ON SHEET A001.
2. COORDINATE DEMOLITION WORK WITH ALL TRADES.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE APPROPRIATE AUTHORITIES HAVING JURISDICTION, UTILITY COMPANIES, AND LOCATE COMPANIES. FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION/DEMOLITION. ALL UTILITIES SHALL BE VERIFIED VIA HAND DIGGING TO CONFIRM DEPTH AND LOCATION. THIS TO BE DONE BEFORE ANY MACHINE EXCAVATION IS STARTED.
4. ALL CONSTRUCTION AND DEMOLITION DEBRIS IS TO BE REMOVED FROM THE SITE ON A DAILY BASIS. CONTRACTOR IS RESPONSIBLE FOR ALL DISPOSAL. ALL DEMOLISHED MATERIALS SHALL BE PROPERLY DISPOSED OF OFFSITE.
5. SAWCUT PAVEMENT FULL DEPTH WHERE PAVEMENT IS INDICATED FOR REMOVAL.
6. AS-BUILT IRRIGATION SYSTEM IN AREA OF WORK. RELOCATE SPRINKLER HEADS, CONTROL BOXES, ETC.
7. CONTRACTOR SHALL AT NO TIME TOTALLY BLOCK EXIT FROM BUILDING.
8. BEFORE STARTING EXCAVATION, CALL UNDERGROUND CABLE LOCATION ASSISTANCE SERVICE 48 HOURS IN ADVANCE TO LOCATE CABLES AND OTHER BURIED UTILITIES ON SITE AND ADJACENT STREET. COORDINATE & VERIFY ALL EXCAVATION W/ SWITCH MANAGER. UTILITIES SHOWN ON PLAN FOR REFERENCE ONLY.
9. SITE AND BUILDING IS TO REMAIN SECURE AT ALL TIMES. ACCESS POINTS TO SITE AND BUILDING SHALL NOT BE LEFT UNATTENDED AT ANY TIME. CONTRACTOR TO NOTE THAT EXCEPTIONS TO THIS RULE WILL NOT BE TOLERATED.
10. REPAIR TO EXISTING CONDITION ANY ITEMS DAMAGED BY CONTRACT WHICH WERE NOT SCHEDULED OR NOTED FOR CHANGE BY THIS CONTRACT CONTRACTOR RESPONSIBLE FOR REMOVAL.
11. VERIFY WITH OWNER AREA APPROVED FOR STORING OWNER'S SALVAGED MATERIALS.
12. PROVIDE GENERAL PROJECT DEMOLITION AND PHASING MOP BEFORE THE START OF ANY SITE WORK. NO EXCEPTIONS.
13. COORDINATE ALL WORK WITH ALL DRAWINGS AND SPECIFICATIONS. VERIFY W/ ARCHITECT/ENGINEER IF ANY DISCREPANCIES.
14. ACCESS TO ALL PARKING AREAS TO BE MAINTAINED DURING NORMAL WORK HOURS, EXCEPT IN IMMEDIATE AREA OF WORK. ALL TRENCHING IMPACTING OWNERS USE OF PARKING AREAS SHALL BE CONDUCTED OFF HOURS. TRENCH, PLACE CONDUIT AND PIPING AND BACKFILL WITH APPROVED LOAD BEARING MATERIALS AS QUICKLY AS REASONABLY POSSIBLE. USE OF STEEL COVER PLATES TO BE LIMITED TO PRE-INSPECTION PROTECTION/COVER ONLY. STOCK EXCAVATION AND FILL MATERIALS ON-SITE ONLY AT APPROVED STAGING AREAS. FILL SITE TRENCHING FLUSH WITH ADJACENT PAVING AND MAINTAIN LEVEL UNTIL PAVING INFILL IS COMPLETE. BEFORE PLACING PAVING INFILLS, RE-CUT CLEAN, STRAIGHT, AND SOUND EDGES.

CALL BEFORE YOU DIG:
811
48 HOURS IN ADVANCE

LOCATE ALL POWER CABLES, FIBER OPTICS LINES, AND OTHER UNDERGROUND UTILITIES. HAND DIG THESE AREAS.

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AURORA MSC
BLOCK WALL EXPANSION
16091 EAST LOCKHEED DRIVE
AURORA, COLORADO 80011

REV	DESCRIPTION	DATE

NETWORK COMPLIANCE SUBMITTALS	DATE
60% DESIGN SUBMITTAL	10/14/16
100% DESIGN SUBMITTAL	01/11/17
BID SET	02/21/17
CONSTRUCTION/PERMIT SET	04/28/17
ASI 1	09/28/17
LICENSE AGREEMENT REVISIONS	10/05/17

PROJECT NO: 161377
CAD DWG FILE:
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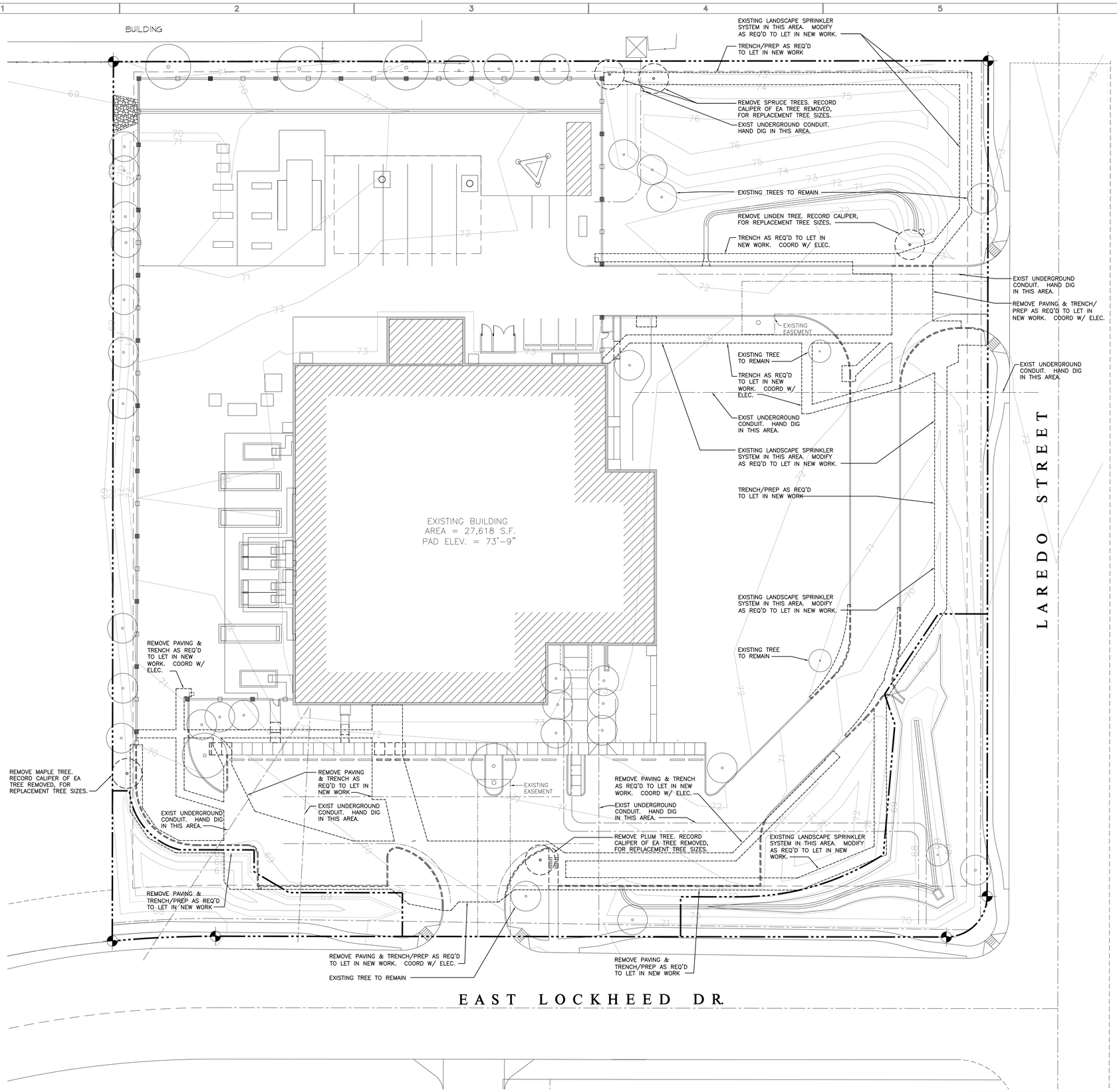
SHEET TITLE
DEMOLITION SITE PLAN

