

LOT 2, BLOCK 1, RESEARCH PLAZA SUBDIVISION FILING NO. 1,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR RECRUITS 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. **COMMERCIAL PROJECTS BUILT UNDER THE 2015 IBC:**
"ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. 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. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
(NOTE TO APPLICANT: PLEASE SEE EXHIBITB8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES 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 AND/OR PRIVATE UTILITIES.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
15. 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.
16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.



COVER PAGE	1 OF 6
EXISTING CONDITIONS SITE SURVEY	2 OF 6
SITE PLAN	3 OF 6
LANDSCAPE PLAN	4 OF 6
EXTERIOR ELEVATIONS	5 OF 6
EXTERIOR ELEVATIONS	6 OF 6

OWNER:
K DIAMOND HOTELS
CONTACT: NISIMA KHAN
1500 S. ABILENE ST.
AURORA, CO 80012

ARCHITECT:
ARRIS ARCHITECTURE, INC.
CONTACT: COREY STINAR
3436 NEW CASTLE DR.
LOVELAND, CO 80538
P: 970.988.6302
F: 970.593.6656
corey.stinar@arrisinc.net

CIVIL ENGINEER:
STRATEGIC LAND SOLUTIONS
CONTACT: ROBERT PALMER
RPALMER@STRATEGICLS.NET
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
(720) 384-7661

PROPERTY AREA:	98,460 S.F. (2.26 ACRES)
GROSS FLOOR AREA:	15,365 S.F.
NUMBER OF BUILDINGS:	(1) ONE
MAXIMUM HEIGHT OF BUILDINGS:	51 FEET
TOTAL BUILDING COVERAGE:	15.6% (15,365 S.F.)
HARD SURFACE AREA:	63.0% (61,966 S.F.)
LANDSCAPE AREA:	21.4% (21,129 S.F.)
PRESENT ZONING CLASSIFICATION:	B-3
PERMITTED MAXIMUM SIGN AREA:	340 SQ. FT.
PROPOSED TOTAL SIGN AREA:	334 SQ. FT.
PROPOSED NUMBER OF SIGNS (5-ALLOWED):	3-WALL 1-GROUND, 1 ADVERTISEMENT FLAG
PARKING SPACES REQUIRED:	
(1 SPACE PER GUEST ROOM)	127 SPACES
PARKING SPACES PROVIDED:	127 SPACES (INCLUDING HANDICAP)
HANDICAP SPACES REQUIRED:	5 SPACES (2 VAN)
HANDICAP SPACES PROVIDED:	5 SPACES (2 VAN)
BICYCLE PARKING REQUIRED:	4 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES
LOADING SPACES REQUIRED:	1 SPACE
LOADING SPACES PROVIDED:	1 SPACE

LOT 2, BLOCK 1, RESEARCH PLAZA SUBDIVISION FILING
NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE,
STATE OF COLORADO.

CITY OF AURORA BENCHMARK 4S661SW002 WEST CHISELED SQUARE
TOP OF CONCRETE PEDESTAL @ SW LEG OF POWER TOWER #148 @
E SIDE ABILENE THE 1ST TOWER SOUTH OF E. FLORIDA. ELEVATION
US FEET: 5601.758 (NAVD 1988 DATUM)

AMENDMENT BLOCK	

[illegible]

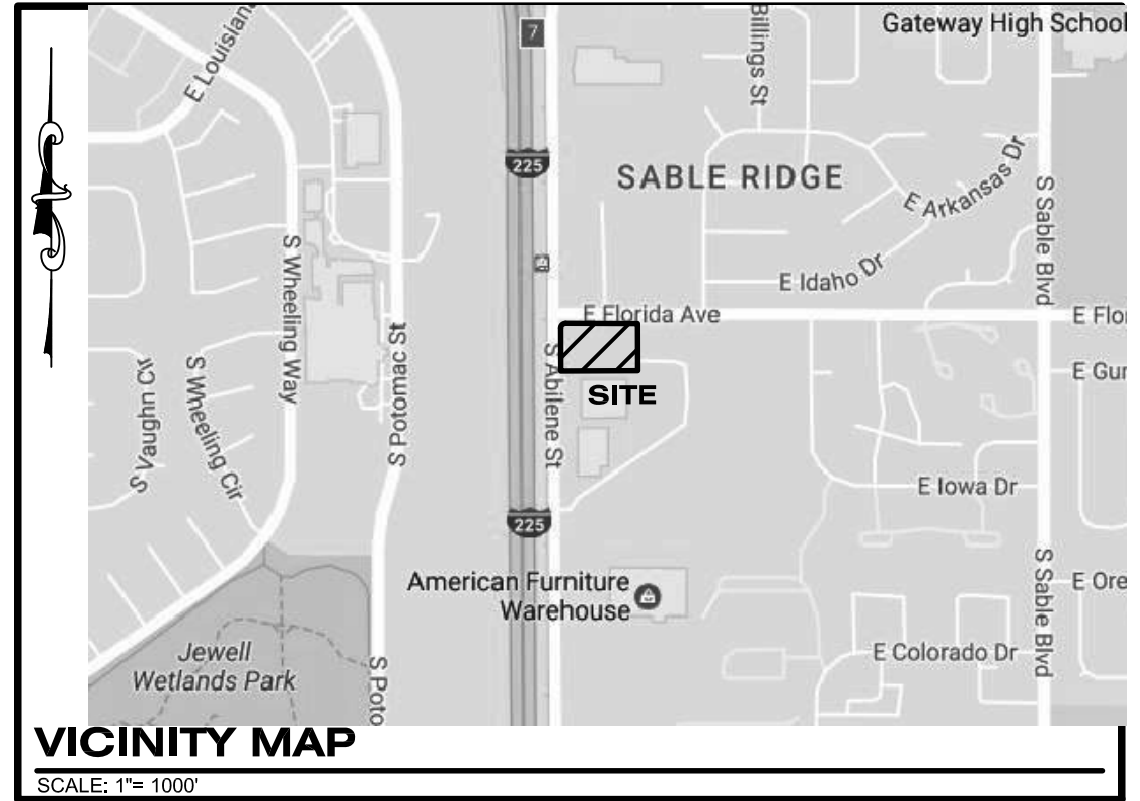
PROJECT NO. 0735-17

SHEET TITLE
COVER PAGE

SHEET NO.

