



T-MOBILE SITE #: DN01645A
SITE NAME: DUNTON PROPERTIES
SITE ADDRESS: 2993 S. PEORIA STREET
AURORA, CO 80014

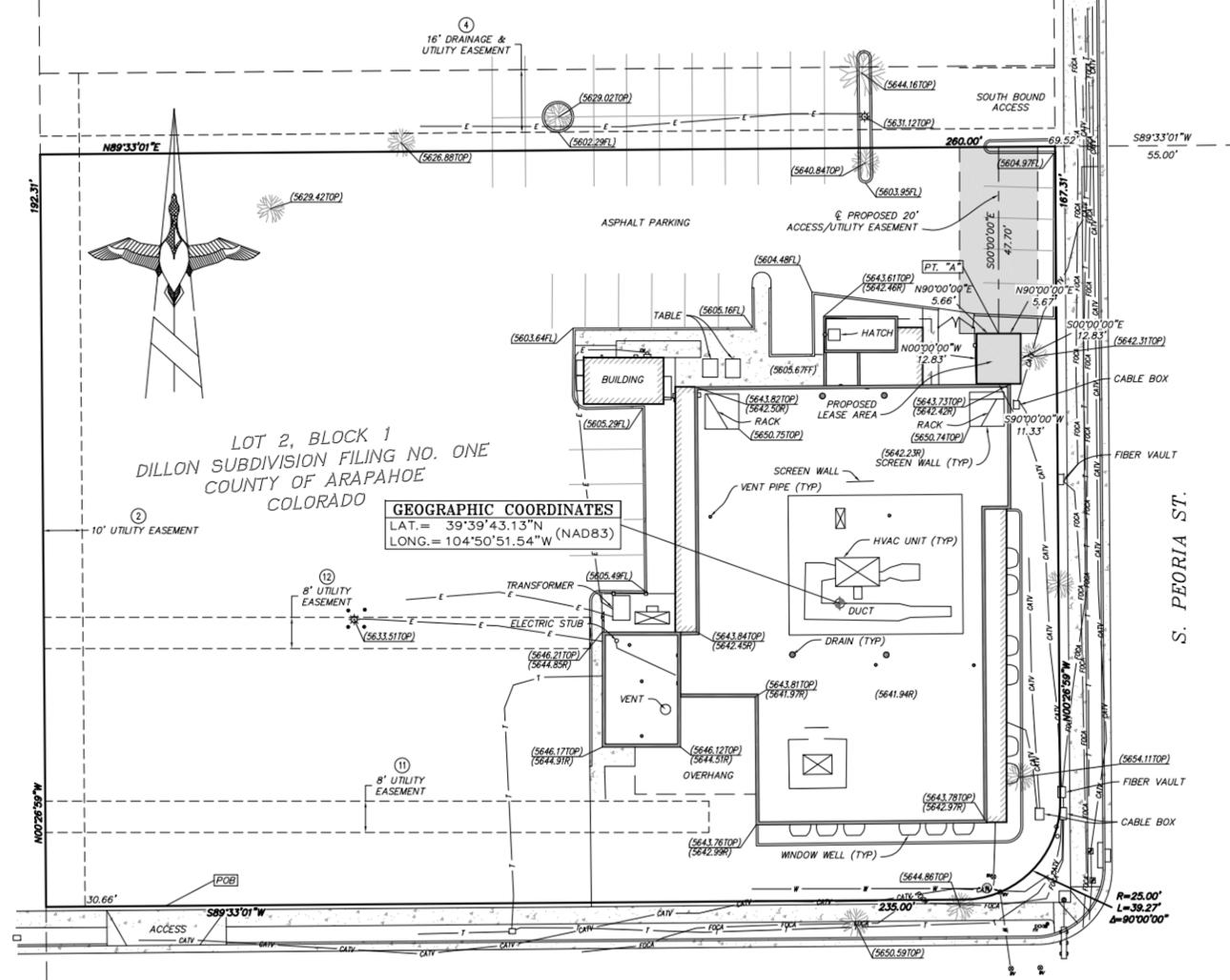
APPROVAL SIGNATURE BLOCK

THE FOLLOWING PARTIES HAVE REVIEWED THESE DOCUMENTS.

ALL DOCUMENTS ARE SUBJECT TO REVISION BY THE LOCAL ZONING BUILDING DEPARTMENTS AND MAY IMPOSE CHANGES OR MODIFICATIONS.

_____	_____	<input type="checkbox"/> APPROVED	_____
PROJECT MANAGER (PRINT)	PROJECT MANAGER	<input type="checkbox"/> REJECTED	DATE
_____	_____	<input type="checkbox"/> APPROVED	_____
RF ENGINEER (PRINT)	RF ENGINEER	<input type="checkbox"/> REJECTED	DATE
_____	_____	<input type="checkbox"/> APPROVED	_____
SITE ACQUISITION (PRINT)	SITE ACQUISITION	<input type="checkbox"/> REJECTED	DATE
_____	_____	<input type="checkbox"/> APPROVED	_____
T-MOBILE QUALITY ASSURANCE (PRINT)	T-MOBILE QUALITY ASSURANCE	<input type="checkbox"/> REJECTED	DATE

LINE LEGEND	
	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= EASEMENT LINES
	= RIGHT OF WAY LINES
	= FLOOD PLANE LINES
	= BARBED WIRE FENCE
	= CHAINLINK FENCE
	= UNDERGROUND ELECTRIC LINES
	= UNDERGROUND GAS LINES
	= OVERHEAD ELECTRIC LINES
	= UNDERGROUND SANITARY SEWER LINES
	= UNDERGROUND TELEPHONE LINES
	= UNDERGROUND WATER LINES



Title Report
PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER NO.: 24606091
EFFECTIVE DATED: FEBRUARY 15, 2017

Legal Description
THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO AND FURTHER DESCRIBED AS FOLLOWS:
LOT 2 EXCEPT THE NORTHERLY 20.69 FEET THEREOF, BLOCK 1, DILLON SUBDIVISION FILING NO. 1, AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SOUTH PEORIA PARTNERS, LLC FROM FRANK M. HALL BY SPECIAL WARRANTY DEED DATED JANUARY 02, 2004 AND RECORDED JANUARY 14, 2004 IN INSTRUMENT NO. B4008972.