SHEET NUMBER
AD100



1 DEMOLITION LANDSCAPE & PAVING PLAN
1" = 20'-0"

SHEET NOTES

1. SEE GENERAL DEMOLITION NOTES AND LEGEND ON SHEET A001.
2. COORDINATE DEMOLITION WORK WITH ALL TRADES.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE APPROPRIATE AUTHORITIES HAVING JURISDICTION, UTILITY COMPANIES, AND LOCATE COMPANIES. FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION/DEMOLITION. ALL UTILITIES SHALL BE VERIFIED VIA HAND DIGGING TO CONFIRM DEPTH AND LOCATION. THIS TO BE DONE BEFORE ANY MACHINE EXCAVATION IS STARTED.
4. ALL CONSTRUCTION AND DEMOLITION DEBRIS IS TO BE REMOVED FROM THE SITE ON A DAILY BASIS. CONTRACTOR IS RESPONSIBLE FOR ALL DISPOSAL. ALL DEMOLISHED MATERIALS SHALL BE PROPERLY DISPOSED OF OFFSITE.
5. SAWCUT PAVEMENT FULL DEPTH WHERE PAVEMENT IS INDICATED FOR REMOVAL.
6. AS-BUILT IRRIGATION SYSTEM IN AREA OF WORK. RELOCATE SPRINKLER HEADS, CONTROL BOXES, ETC.
7. CONTRACTOR SHALL AT NO TIME TOTALLY BLOCK EXIT FROM BUILDING.
8. BEFORE STARTING EXCAVATION, CALL UNDERGROUND CABLE LOCATION ASSISTANCE SERVICE 48 HOURS IN ADVANCE TO LOCATE CABLES AND OTHER BURIED UTILITIES ON SITE AND ADJACENT STREET. COORDINATE & VERIFY ALL EXCAVATION W/ SWITCH MANAGER. UTILITIES SHOWN ON PLAN FOR REFERENCE ONLY.
9. SITE AND BUILDING IS TO REMAIN SECURE AT ALL TIMES. ACCESS POINTS TO SITE AND BUILDING SHALL NOT BE LEFT UNATTENDED AT ANY TIME. CONTRACTOR TO NOTE THAT EXCEPTIONS TO THIS RULE WILL NOT BE TOLERATED.
10. REPAIR TO EXISTING CONDITION ANY ITEMS DAMAGED BY CONTRACT WHICH WERE NOT SCHEDULED OR NOTED FOR CHANGE BY THIS CONTRACT CONTRACTOR RESPONSIBLE FOR REMOVAL.
11. VERIFY WITH OWNER AREA APPROVED FOR STORING OWNER'S SALVAGED MATERIALS.
12. PROVIDE GENERAL PROJECT DEMOLITION AND PHASING MOP BEFORE THE START OF ANY SITE WORK. NO EXCEPTIONS.
13. COORDINATE ALL WORK WITH ALL DRAWINGS AND SPECIFICATIONS. VERIFY W/ ARCHITECT/ENGINEER IF ANY DISCREPANCIES.
14. ACCESS TO ALL PARKING AREAS TO BE MAINTAINED DURING NORMAL WORK HOURS, EXCEPT IN IMMEDIATE AREA OF WORK. ALL TRENCHING IMPACTING OWNERS USE OF PARKING AREAS SHALL BE CONDUCTED OFF HOURS. TRENCH, PLACE CONDUIT AND PIPING AND BACKFILL WITH APPROVED LOAD BEARING MATERIALS AS QUICKLY AS REASONABLY POSSIBLE. USE OF STEEL COVER PLATES TO BE LIMITED TO PRE-INSPECTION PROTECTION/COVER ONLY. STOCK EXCAVATION AND FILL MATERIALS ON-SITE ONLY AT APPROVED STAGING AREAS. FILL SITE TRENCHING FLUSH WITH ADJACENT PAVING AND MAINTAIN LEVEL UNTIL PAVING INFILL IS COMPLETE. BEFORE PLACING PAVING INFILLS, RE-CUT CLEAN, STRAIGHT, AND SOUND EDGES.
15. LANDSCAPE SPRINKLER SYSTEM TO BE MODIFIED AS NECESSARY TO LET IN NEW WORK, AND RETURNED TO FULL WORKING ORDER AT END OF PROJECT. INTENT IS TO MAINTAIN EXISTING COVERAGE OF SYSTEM.

CALL BEFORE YOU DIG:
811
48 HOURS IN ADVANCE

LOCATE ALL POWER CABLES, FIBER OPTICS LINES, AND OTHER UNDERGROUND UTILITIES. HAND DIG THESE AREAS.