LA QUINTA AT S. ABILENE ST. AND E. FLORIDA AVE. SITE PLAN AMENDMENT

LOT 2, BLOCK 1, RESEARCH PLAZA SUBDIVISION FILING NO. 1,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



VICINITY MAP
SCALE: 1" = 100'

LEGAL DESCRIPTION:
LOT 2, BLOCK 1, RESEARCH PLAZA SUBDIVISION FILING NO. 1,
CITY OF AURORA,
COUNTY OF ARAPAHOE,
STATE OF COLORADO.

PARCEL CONTAINS (98,460 SQUARE FEET) 2.2803 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:
I, CHARLES N. BECKSTROM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY ONLY TO ARRIS ARCHITECTURE, THAT ON APRIL 17, 2017 A DESIGN SURVEY WAS CONDUCTED UNDER MY SUPERVISION USING THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING COLORADO AND THE MAP HEREOF ACCURATELY REPRESENTS SAID SURVEY, TO THE BEST OF MY KNOWLEDGE.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OR ENGINEERING SERVICE COMPANY OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE: OWNERSHIP OF THIS TRACT OF LAND, RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES, RECORDED OR UNRECORDED AFFECTING THIS TRACT OF LAND AND THE COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS SURVEY.

THIS DRAWING DOES NOT REPRESENT A LAND SURVEY, LAND SURVEY PLAT, IMPROVEMENT LAND SURVEY PLAT AND ANY MONUMENTS OR BOUNDARY LINES SHOWN ARE FOR INFORMATION ONLY. THE FIELD WORK WAS COMPLETED ON:

DATE OF PLAT OR MAP: APRIL 17, 2017

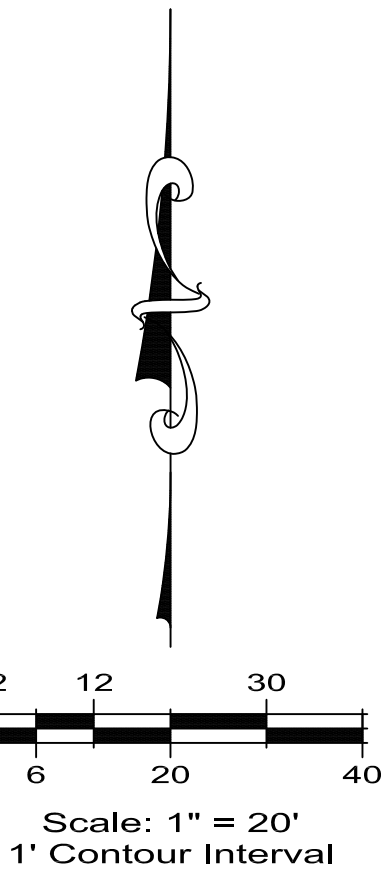


GENERAL NOTES:

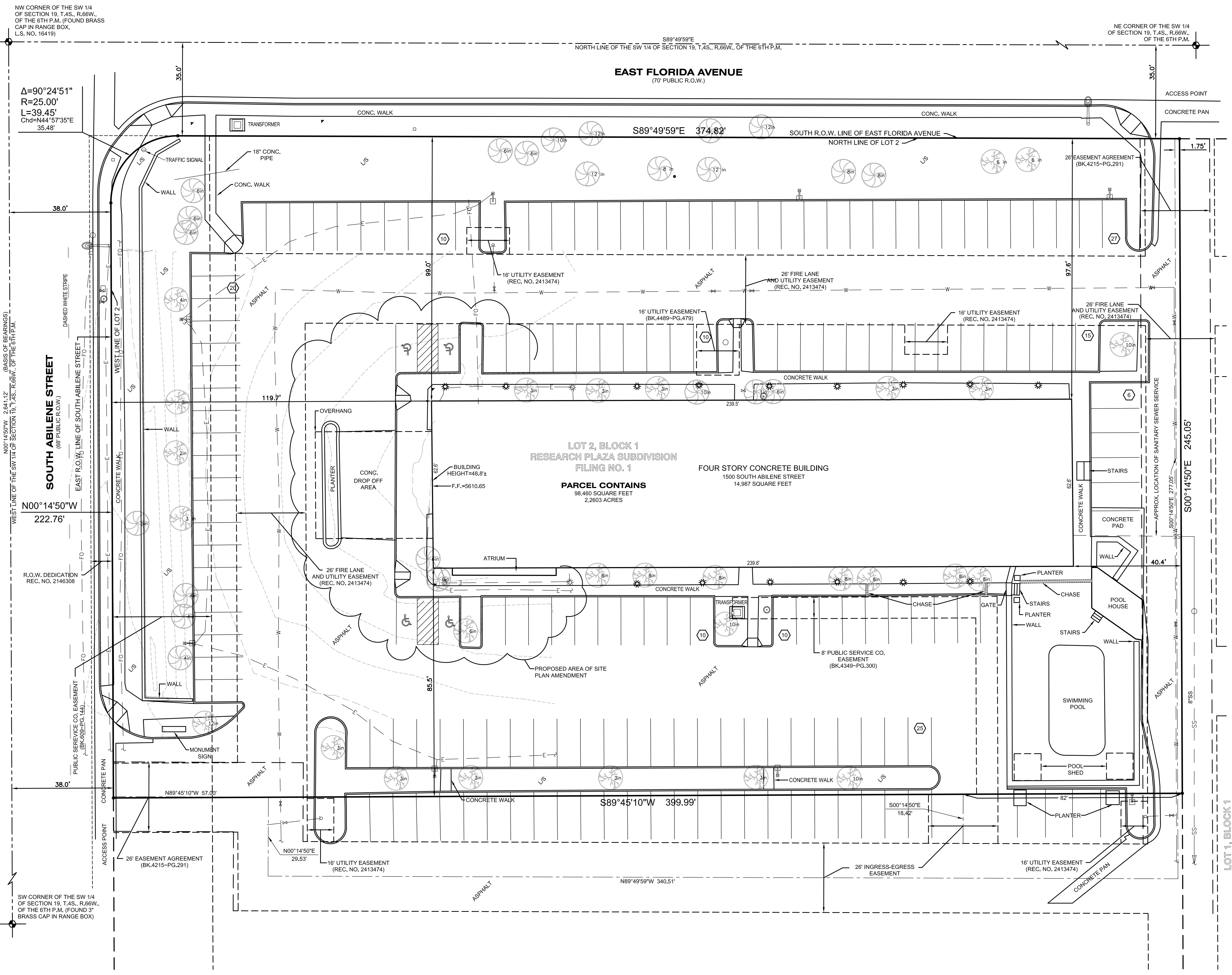
- THE UTILITIES WHICH ARE READILY VISIBLE UPON THE GROUND, SUCH AS MANHOLES, POWER AND LIGHT POLES, INLETS, ETC. WERE LOCATED BY FIELD SURVEYS AND SHOWN HEREON.
- UNDERGROUND UTILITIES IF SHOWN ARE BASED ON FIELD EVIDENCE AND UTILITIES MARKED BY A UTILITY LOCATION SERVICE. NO GUARANTEE IS MADE OF THE ACCURACY OF THESE UNDERGROUND LOCATIONS. ALL UTILITIES SHOULD BE VERIFIED AND LOCATED PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
- NO RECORD SEARCH WAS MADE TO DETERMINE UTILITY OWNERSHIP OR EASEMENTS, RECORDED OR UNRECORDED.
- THERE ARE 133 REGULAR PARKING SPACES AND 4 HANDICAP PARKING SPACES ON THE SURVEYED PROPERTY.
- BENCHMARK: CITY OF AURORA BENCHMARK 45661SW002 WEST CHISELED SQUARE TOP OF CONCRETE PEDESTAL @ SW LEG OF POWER TOWER #148 @ SIDE ABILENE THE 1ST TOWER SOUTH OF E. FLORIDA. ELEVATION US FEET: 5601.758 (NAVD 1988 DATUM)

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-6-508 OF THE COLORADO REVISED STATUTES.



LEGEND	
	ELECTRICAL LINE
	FIBER-OPTIC LINE
	SANITARY SEWER LINE
	WATER LINE
	CONTOUR LINE
	COMMUNICATIONS PEDESTAL
	FIRE HYDRANT
	LIGHT POLE (AREA)
	LIGHT POLE (DIRECTIONAL)
	MANHOLE
	NUMBER OF PARKING STALLS
	SIGN
	STREET LIGHT
	TRAFFIC VAULT
	WATER METER
	WATER VALVE
	DECIDUOUS TREE DIAMETER OF TRUNK
	EVERGREEN TREE DIAMETER OF TRUNK
R.O.W. RIGHT-OF-WAY	
L.S. NO. LAND SURVEYOR NUMBER	
BK. PG. BOOK AND PAGE	
REC. NO. RECEPTION NUMBER	



LOT 1, BLOCK 1
RESEARCH PLAZA SUBDIVISION
FILING NO. 1
OWNER: FIRST INDUSTRIAL LP

ARRIS ARCHITECTURE, INC.
3436 NEW CASTLE DR.
LOVELAND, COLORADO 80538

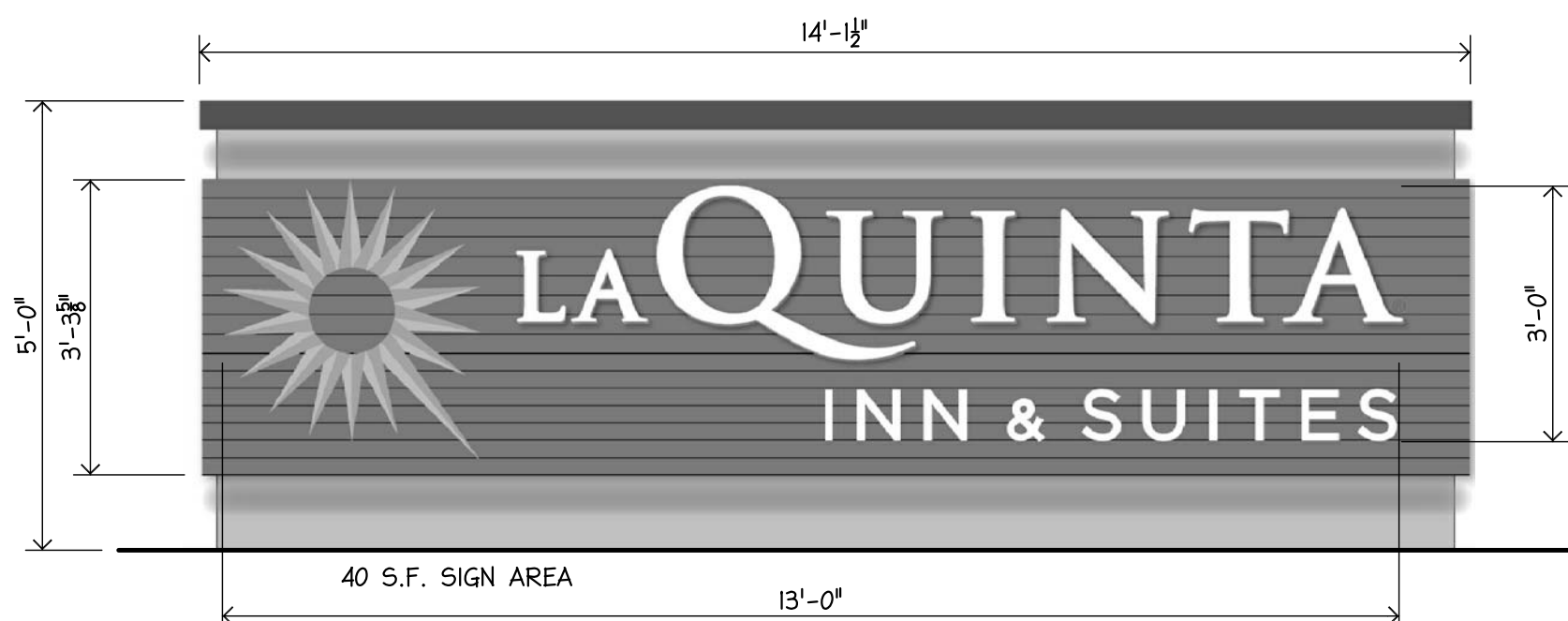
EXISTING CONDITIONS SURVEY
LOT 2, BLOCK 1, RESEARCH PLAZA SUBDIVISION FILING NO. 1,
SITUATED IN THE SW 1/4 OF SECTION 19, T.4S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Designed By: CNB Date: 4/17/2017
Drawn By: DWW Survey No.: 17054-S
Checked By: CNB Project No.: 829.006
Field Book No.: 912 Scale: 1" = 20'
Sheet No.: 2 OF 6