Lease Area/Access & Utility Easements
ACCESS/UTILITY EASEMENT
BEING A STRIP OF LAND 20.00 FEET IN WIDTH LYING WITHIN A PORTION OF LOT 2, BLOCK 1 OF DILLON SUBDIVISION, FILING NUMBER 1, COUNTY OF ARAPAHOE, STATE OF COLORADO, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 35; THENCE ALONG THE EAST LINE OF SAID SECTION, S00°26'59"E, 1912.86 FEET; THENCE S89°33'01"W, 69.52 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E, 47.70 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A" AND THE END OF SAID STRIP OF LAND.
SIDELINES OF SAID STRIP OF LAND ARE TO BE LENGTHENED AND/OR SHORTENED TO PREVENT GAPS AND/OR OVERLAPS.
LEASE AREA
BEING A TELECOMMUNICATIONS LEASE PARCEL LYING WITHIN A PORTION OF LOT 2, BLOCK 1 OF DILLON SUBDIVISION, FILING NUMBER 1, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT POINT "A" AS DESCRIBED; THENCE N90°00'00"E, 5.67 FEET; THENCE S00°00'00"E, 12.83 FEET; THENCE S90°00'00"W, 11.33 FEET; THENCE N00°00'00"W, 12.83 FEET; THENCE N90°00'00"E, 5.66 FEET TO THE POINT OF BEGINNING.
CONTAINING 145 SQ. FT. OR 0.003 ACRES MORE OR LESS.

Geographic Coordinates as Shown
1983 DATUM: LATITUDE 39°39'43.13"N LONGITUDE 104°50'51.54"W

Date of Survey
FEBRUARY 23, 2017

Basis of Bearings
THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).
CLASSIFICATION MINIMUM GEOMETRIC ACCURACY STANDARD
THIRD 5.0 cm + 1: 10,000

Bench Mark
NGS BENCH POINT "WEBB", ELEVATION = 5547 FEET (NAVD 88)

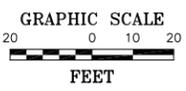
Legend

	CONCRETE PAVEMENT		NATURAL GROUND
	CONIFEROUS TREE		PARKING BOLLARD
	DIAMETER		POINT OF BEGINNING
	DECIDUOUS TREE		POINT OF COMMENCEMENT
	EDGE OF ASPHALT		OVERHEAD ELECTRIC LINE
	FINISHED FLOOR		POWER POLE
	FINISH SURFACE		PROPERTY LINE
	FIRE HYDRANT		RIGHT OF WAY
	FLOW LINE		SEWER MANHOLE
	FOUND MONUMENT AS NOTED		SIGN POST
	FOUND SECTION MONUMENT		STREET LIGHT STANDARD
	GEOGRAPHIC LOCATION		TELEPHONE PEDESTAL
	GAS METER		TYPICAL
	IRRIGATION CONTROL VALVE		WATER METER
			WATER VALVE