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verizon
AURORA MSC
BLOCK WALL EXPANSION
16091 EAST LOCKHEED DRIVE
AURORA, COLORADO 80011

REV	DESCRIPTION	DATE

NETWORK COMPLIANCE SUBMITTALS	DATE
60% DESIGN SUBMITTAL	10/14/16
100% DESIGN SUBMITTAL	01/11/17
BID SET	02/21/17
CONSTRUCTION/PERMIT SET	04/28/17
ASI 1	09/28/17
LICENSE AGREEMENT REVISIONS	10/05/17

PROJECT NO: 161377
CAD DWG FILE:
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DRAWN BY: MSK
CHECKED BY: MSK
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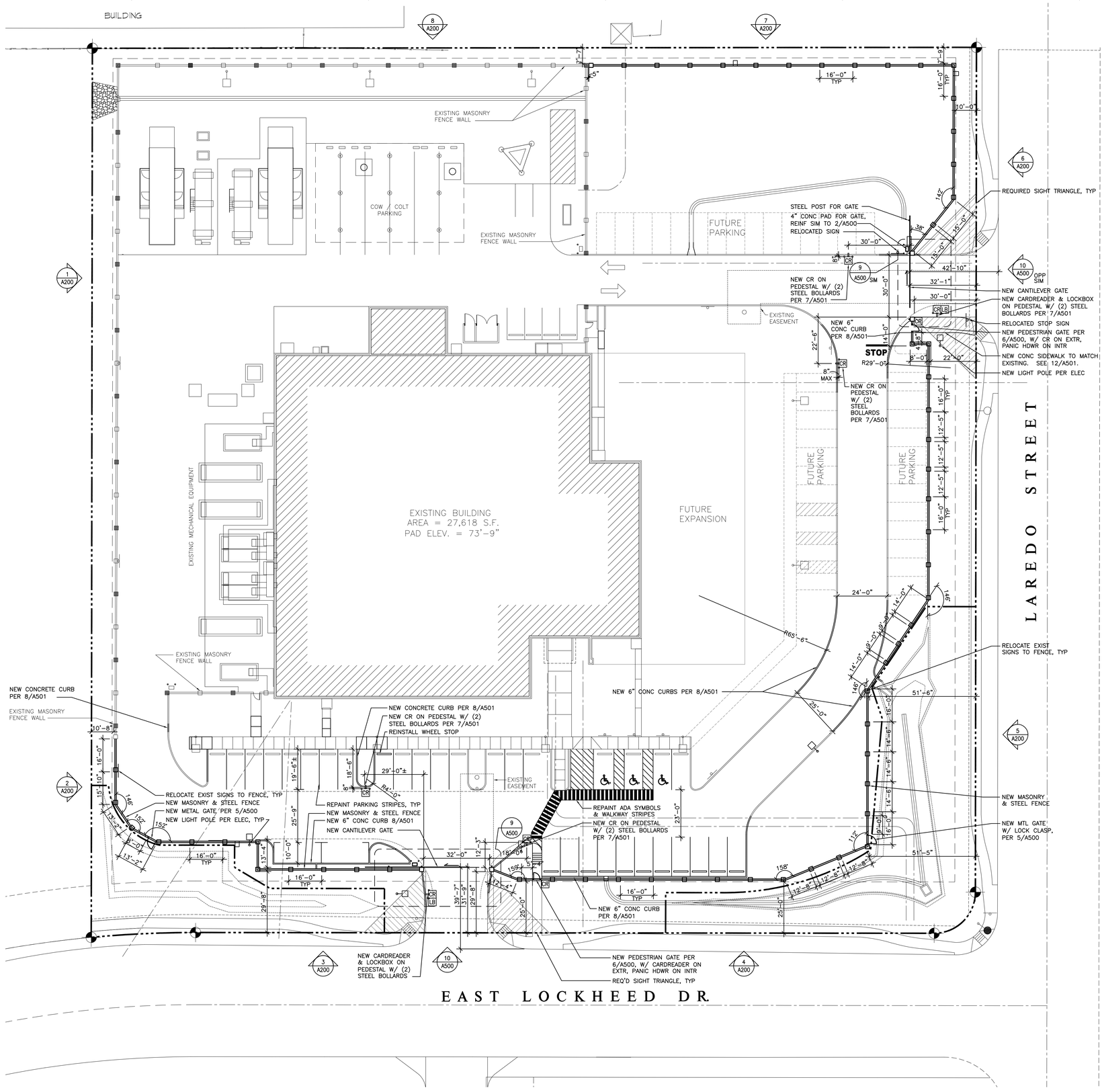
STAMP

SHEET TITLE
DEMOLITION
LANDSCAPE & PAVING PLAN

SHEET NUMBER
AD101



1 SITE PLAN
1: = 20'-0"

PARKING CALCULATION

PER ZONING CODE TABLE 15.1:

1/300 SF OFFICE
1/800 SF INDUSTRIAL/RESEARCH/DEVELOPMENT (OR 1/1.5 EMPLOYEE)
1/2000 SF WAREHOUSE (OR 1/1.5 EMPLOYEE)

EXISTING BUILDING:

6,145 SF OFFICE:	20.5 PARKING SPACES
18,284 SF IND/R&D	22.9 PARKING SPACES
2,929 SF WAREHOUSE	1.5 PARKING SPACES
	44.9 PARKING SPACES REQ'D

THERE ARE ZERO EMPLOYEES BASED IN THE NON-OFFICE AREAS OF THE BUILDING.

REVISED EXISTING: 20.5 PARKING SPACES REQ'D

EXISTING SITE: 39 PARKING SPACES PROVIDED
PROPOSED: (6) PARKING SPACES REMOVED
NEW TOTAL: 33 PARKING SPACES

THE SITE PLAN HAS AREA RESERVED FOR AN ADDITIONAL 38 FUTURE PARKING SPACES.