ENGINEERING SERVICE COMPANY
14190 East Front Avenue
Aurora, Colorado 80014
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Creative Solutions Since 1954
CIVIL ENGINEERS & LAND SURVEYORS

LA QUINTA AT S. ABILENE ST. AND E. FLORIDA AVE. SITE PLAN AMENDMENT

LOT 2, BLOCK 1, RESEARCH PLAZA SUBDIVISION FILING NO. 1,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



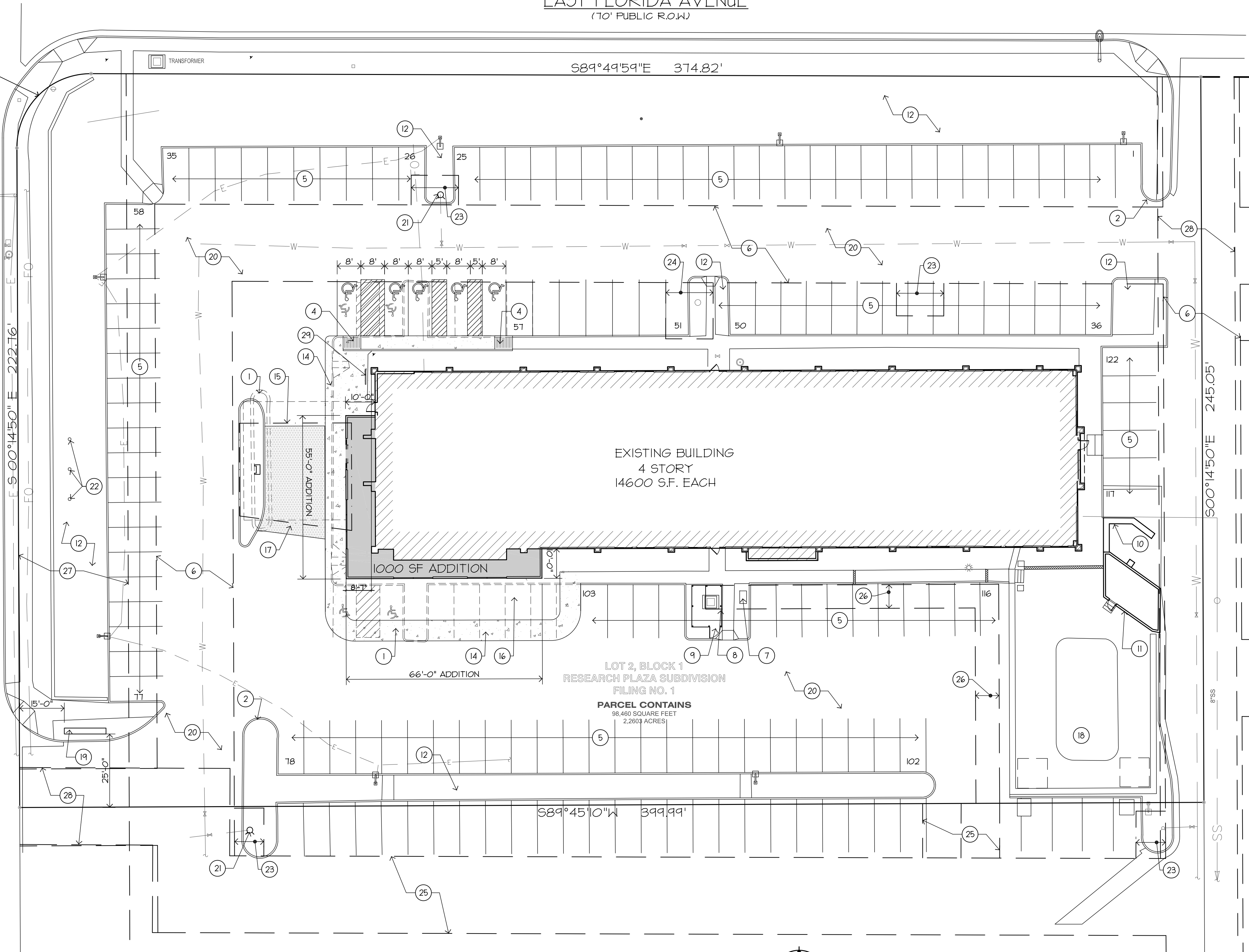
A2 MONUMENT SIGN ELEVATION
SCALE: 1/2" = 1'-0"

$\Delta=90^{\circ}24'51''$
 $R=25.00'$ $L=39.45'$
 $Chd=N44^{\circ}51'35''E$
 $35.48'$

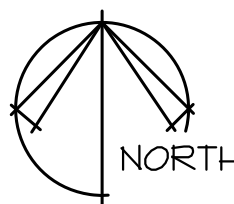
EAST FLORIDA AVENUE
(70' PUBLIC R.O.W.)