- Assessor's Parcel No.**
1973-35-1-10-004
- Easements**
- PLAT RECORDED IN PLAT BOOK 27, PAGE 13. (PLOTTED HEREON).
 - ESTABLISHMENT OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED ON: 06/25/1979 RECORDED IN: DEED BOOK 3019, PAGE 57 (BLANKET IN NATURE).
 - EASEMENT IN FAVOR OF: CITY OF AURORA, COLORADO, A MUNICIPAL CORPORATION OF THE COUNTIES OF ADAMS AND ARAPAHOE, STATE OF COLORADO RECORDED ON: 08/08/1979 RECORDED IN: DEED BOOK 3050, PAGE 376 (PLOTTED HEREON).
 - RIGHT-OF-WAY EASEMENT IN FAVOR OF: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, ITS SUCCESSORS AND ASSIGNS RECORDED ON: 05/12/1980 RECORDED IN: DEED BOOK 3216, PAGE 100 (DOES NOT AFFECT SUBJECT PROPERTY).
 - COVENANT RECORDED ON: 05/15/1980 RECORDED IN: DEED BOOK 3217, PAGE 738 (BLANKET IN NATURE).
 - DECLARATION OF PLANNED BUILDING GROUP RECORDED ON: 05/15/1980 RECORDED IN: DEED BOOK 3217, PAGE 740 (DOES NOT AFFECT SUBJECT PROPERTY).
 - DECLARATION OF PLANNED BUILDING GROUP RECORDED ON: 05/15/1980 RECORDED IN: DEED BOOK 3217, PAGE 742 (BLANKET IN NATURE).
 - REVOCABLE LICENSE LICENSEE: AURORA ATHLETIC CLUB RECORDED ON: 12/01/1980 RECORDED IN: DEED BOOK 3326, PAGE 798 (NOT A PLOTTABLE ITEM).
 - RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN: AURORA ATHLETIC CLUB LIMITED, A COLORADO LIMITED PARTNERSHIP AND CORNELL & PEORIA, LTD. DATED: 01/21/1980 RECORDED ON: 12/02/1980 RECORDED IN: DEED BOOK 3327, PAGE 460 (BLANKET IN NATURE).
 - UTILITY EASEMENT IN FAVOR OF: PUBLIC SERVICE COMPANY ANY OF COLORADO, ITS SUCCESSORS AND ASSIGNS RECORDED ON: 06/02/1981 RECORDED IN: DEED BOOK 3423, PAGE 595 (PLOTTED HEREON).
 - UTILITY EASEMENT IN FAVOR OF: PUBLIC SERVICE COMPANY OF COLORADO, ITS SUCCESSORS AND ASSIGNS RECORDED ON: 07/31/1981 RECORDED IN: DEED BOOK 3460, PAGE 598 (PLOTTED HEREON).
 - MEMORANDUM OF AGREEMENT BY AND BETWEEN: 2953 SOUTH PEORIA PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY, AS SUCCESSOR BY MERGER OF 5325 PARTNERS, A COLORADO GENERAL PARTNERSHIP, BY INSTRUMENT RECORDED JANUARY 8, 2001 AT RECEPTION NO. B1003428 AND NEXTEL WEST CORP., A DELAWARE CORPORATION, D/B/A NEXTEL COMMUNICATIONS DATED: 04/30/2004 RECORDED ON: 04/27/2006 RECORDED IN: INSTRUMENT NO. B6064750 (BLANKET IN NATURE).
 - STATEMENT OF AUTHORITY RECORDED ON: 07/28/2014 RECORDED IN: INSTRUMENT NO. D4067156 (BLANKET IN NATURE).
 - DEED OF TRUST FROM: SOUTH PEORIA PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY TO: PUBLIC TRUSTEE OF ARAPAHOE COUNTY, TRUSTEE(S) IN FAVOR OF: COLLEGIATE PEAKS BANK DATED: 07/25/2014 RECORDED ON: 07/21/2014 RECORDED IN: INSTRUMENT NO. D4067157 ORIGINAL \$ AMT.: \$4,600,000.00 ASSIGNMENT OF RENTS ASSIGNEE: COLLEGIATE PEAKS BANK RECORDED ON: 07/28/2014 RECORDED IN: INSTRUMENT NO. D4067158 (BLANKET IN NATURE).
 - DEED OF TRUST FROM: SOUTH PEORIA PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY TO: THE PUBLIC TRUSTEE OF ARAPAHOE COUNTY, TRUSTEE(S) IN FAVOR OF: COLLEGIATE PEAKS BANK DATED: 07/20/2016 RECORDED ON: 07/21/2016 RECORDED IN: INSTRUMENT NO. D6078721 ORIGINAL \$ AMT.: \$300,000.00 ASSIGNMENT OF RENTS ASSIGNEE: COLLEGIATE PEAKS BANK RECORDED ON: 07/21/2016 RECORDED IN: INSTRUMENT NO. D6078722 (BLANKET IN NATURE).

Certificate of Survey
I, JESUS A. LUGO, PLATONIAN SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE TOPOGRAPHIC MAP AND IMPROVEMENTS ARE CORRECT AND MADE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
E. CORNELL AVE.
No. 238081
8/22/17
JESUS A. LUGO, PLATONIAN SURVEYOR

Underground Utility Note:
BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH ALTURA LAND CONSULTANTS, LLC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. ALTURA LAND CONSULTANTS, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.



PROJECT INFORMATION:

DUNTON PROPERTIES
DN01645A
2993 S. PEORIA ST
AURORA, OF COLORADO 80014
COUNTY OF ARAPAHOE

CURRENT ISSUE DATE:
2/24/17

ISSUED FOR:
DESIGN

REV: DATE: DESCRIPTION: BY:

0	2/24/17	SUBMITTAL	JT
1	2/28/17	ADDED TITLE REPORT	JT
2	5/16/17	ADDED ACCESS EASEMENT	JT
3	8/22/17	ADDED LEASE AREA	JT

PLAN PREPARED BY:

6551 S. Revere Pkwy., Suite 165
Centennial, CO 80111
Phone: (720) 488-1303 ~ Fax: (720) 488-1306

LICENSURE:

DRAWN BY: CHK.: APV.:

JT	JAL	JAL
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PROJECT MANAGER/ARCHITECT:

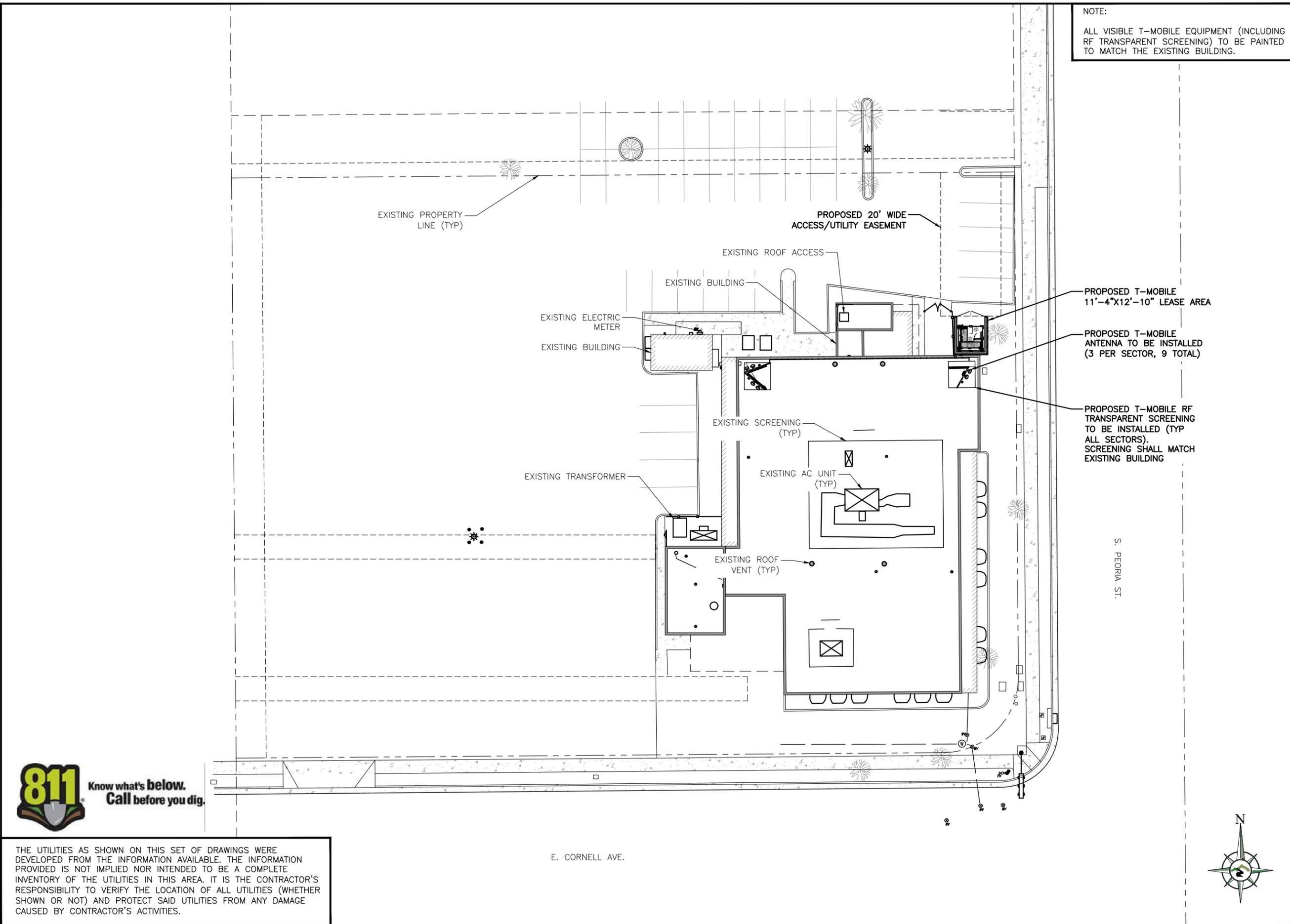
POWDER RIVER
Development Services, LLC
www.powderriverdev.com

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER: REVISION:

LS1	3
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SHEET 1 OF 1 SHEETS 17042



NOTE:
ALL VISIBLE T-MOBILE EQUIPMENT (INCLUDING RF TRANSPARENT SCREENING) TO BE PAINTED TO MATCH THE EXISTING BUILDING.

T-Mobile
T-MOBILE WEST, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011


POWDER RIVER
Engineering Services, LLC
www.powderriverdev.com

LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
B	08/24/17	REVISIONS	BS
A	08/23/17	ISSUED FOR REVIEW 90%	BCM

PRELIMINARY
NOT FOR
CONSTRUCTION

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF POWDER RIVER DEVELOPMENT SERVICES, LLC WHETHER THE PROJECTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.