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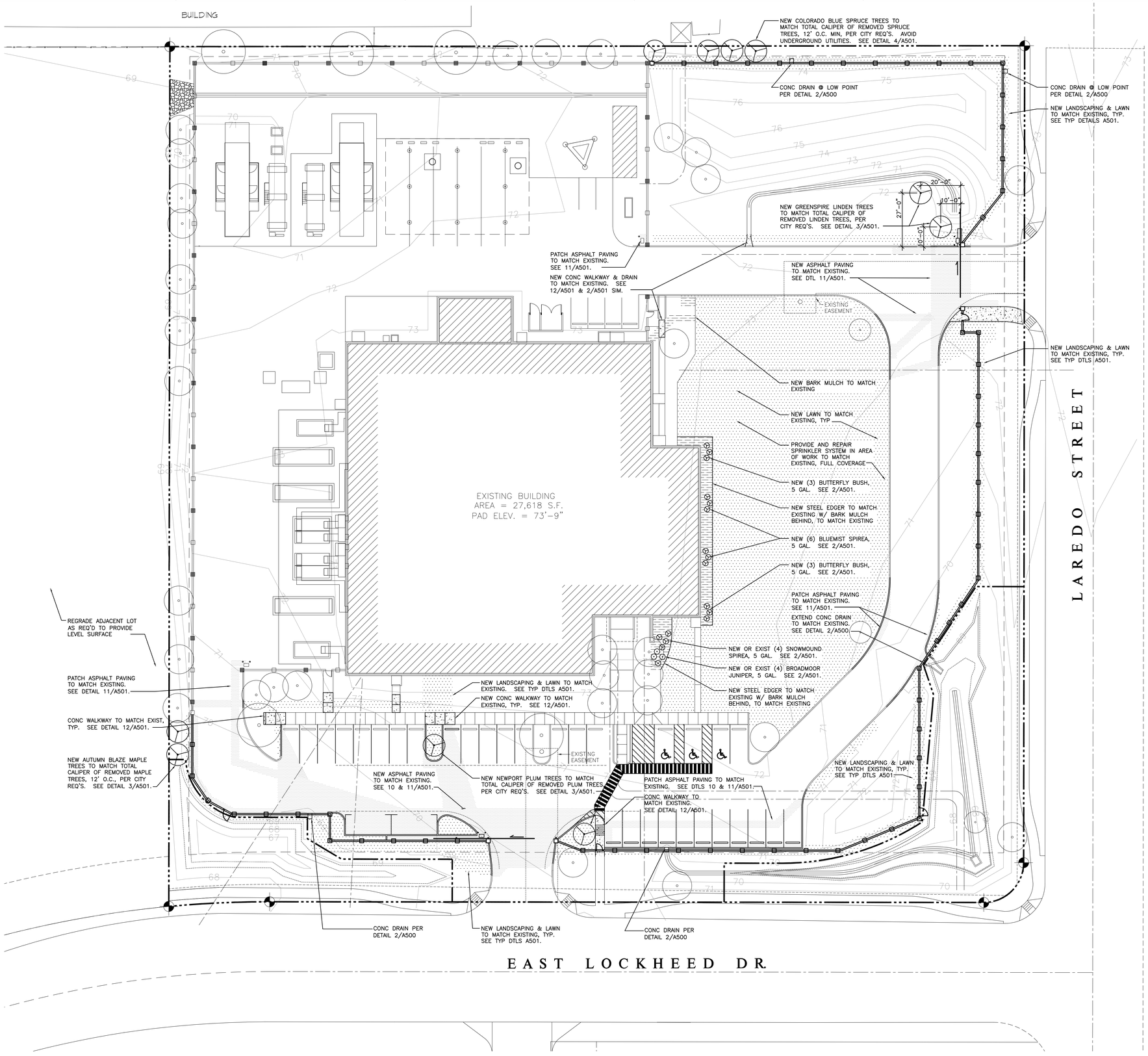
SHEET TITLE
SITE PLAN

SHEET NUMBER
A100

LAST MODIFIED: 10/5/2017 3:04 PM EDITED BY: MARK ANDKE FILE LOCATION: c:\sos\sdrive\content\Projects\2016\Verizon Wireless\161377 - 16091 Aurora MSC Block Wall Expansion\Drawings\A-161377A100.dwg



1 LANDSCAPE & PAVING PLAN
1" = 20'-0"

SHEET NOTES

1. LANDSCAPE SPRINKLER SYSTEM TO BE MODIFIED AS NECESSARY TO LET IN NEW WORK, AND RETURNED TO FULL WORKING ORDER AT END OF PROJECT. INTENT IS TO MAINTAIN EXISTING COVERAGE OF SYSTEM.
2. IN AREAS OF WORK, INTENT IS TO REPAIR SURFACE MATERIALS TO MATCH ADJACENT EXISTING SURFACES (GRASS, ASPHALT, CONCRETE, ETC.). PAVING TO BE FLUSH WITH EXISTING.
3. CLEAN AND RESEAL ALL ASPHALT ON SITE AND REPAINT PARKING AND DRIVEWAY STRIPING PER ALTERNATE #1.

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LICENSE AGREEMENT REVISIONS △2	10/05/17

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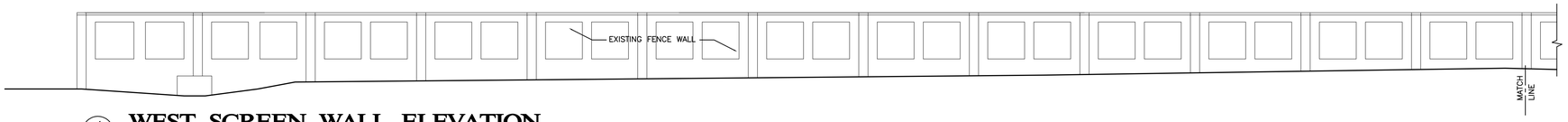
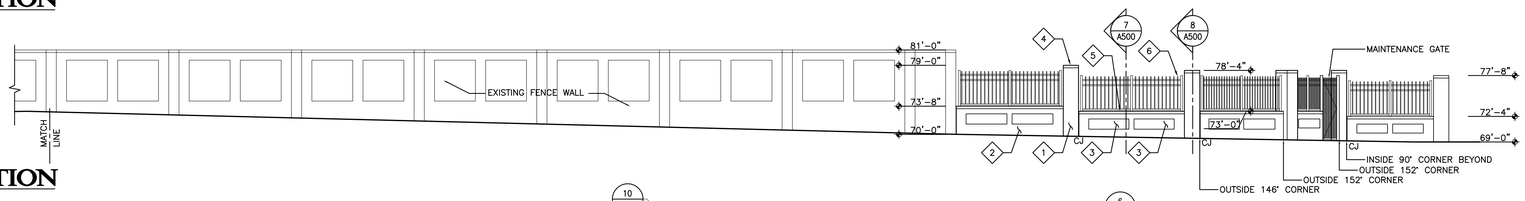
SHEET TITLE
LANDSCAPE & PAVING PLAN