S89°49'59"E 374.82'

SOUTH ABILENE STREET
(66' PUBLIC R.O.W.)



C6 SITE PLAN
SCALE: 1" = 20'-0"



KEY NOTES

- EXISTING CURB TO BE REMOVED
- EXISTING CURB TO REMAIN
- NEW CONCRETE CURB
- NEW ACCESSIBLE CURB RAMP
- EXISTING PARKING TO REMAIN
- 26' FIRE LANE & UTILITY EASEMENT (REC. NO. 2413474)
- EXISTING GAS METER
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING VINYL FENCE ENCLOSURE
- EXISTING TRASH ENCLOSURE TO REMAIN, PAINT TO MATCH MAIN BUILDING COLOR
- EXISTING POOL EQUIPMENT ENCLOSURE TO REMAIN, PAINT TO MATCH MAIN BUILDING COLOR
- EXISTING LANDSCAPE AREA
- EXISTING SIDEWALK
- NEW CONCRETE SIDEWALK
- NEW DRIVE CANOPY
- NEW LANDSCAPE AREA
- NEW STAMPED CONCRETE PAVING
- EXISTING POOL
- NEW MONUMENT SIGN
- EXISTING ASPHALT PAVING TO REMAIN
- EXISTING FIRE HYDRANT
- NEW (3) FLAG POLES (20'/25'/20') (1) USA FLAG, (1) STATE FLAG, (1) ADVERTISING FLAG AT 4'x6' 24 S.F.
- 16' UTILITY EASEMENT (REC. NO. 2413474)
- 16' UTILITY EASEMENT (BK.4489-PG.479)
- 26' INGRESS / EGRESS EASEMENT
- 8' PUBLIC SERVICE CO. EASEMENT (BK.4349-PG.300)
- PUBLIC SERVICE CO. EASEMENT (BK.609-PG.144)
- 26' EASEMENT AGREEMENT (BK.4215-PG.291)
- 4 POSITION BIKE RACK

PREPARED FOR:
K DIAMOND HOTELS
LA QUINTA #7161
1500 SOUTH ABILENE
AURORA, COLORADO

ISSUE	DATE
MA SUBMITTAL	5-28-17

PROJECT NO. 0735-17

SHEET TITLE
SITE PLAN

SHEET NO.
3 OF 6

1984-6029-08

LOT 2, BLOCK 1, RESEARCH PLAZA SUBDIVISION FILING NO. 1,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



PLANT LIST

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE PLANT LIST, MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.

1. ALL SHRUB BEDS ARE TO BE MULCHED WITH 3" DEPTH ROCK MULCH OVER SPECIFIED GEOTEXTILE FABRIC. ALL GROUND COVERS AND FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN THESE AREAS. ROCK MULCH SHALL BE 1" TO 6" DIA. TAN RIVER ROCK OVER WEED CONTROL FABRIC. THESE ARE SHOWN ON THE PLAN. SHRUB BEDS ARE TO BE CONTAINED BY 1/8" X 4" INTERLOCKING STEEL-TYPE EDGER.

2. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS OR WALKS.

3. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING, INCLUDING LANDSCAPE REFERENCED ON THE PLAN AS "BY OTHERS," WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

4. ALL EASEMENTS SHALL STAY UNOBSTRUCTED FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

5. ALL PERENNIAL, ANNUAL AND GROUND COVER PLANTINGS ARE TO BE EQUALLY SPACED USING TRIANGULAR SPACING, UNLESS SHOWN AS IRREGULAR SPACING. ALL SHRUB PLANTINGS ARE TO BE EQUALLY SPACED USING SPACING SHOWN ON THE LANDSCAPE PLANS.

6. ALL LANDSCAPING SHALL BE FULLY IRRIGATED BY AUTOMATIC, UNDERGROUND SYSTEM. TURF AREAS TO BE IRRIGATED WITH POP-UP HEADS, SHRUBS AND PERENNIALS TO BE IRRIGATED WITH DRIP.

7. MINOR ADJUSTMENTS TO LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY OF LOVELAND CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONSIDERATIONS. HOWEVER THERE SHALL BE NO REDUCTION IN THE SIZE OR NUMBER OF MATERIALS.

8. ALL PUBLIC LANDSCAPING SHALL COMPLY WITH CITY OF LOVELAND STANDARDS AND SPECIFICATIONS AS APPLICABLE.

9. THE PROPERTY OWNERS SHALL MAINTAIN ALL PLANT MATERIALS LOCATED IN ADJACENT PUBLIC STREET RIGHTS-OF-WAY.

10. SOIL AMENDMENT FOR BED AREAS SHALL BE 4 C.Y. OF COMPOSTED ORGANIC MATTER PER 1,000 S.F. TILLED TO A MIN. DEPTH OF 12".

LA QUINTA #7161
1500 SOUTH ABILENE
AURORA, COLORADO

PROJECT NO. 0735-17

SHEET TITLE

LANDSCAPE
PLAN

SHEET NO.