SITE INFORMATION

DN01645A

DUNTON PROPERTIES

**2993 S. PEORIA STREET
AURORA, CO 80014**

SHEET TITLE:
**OVERALL
SITE PLAN**

SHEET NUMBER:
ZD-1

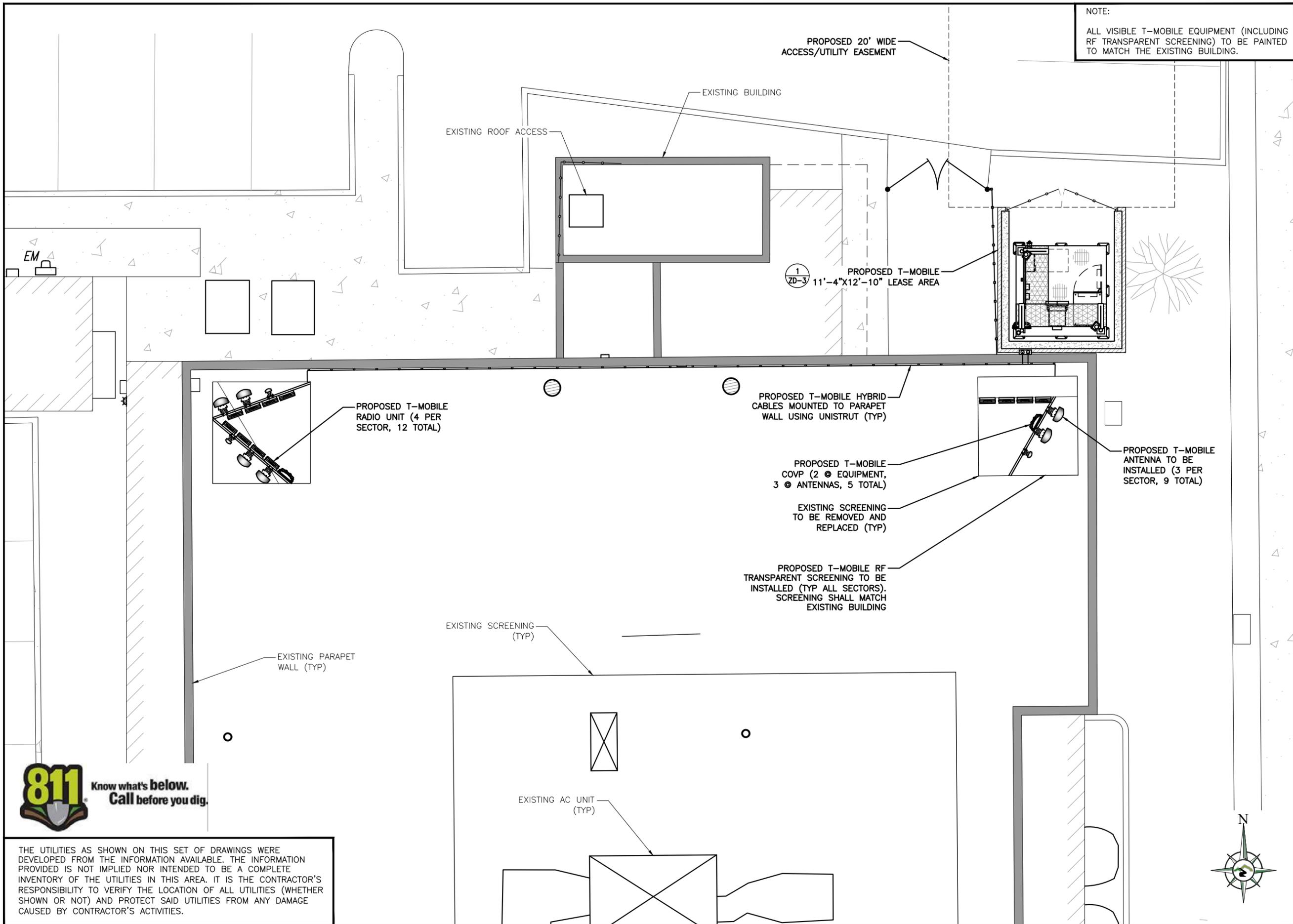


THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE A COMPLETE INVENTORY OF THE UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

15' 0 15' SCALE: 1" = 15' (24x36)
(OR) 1" = 30' (11x17)



PROPOSED OVERALL SITE PLAN



T-Mobile

T-MOBILE WEST, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011



POWDER RIVER
Engineering Services, LLC
www.powderriverdev.com

LICENSE #: N/A

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SITE INFORMATION

DN01645A

DUNTON PROPERTIES

2993 S. PEORIA STREET
AURORA, CO 80014

SHEET TITLE:
**ENLARGED
SITE PLAN**

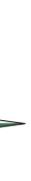
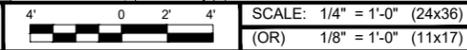
SHEET NUMBER:

ZD-2



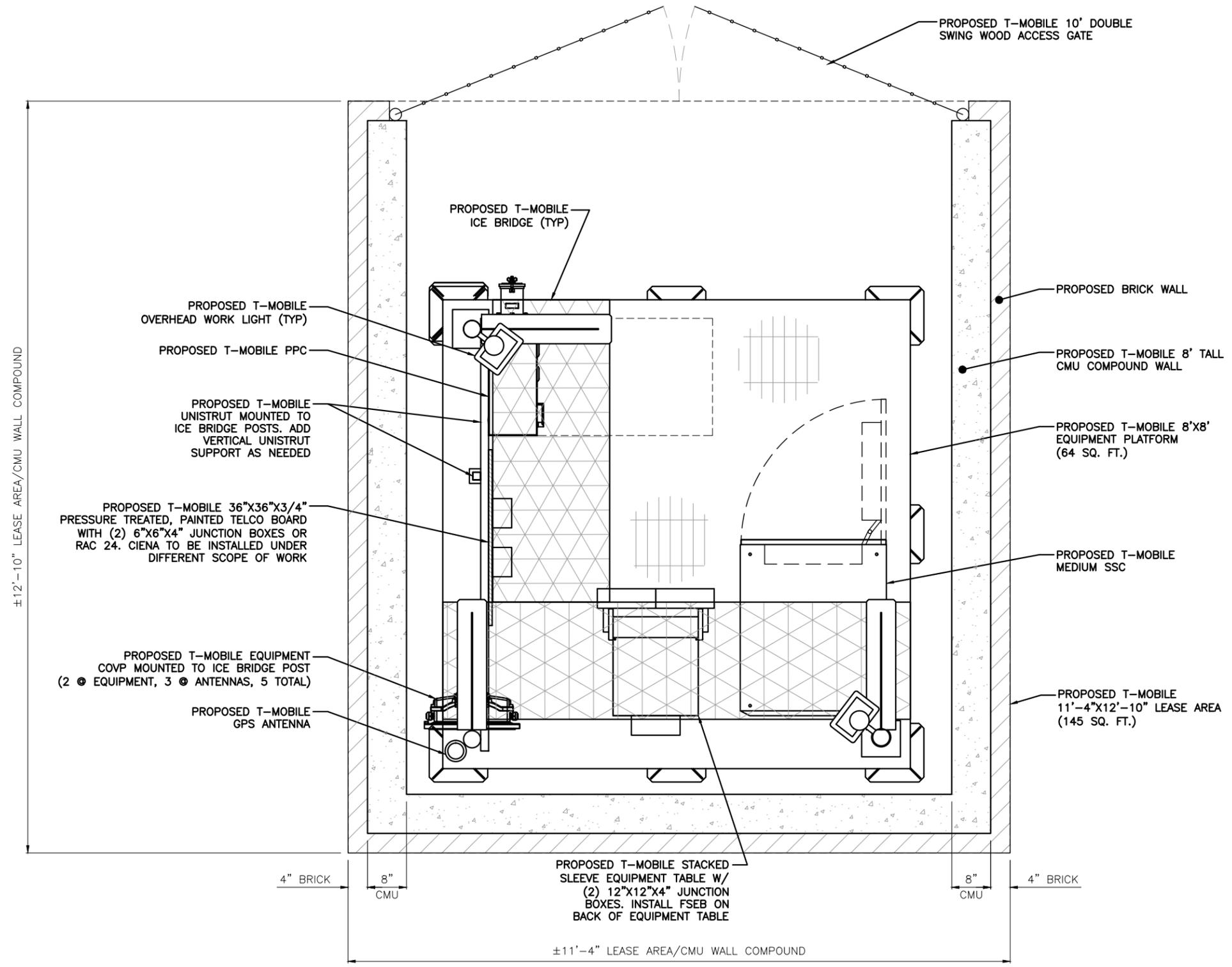
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PROPOSED ENLARGED SITE PLAN