SHEET NUMBER
A101

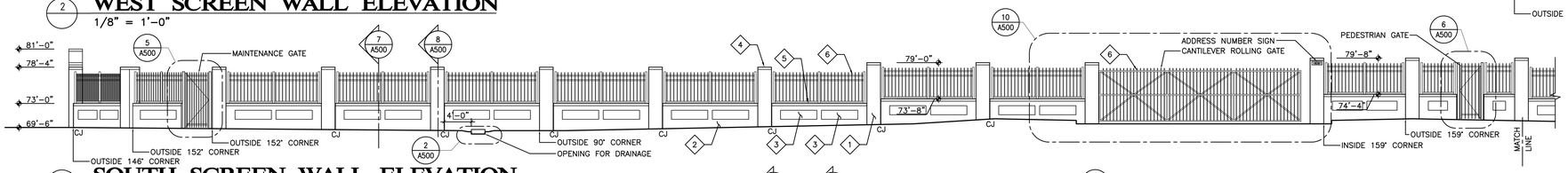
LAST MODIFIED: 9/27/2017 4:57 PM EDITED BY: MARK ANDAKE FILE LOCATION: conn.salasobrien.com:exa:Projects:2016:Verizon Wireless:161377-TZW Aurora MSC Block Wall Expansion:Drawings:A-101377A101.dwg



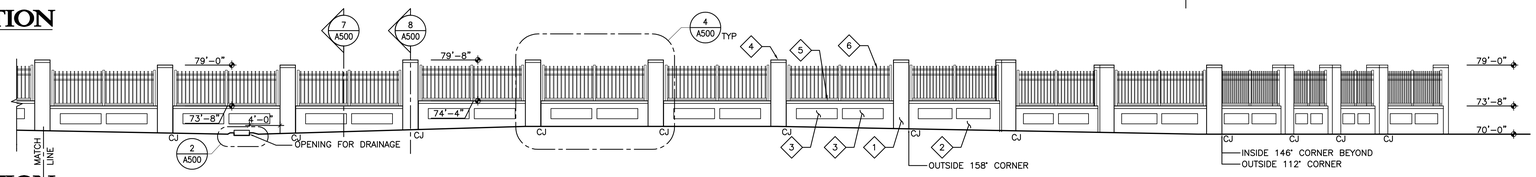
1 **WEST SCREEN WALL ELEVATION**
1/8" = 1'-0"



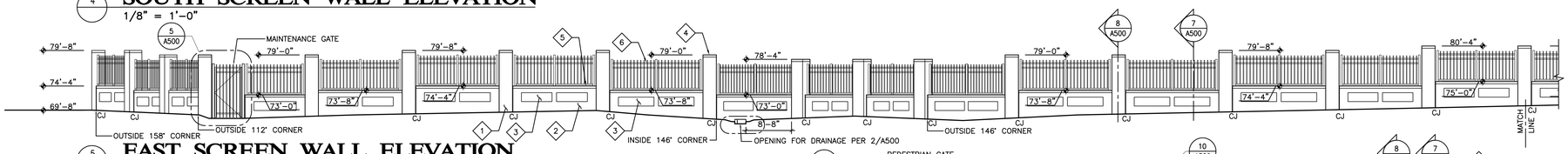
2 **WEST SCREEN WALL ELEVATION**
1/8" = 1'-0"



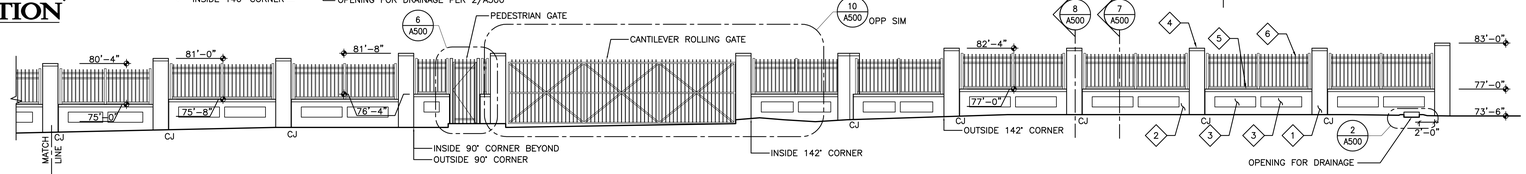
3 **SOUTH SCREEN WALL ELEVATION**
1/8" = 1'-0"



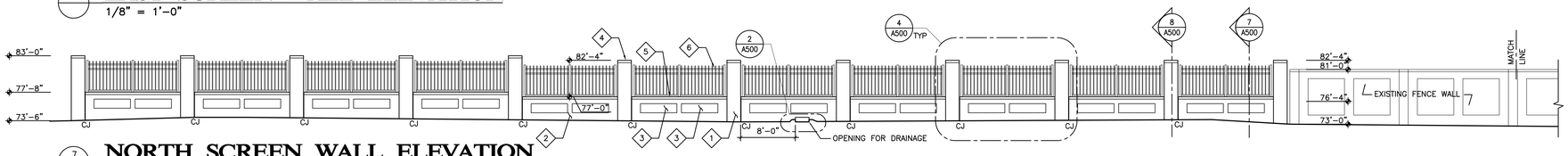
4 **SOUTH SCREEN WALL ELEVATION**
1/8" = 1'-0"



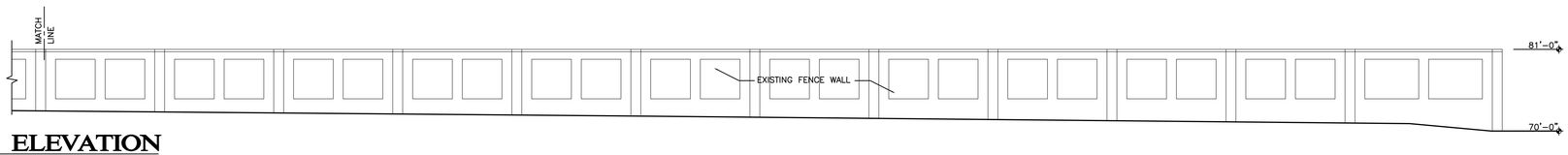
5 **EAST SCREEN WALL ELEVATION**
1/8" = 1'-0"



6 **EAST SCREEN WALL ELEVATION**
1/8" = 1'-0"



7 **NORTH SCREEN WALL ELEVATION**
1/8" = 1'-0"



8 **NORTH SCREEN WALL ELEVATION**
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

◇ SYMBOL REFERENCE THIS SHEET ONLY

ITEM	FINISH
◇1 STRUCTURAL BRICK 3-1/2" x 11-1/2" x 11-1/2"	MUTUAL MATERIALS KLA-ALL "VINTAGE" COLOR MISSION, W/ ◇7
◇2 CMU, GROUND FACE 7-5/8" x 15-5/8" x 7-5/8"	ECHELON TRENDSTONE "LIGHT BROWN" GROUND FACE ALL EXPOSED SURFACES, W/ ◇7
◇3 CMU, SMOOTH FACE 7-5/8" x 15-5/8" x 7-5/8"	ECHELON TRENDSTONE "LIGHT BROWN", W/ ◇7
◇4 PRECAST CONCRETE CAP 4" x 26" x 26"	SAND COLOR, WITH PEAKED CENTER
◇5 PRECAST CONCRETE CAP 4" x 55-5/8" x 9-5/8"	SAND COLOR, WITH PEAKED RIDGE, W/ ◇7
◇6 TUBE STEEL FENCE/ ALUMINUM VEHICLE GATES	RED TO MATCH EXISTING EXTERIOR METAL, PAINTED/POWDER COAT
◇7 MORTAR	SAND COLOR