4 OF 6

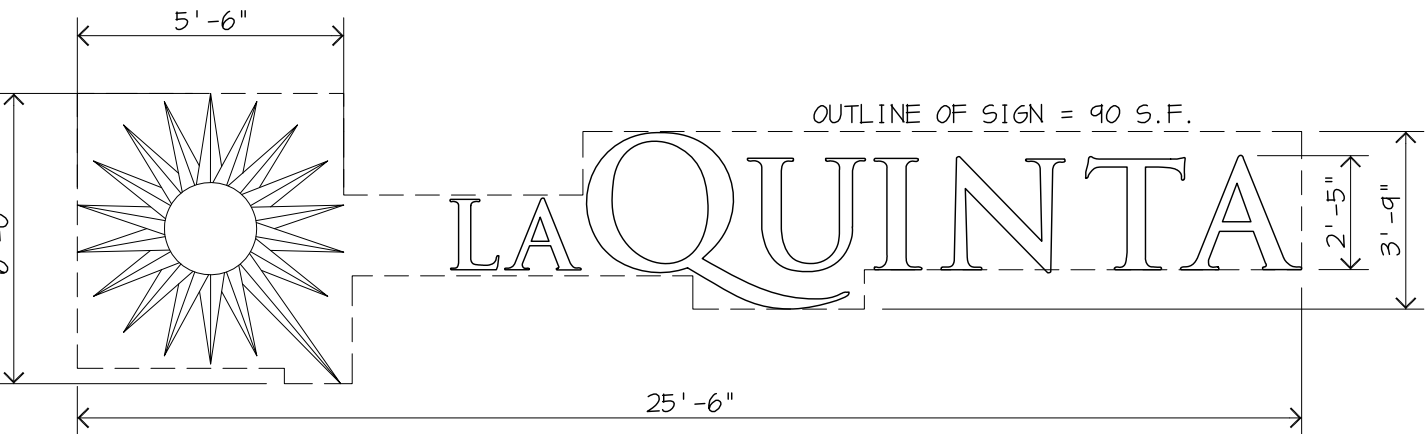
LA QUINTA AT S. ABILENE ST. AND E. FLORIDA AVE. SITE PLAN AMENDMENT
LOT 2, BLOCK 1, RESEARCH PLAZA SUBDIVISION FILING NO. 1,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

KEY NOTES

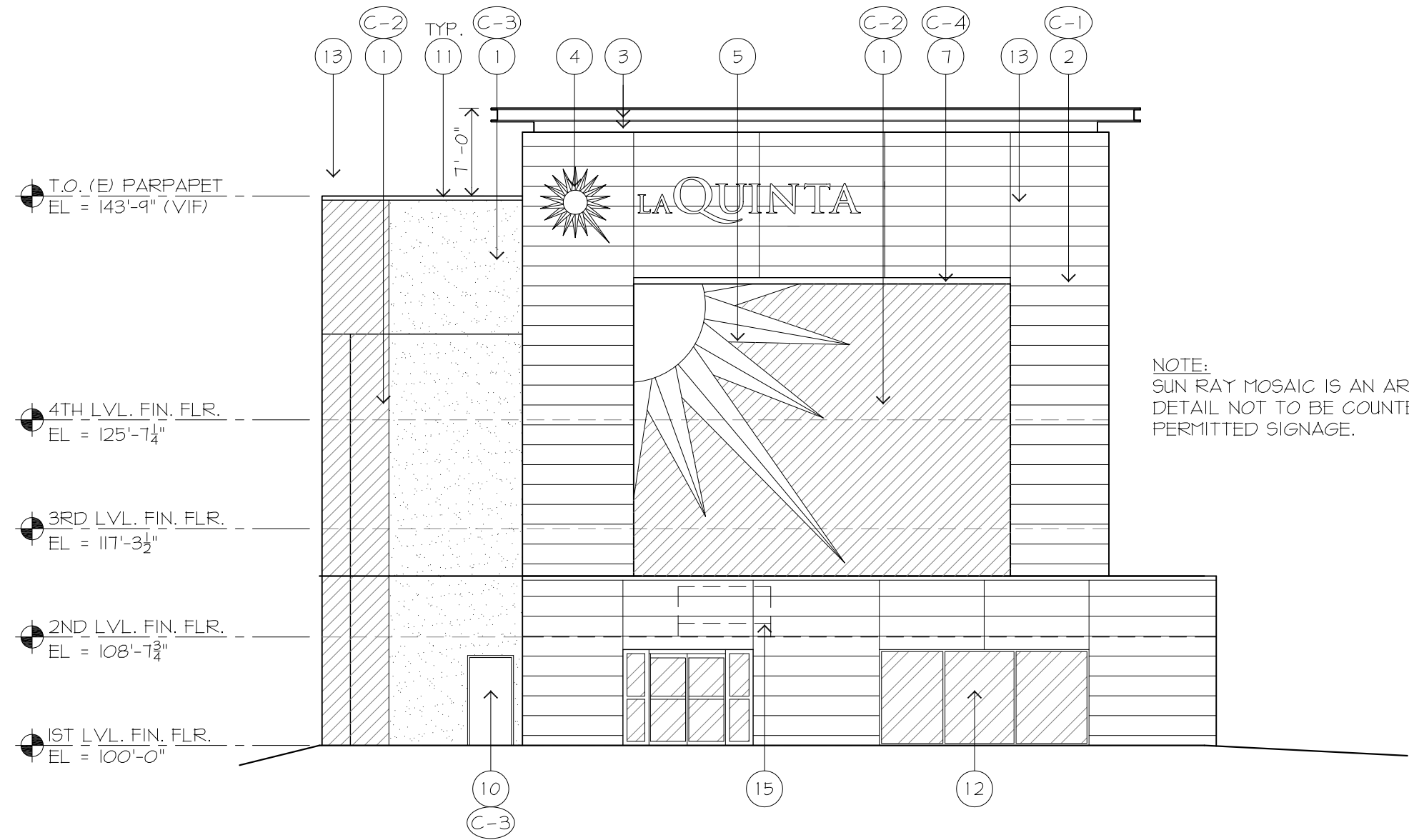
- 1 PAINT EXISTING EIFS
- 2 NEW CERAMIC WALL PANELS
- 3 NEW ALUMINUM TOWER PARAPET
- 4 NEW SIGNAGE
- 5 NEW SUN RAY MOSAIC
- 6 EXISTING WINDOWS AND PTAC TO REMAIN
- 7 NEW EIFS ACCENT BAND
- 8 NEW PORTE-COCHERE
- 9 NEW STEEL CHANNEL CANOPY, MATCH TO MATCH CLEAR ANODIZED COLOR
- 10 PAINT EXISTING HOLLOW METAL DOOR & FRAME
- 11 NEW CLEAR ANODIZED ALUMINUM CAP FLASHING
- 12 NEW CLEAR ANODIZED ALUMINUM STOREFRONT
- 13 REMOVE EXISTING EIFS PROFILE
- 14 REMOVE EXISTING STONE VENEER
- 15 LINE OF NEW ROOF-TOP HVAC UNIT SCREENED BY NEW PARAPET