1

NOTE:
ALL VISIBLE T-MOBILE EQUIPMENT (INCLUDING RF TRANSPARENT SCREENING) TO BE PAINTED TO MATCH THE EXISTING BUILDING.



T-MOBILE WEST, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011



POWDER RIVER
Engineering Services, LLC
www.powderriverdev.com

LICENSE #: N/A

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SITE INFORMATION

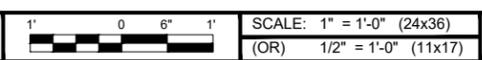
DN01645A
DUNTON PROPERTIES
2993 S. PEORIA STREET
AURORA, CO 80014

SHEET TITLE:
**PROPOSED
EQUIPMENT PLAN**

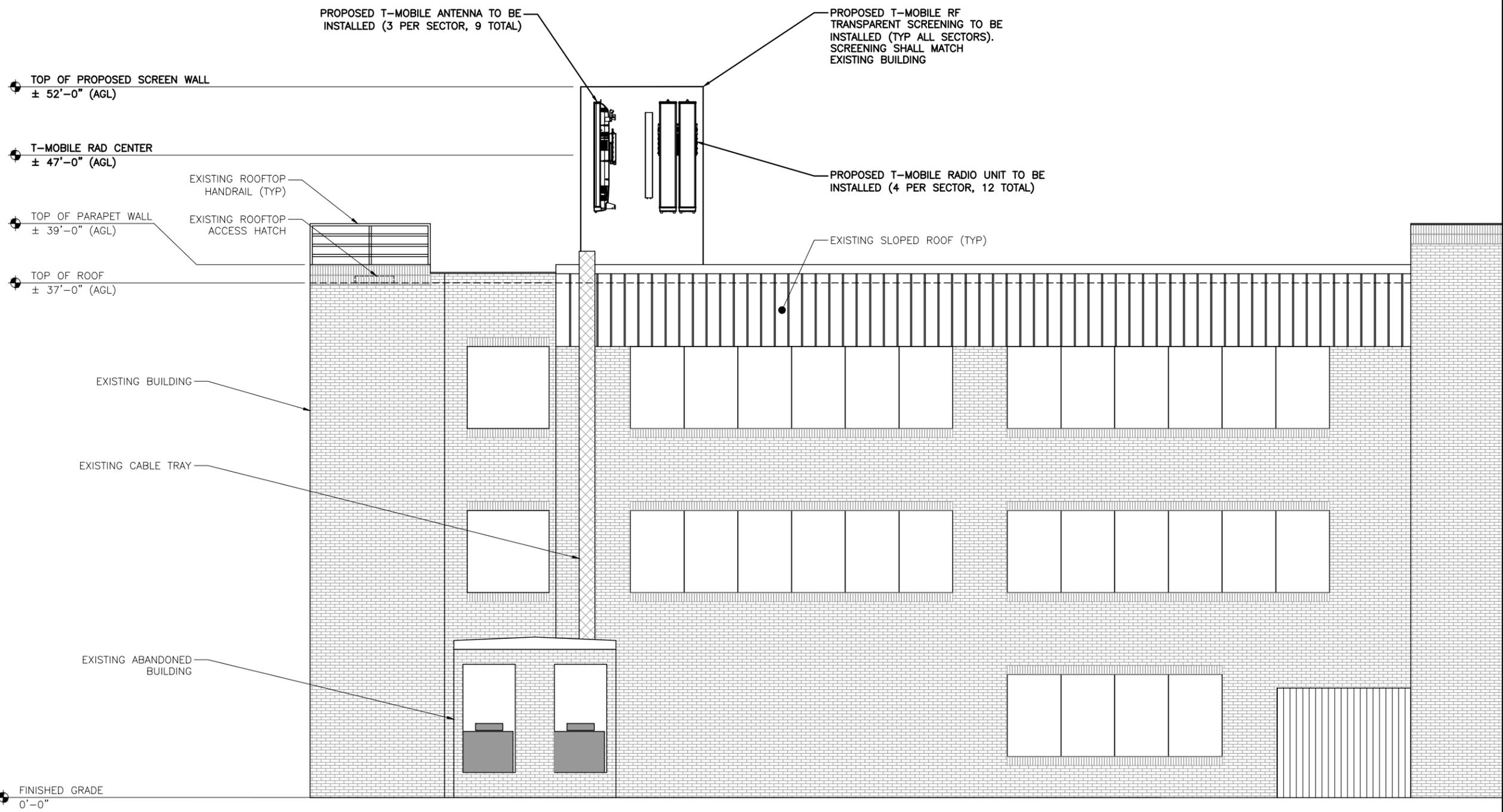
SHEET NUMBER:

ZD-3

PROPOSED EQUIPMENT PLAN



NOTE:
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18400 E. 22ND AVENUE
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SITE INFORMATION

DN01645A
DUNTON PROPERTIES
2993 S. PEORIA STREET
AURORA, CO 80014

SHEET TITLE:

**BUILDING
ELEVATION**

SHEET NUMBER:

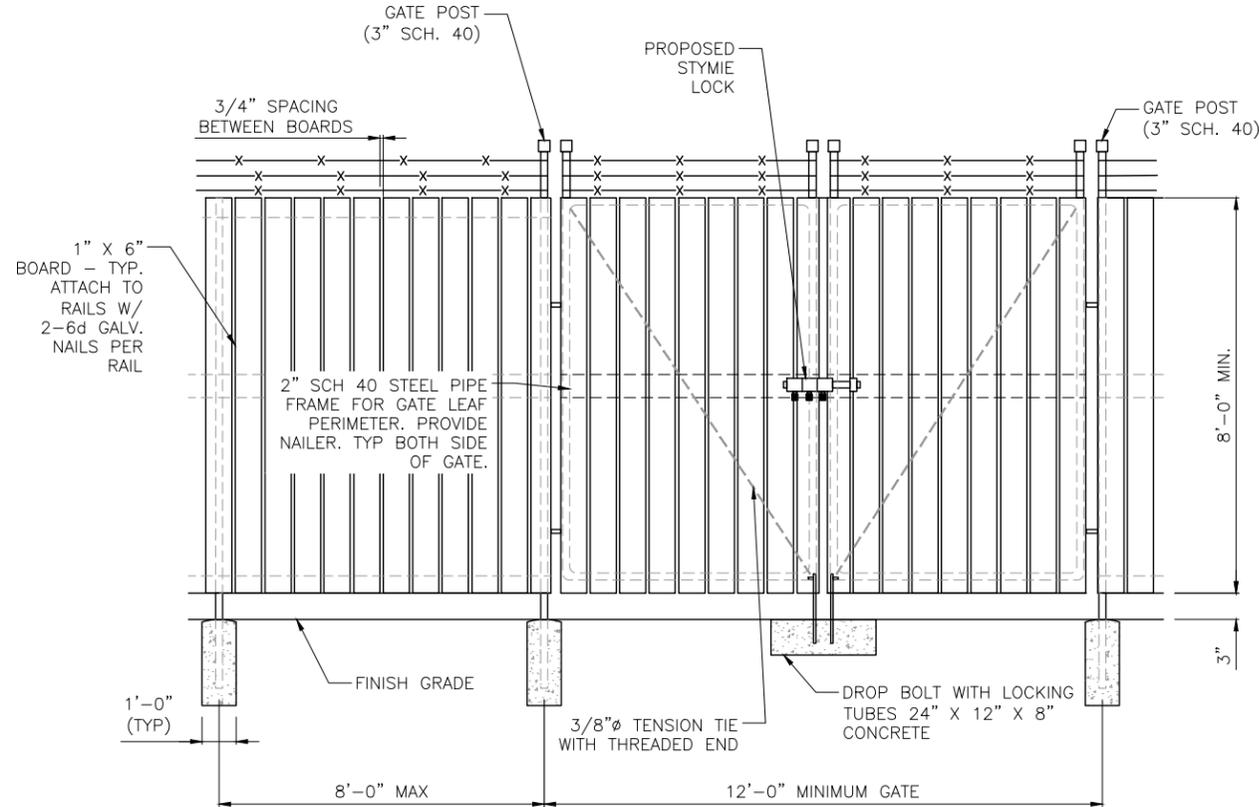
ZD-4

PROPOSED ELEVATION (WEST)

SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

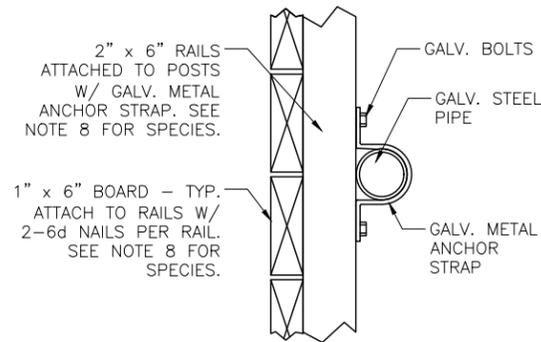
FENCE NOTES:

1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACES USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. GATEPOSTS FOR CHAIN-LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 3" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
6. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
7. ALL WOOD SHALL BE SOUTHERN YELLOW PINE OR SPRUCE PINE FIR, NO. 2 OR BTR AND PRESSURE TREATED.
8. WOODEN GATE TO BE PAINTED TO MATCH EXISTING BUILDING EXTERIOR COLOR.