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AURORA, COLORADO 80011

REV	DESCRIPTION	DATE

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CONSTRUCTION/PERMIT SET	04/28/17
ASI 1 △1	09/28/17
LICENSE AGREEMENT REVISIONS △2	10/05/17

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SHEET TITLE
FENCE ELEVATIONS

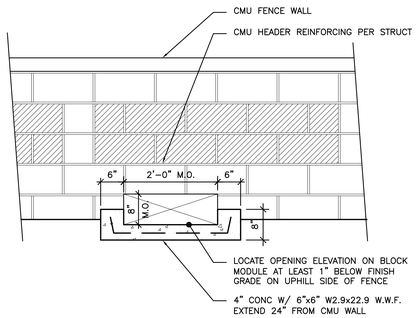
SHEET NUMBER
A200

LAST MODIFIED: 5/10/17 3:54 PM EDITED BY: LILA.RIZKO FILE LOCATION: /corp.salasobrien.com/net/Projects/2016/Verizon Wireless/161377 2294 Aurora MSC Block Wall Expansion/Drawings/_A-161377A200.dwg

EXTERIOR FINISH SCHEDULE

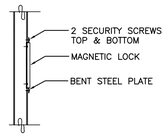
◇ SYMBOL REFERENCE THIS SHEET ONLY

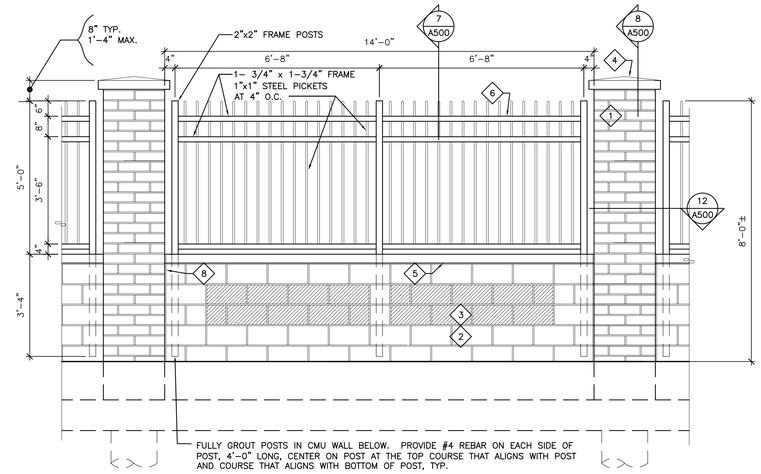
ITEM	FINISH
◇1 STRUCTURAL BRICK 3-1/2" x 11-1/2" x 11-1/2"	MUTUAL MATERIALS KLA-ALL "VINTAGE" COLOR MISSION, W/ ◇7
◇2 CMU, GROUND FACE 7-5/8" x 15-5/8" x 7-5/8"	ECHELON TRENDSTONE "LIGHT BROWN" GROUND FACE ALL EXPOSED SURFACES, W/ ◇7
◇3 CMU, SMOOTH FACE 7-5/8" x 15-5/8" x 7-5/8"	ECHELON TRENDSTONE "LIGHT BROWN", W/ ◇7
◇4 PRECAST CONCRETE CAP 4" x 26" x 26"	SAND COLOR, WITH PEAKED CENTER
◇5 PRECAST CONCRETE CAP 4" x 55-5/8" x 9-5/8"	SAND COLOR, WITH PEAKED RIDGE, W/ ◇7
◇6 TUBE STEEL FENCE/ ALUMINUM VEHICLE GATES	RED TO MATCH EXISTING EXTERIOR METAL PAINTED/POWDER COAT
◇7 MORTAR	SAND COLOR
◇8 CONTROL JOINT SEALANT (LOCATIONS PER SHEET A200)	SAND COLOR TO MATCH ◇7



2 THRU-WALL DRAIN

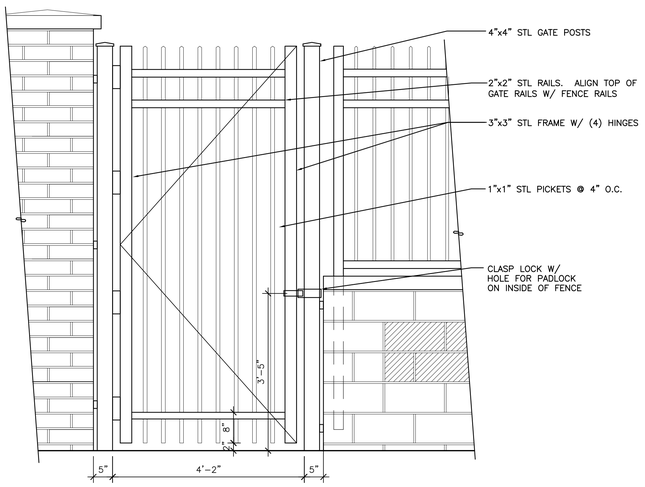
SCALE: 3/4" = 1' – SF:16





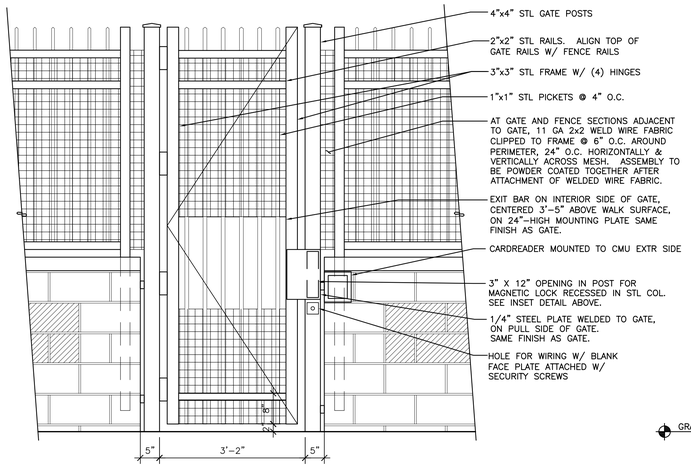
4 FENCE PARTIAL ELEV, TYP.