COLOR SCHEDULE

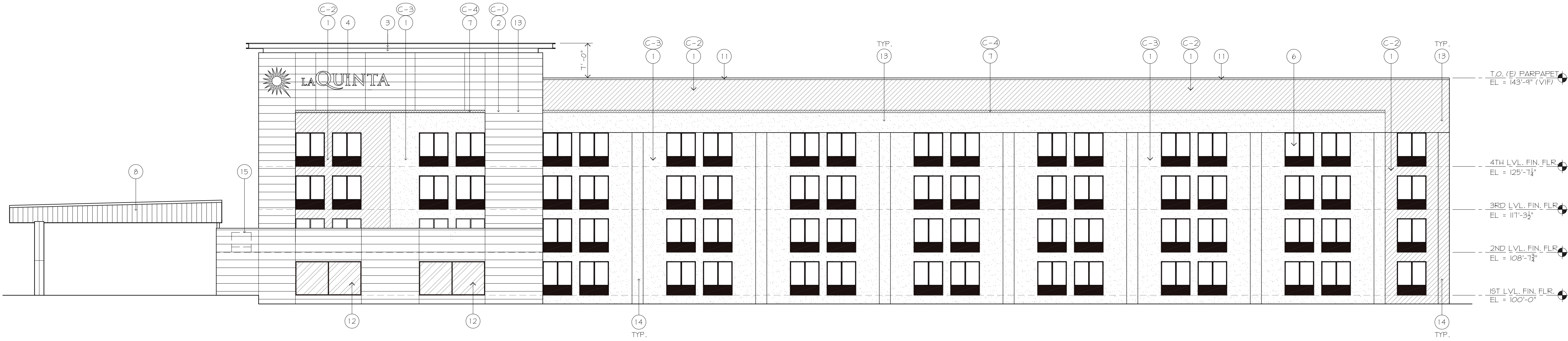
- C-1 CERAMIC PANELS
MANUF: NEOLITH
COLOR: IRON CORTEN
CONTACT: PETER HOLLAND
HOLLAND MARBLE
972.247.1621
- C-2 EIFS (COARSE SAND TEXTURE) PAINTED
SW-7645 - THUNDER GRAY
- C-3 EIFS (FINE SAND TEXTURE) PAINTED
SW-7031 - MEGA GREIGE
- C-4 EIFS (FINE SAND TEXTURE) PAINTED
SW-7010 - WHITE DUCK



A2 SIGN ELEVATION
SCALE: 1/4" = 1'-0"



C3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



C5 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

ARRIS
ARCHITECTURE

Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538
970.988.6302
corey.stinar@arrisinc.net