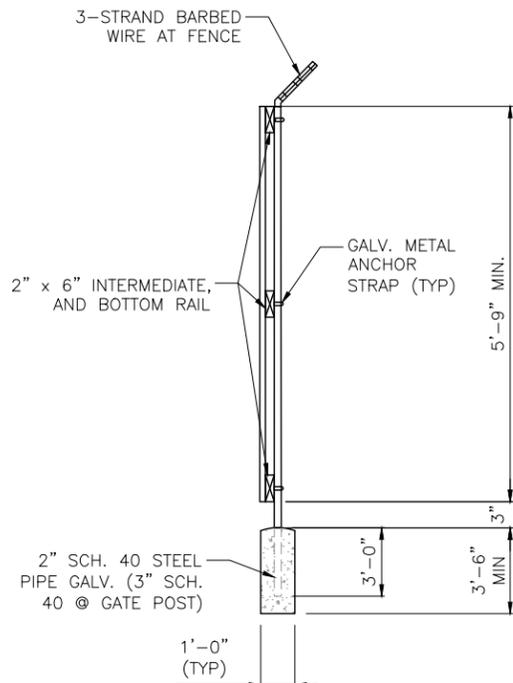
TYPICAL WOOD FENCE & GATE DETAIL

SCALE: 2
NTS



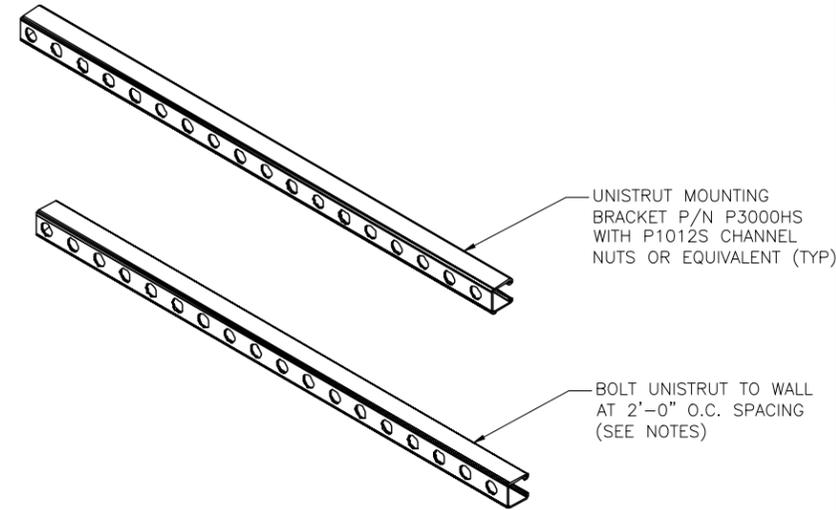
TYPICAL WOOD FENCE & GATE SECTION DETAIL

SCALE: 4
NTS



TYPICAL WOOD FENCE & GATE SIDE DETAIL

SCALE: 3
NTS



NOTES:

1. CONCRETE ANCHOR: HILTI HIT HY 150 ADHESIVE ANCHOR
 SIZE: $\phi = 3/8"$
 EMBEDMENT: 1 3/4"
 SPACING: S = 24" (MAX)
 * IF THE WALL THICKNESS IS LESS THAN 2", THE 1/2" ϕ A325 BOLT SHALL BE USED TO GO THROUGH THE WALL WITH A 3/8" BACK PLATE INSIDE OF THE WALL.
2. FULLY-GROUTED CMU WALL ANCHOR: HILTI HIT HY 150 ADHESIVE ANCHOR
 SIZE: $\phi = 3/8"$
 EMBEDMENT: 1 3/4"
 SPACING: ONE (1) ANCHOR PER CELL (MAX) AND 8" (MIN)
3. SOLID BRICK WALL ANCHOR: HILTI HIT HY 20 ADHESIVE ANCHOR
 SIZE: $\phi = 3/8"$
 EMBEDMENT: 2"
 SPACING: S = 24" (MAX)
4. HOLLOW, UNGROUTED CMU WALL & BRICK WALL WITH HOLES ANCHOR: HILTI HIT HY 20 ADHESIVE ANCHOR
 SIZE: $\phi = 3/8"$
 EMBEDMENT: THROUGH FACE OF HOLLOW BASE $\geq 6"$ (MIN)
 SPACING: S = (2) COMPLETE BRICKS IN ANY DIRECTION (1) ANCHOR PER BLOCK CELL (CMU)
5. STEEL BOLT: A325
 BOLT SIZE: $\phi = 1/2"$
 BOLT HOLE SIZE: $\phi = 9/16"$
6. IF THE WALL MATERIAL IS DIFFERENT FROM ABOVE, CONTRACTOR SHALL INFORM DESIGN ENGINEER IMMEDIATELY.
7. ALL HARDWARE AND PARTS SHALL BE HOT-DIPPED GALVANIZED WITH LOCK WASHERS AND HEAVY HEX NUTS.
8. ALL BOLT HOLES SHALL BE 7/16" ϕ UNLESS NOTED OTHERWISE.
9. THE MAX LOAD BETWEEN ANCHORS SHALL BE LESS THAN 400 POUNDS.

TYPICAL UNISTRUT WALL MOUNTING DETAIL

SCALE: 1
NTS

T-Mobile

T-MOBILE WEST, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011



POWDER RIVER
Engineering Services, LLC
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LICENSE #: N/A

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CONSTRUCTION
DETAILS

SHEET NUMBER:

ZD-5



LICENSE #: N/A

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**CONSTRUCTION
DETAILS**

SHEET NUMBER:

ZD-6