SCALE: 1/2" = 1' – SF:24



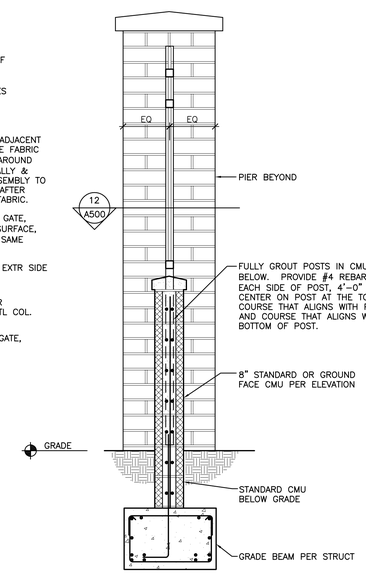
5 MAINT. GATE ELEVATION

SCALE: 3/4" = 1' – SF:16



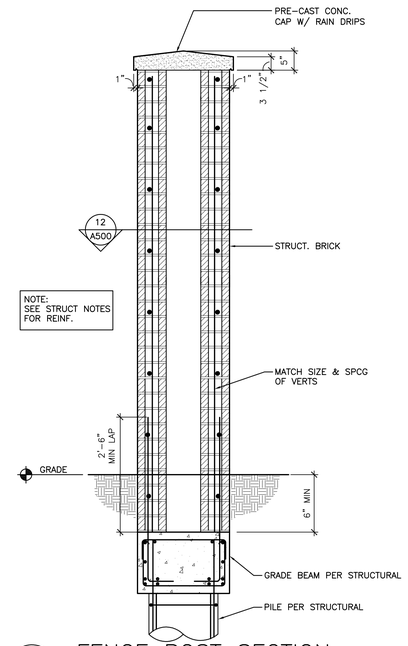
6 PED. GATE ELEVATION

SCALE: 3/4" = 1' – SF:16



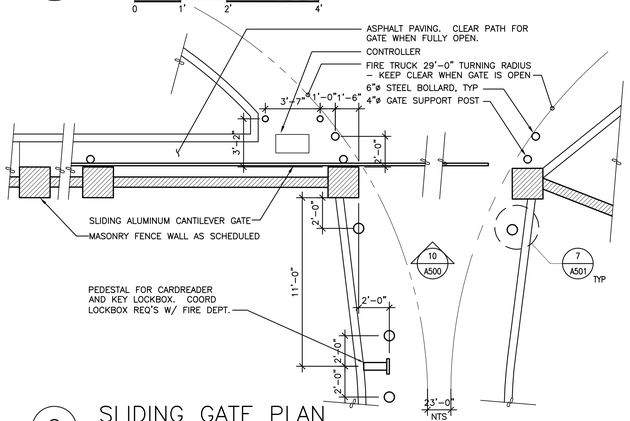
7 FENCE SECTION

SCALE: 3/4" = 1' – SF:16



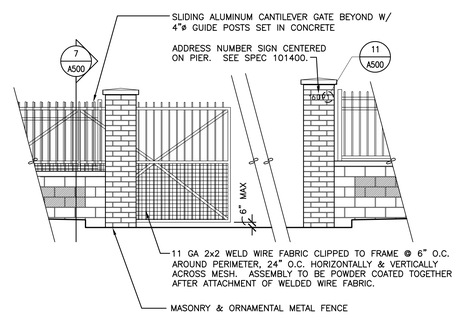
8 FENCE POST SECTION

SCALE: 3/4" = 1' – SF:16



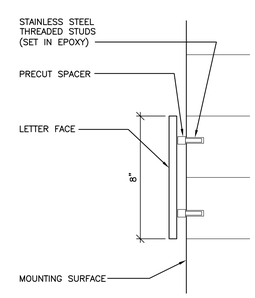
9 SLIDING GATE PLAN

SCALE: 1/4" = 1' – SF:48



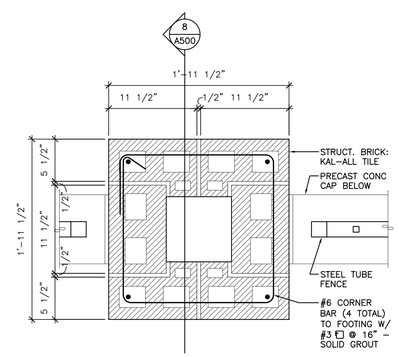
10 SLIDING GATE ELEVATION

SCALE: 1/4" = 1' – SF:48



11 EXTERIOR SIGN DETAIL

SCALE: 3" = 1' – SF:4



12 FENCE POST PLAN DETAIL

SCALE: 1-1/2" = 1' – SF:8

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LICENSE AGREEMENT REVISIONS △2	10/05/17

PROJECT NO: 161377	STAMP
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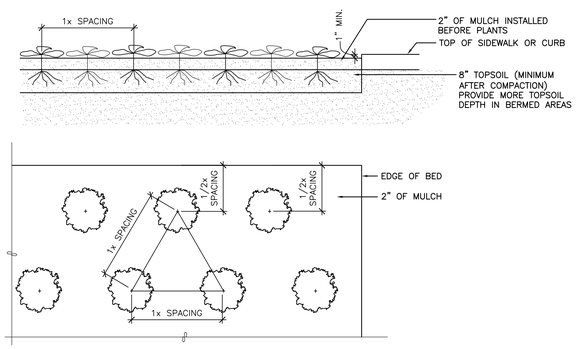
SHEET TITLE

FENCE DETAILS

SHEET NUMBER

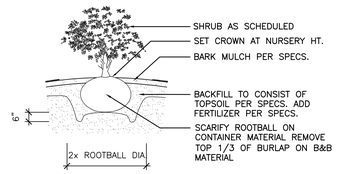
A500

LAST MODIFIED: 10/5/2017 2:03 PM EDITED BY: MARK ANCHEZ FILE LOCATION: /core.sdkcollab.com/sites/Projects/2016/verizon/Wireless/161377-DFW Aurora MSC Block Wall Expansion/Drawings/A-A101370500.dwg