PREPARED FOR:
K DIAMOND HOTELS
LA QUINTA #7161
1500 SOUTH ABILENE
AURORA, COLORADO

ISSUE	DATE
MA SUBMITTAL	5-28-17

PROJECT NO. 0735-17

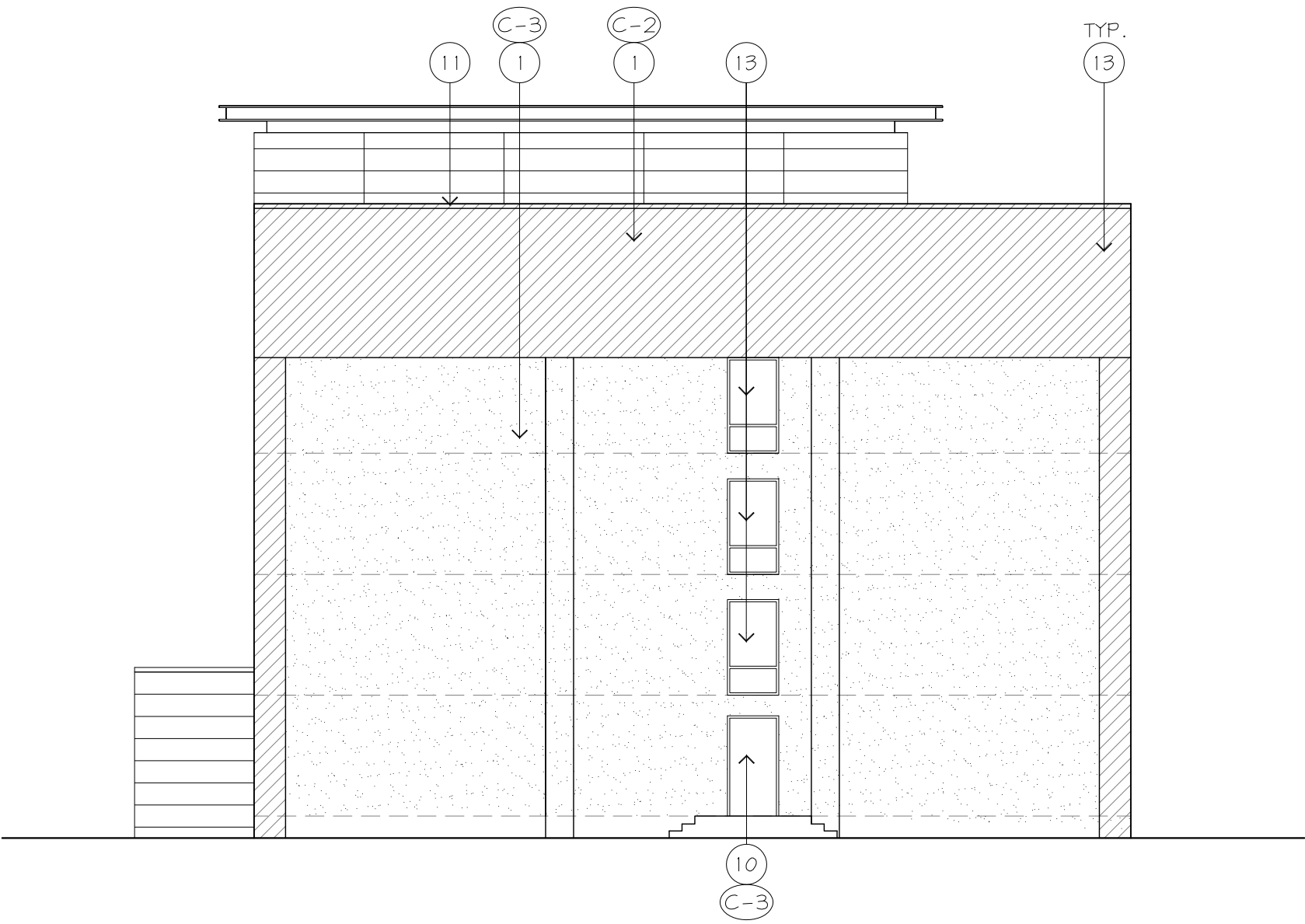
SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NO.
5 OF 6

1984-6029-08

LA QUINTA AT S. ABILENE ST. AND E. FLORIDA AVE. SITE PLAN AMENDMENT

LOT 2, BLOCK 1, RESEARCH PLAZA SUBDIVISION FILING NO. 1,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



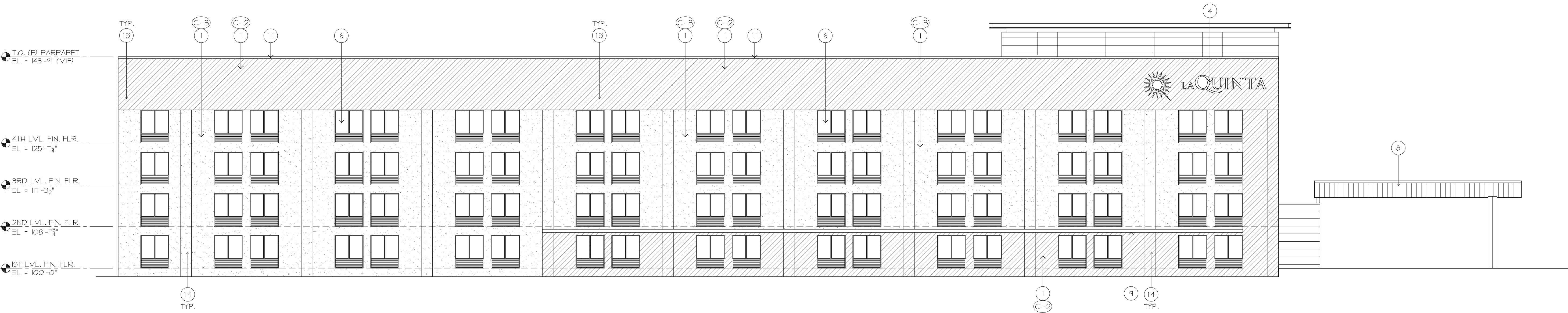
C3 EAST ELEVATION
SCALE: 3/32" = 1'-0"

KEY NOTES

- 1 PAINT EXISTING EIFS
- 2 NEW CERAMIC WALL PANELS
- 3 NEW ALUMINUM TOWER PARAPET
- 4 NEW SIGNAGE
- 5 NEW SUN RAY MOSIAC
- 6 EXISTING WINDOWS AND PTAC TO REMAIN
- 7 NEW EIFS ACCENT BAND
- 8 NEW PORTE-COCHERE
- 9 NEW STEEL CHANNEL CANOPY, MATCH TO MATCH CLEAR ANODIZED COLOR
- 10 PAINT EXISTING HOLLOW METAL DOOR & FRAME
- 11 NEW CLEAR ANODIZED ALUMINUM GAP FLASHING
- 12 NEW CLEAR ANODIZED ALUMINUM STOREFRONT
- 13 EXISTING WINDOW TO REMAIN

COLOR SCHEDULE

- C-1 CERAMIC PANELS
MANUF: NEOLITH
COLOR: IRON CORTEN
CONTACT: PETER HOLLAND
HOLLAND MARBLE
972.247.1621
- C-2 EIFS (COARSE SAND TEXTURE) PAINTED
SW-7645 - THUNDER GRAY
- C-3 EIFS (FINE SAND TEXTURE) PAINTED
SW-7031 - MEGA GREIGE
- C-4 EIFS (FINE SAND TEXTURE) PAINTED
SW-7010 - WHITE DUCK



C5 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

ARRIS
ARCHITECTURE

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Loveland, CO 80538
970.988.6302
corey.stinar@arrisinc.net

PREPARED FOR:
K DIAMOND HOTELS
LA QUINTA #7161
1500 SOUTH ABILENE
AURORA, COLORADO

ISSUE	DATE
MA SUBMITTAL	5-28-17

PROJECT NO. 0735-17

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NO.
6 OF 6

1984-6029-08