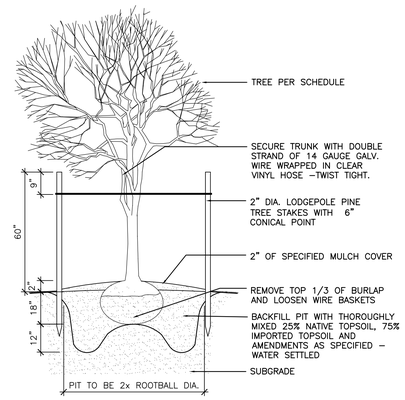
1 GROUNDCOVER DETAIL

SCALE: 3/4" = 1' – SF:16



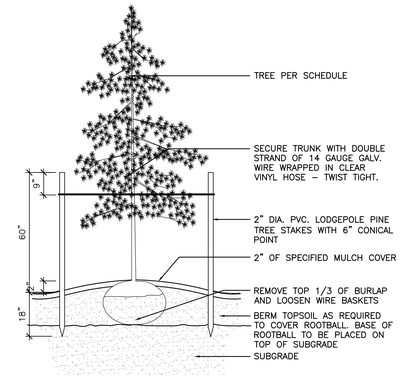
2 SHRUB PLANTING DETAIL

SCALE: 3/4" = 1' – SF:16



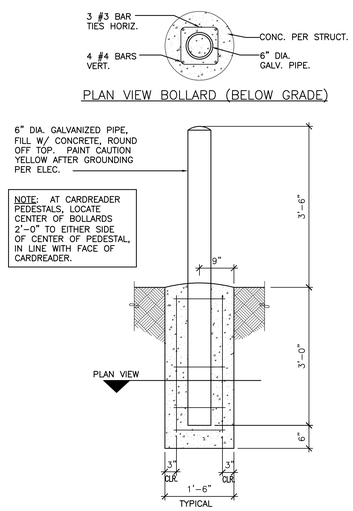
3 TREE PLANTING DETAIL

SCALE: 3/4" = 1' – SF:16



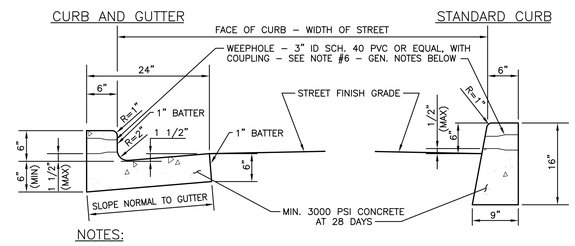
4 CONIFEROUS TREE PLANTING DETAIL

SCALE: 3/4" = 1' – SF:16



7 BOLLARD DETAIL

SCALE: 3/4" = 1' – SF:16

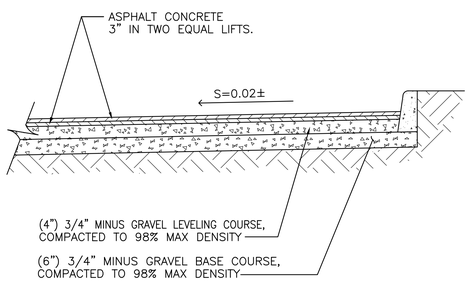


NOTES:

1. EXPANSION JOINTS SHALL BE PROVIDED AT EACH POINT OF TANGENCY OF THE CURB MATERIAL SHALL BE PRE–MOLDED, NON–EXTRUDING, WITH A MIN. THICKNESS OF 1/2"
2. CONTRACTION JOINTS SHALL BE A MINIMUM OF 2" DEEP AND SPACED A MAXIMUM OF 15 FEET APART.
3. BASE ROCK – 1 1/2" MINUS, COMPACTED TO 95% AASHTO T–180 – SHALL BE TO SUBGRADE OF STREET STRUCTURE OR 4" IN DEPTH, WHICHEVER IS GRATER.

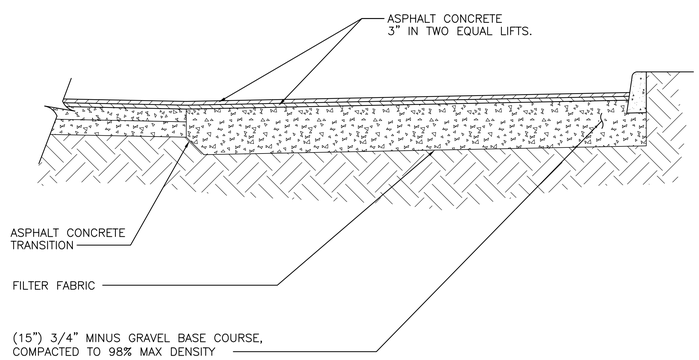
8 CONCRETE CURB DETAIL

SCALE: 1" = 1' – SF:12



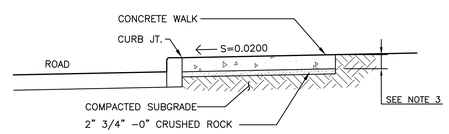
10 ASPHALT PAVING @ PARKING DETAIL

SCALE: 1/2" = 1' – SF:24



11 ASPHALT PAVING @ DRIVE PATH DETAIL

SCALE: 1/2" = 1' – SF:24



NOTES:

1. CONCRETE SHALL BE 3000 PSI AT 28 DAYS. BATCH MIX TICKETS SHALL BE MADE AVAILABLE AT INSPECTORS REQUEST.
2. PANELS SHALL BE 5 FEET LONG, WITH EXPANSION JOINT (MIN. 3/4" THICK PREMOLDED BITUMINOUS MATERIAL) SPACING NOT TO EXCEED 45 FEET AND PLACED AT SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS AND WHEELCHAIR RAMPS.
3. SIDEWALK THICKNESS SHALL BE A MINIMUM OF 5 1/2" THROUGH DRIVEWAY SECTIONS AND 3 1/2" ELSEWHERE.
4. WEEPHOLES IN CURBS SHALL BE EXTENDED TO THE BACK OF SIDEWALK WITH 3" ID SCH. 40 PVC AT 2% SLOPE.
5. A MINIMUM OF 24" WIDE SECTION OF TRUNCATED DOMES SHALL BE INSTALLED ON BOTH SIDES OF SIGNALIZED COMMERCIAL OR INDUSTRIAL DRIVEWAYS. SEE HILLSBORO STD. DWG. NO. STR–5.0 FOR ADDITIONAL INFO ON THE REQUIREMENTS FOR TRUNCATED DOMES.
6. FOR SIDEWALK RAMPS SEE DETAIL 6, DWG., C–506
7. SIDEWALKS SHALL HAVE 6 x 6 x 2.9 x 2.9 WWF AT MID DEPTH. PER R.F.I. 351

12 CONCRETE WALK DETAIL

SCALE: 1/2" = 1' – SF:24

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AURORA, COLORADO 80011

REV	DESCRIPTION	DATE

NETWORK COMPLIANCE SUBMITTALS	DATE
60% DESIGN SUBMITTAL	10/14/16
100% DESIGN SUBMITTAL	01/11/17
BID SET	02/21/17
CONSTRUCTION/PERMIT SET	04/28/17
ASI 1	09/28/17
LICENSE AGREEMENT REVISIONS	10/05/17

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SITE DETAILS

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