

SITE PLAN SUBMITTAL - HAC SCG DIV 48 BLDG S75

LEGAL DESCRIPTION

Lot 1, Block 2, Aurora Centretech Park Subdivision Filing No. 14, Being in the Southeast Quarter of Section 8, Township 4 South, Range 66 West of the 6th Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado.

NOTES:

- All signs must conform to the City of Aurora sign code.
- 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 fire lanes and emergency and service vehicle roads, and shall be posted "No Parking - Fire Lanes".
- 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.
- Roof mechanical will be screened. Screening will be compatible with building design. Materials will be Synthetic Stucco wall panels (maximum height of 12' 2") colored light gray to match buildings.
- The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Building permits will not be issued until construction plans are reviewed by the appropriate City departments and approved for compliance with City codes, regulations, specifications and criteria.
- All landscaping will be installed prior to issuance of certificate of occupancy.
- The developer, his successors and assigns, including the homeowner's association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora. Such signs shall conform to Section 16-29 of the Aurora City Code.
- All building address numbers shall comply with Section 37-56 of the Aurora City Code.
- 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, or other shall interfere with the operation of the utility lines placed within the easement. By submitting these site plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
- All handicap, loading and service parking areas will be properly designated with signage approved by the City of Aurora.
- The two future satellite dishes shall be subject to administrative approval by the Director of Planning.
- If specific building elevations for phase II vary from those of phase I, they will be subject to approval by the Director of Planning.
- All crossings of public easements noted "Private Utility Crossings" are acknowledged by the undersigned as subject to the City of Aurora's use and occupancy of the public easement. The undersigned, successors and assigns hereby indemnify the City of Aurora for any loss, damage or repair as may result from the installation, operation or maintenance of said private utility crossings.

ADMINISTRATIVE AMDT. 4-22-87
REVISE DIMENSIONS OF PARKING LOT LIGHT
STANDARD CONCRETE BASE AND METAL
POLE LENGTH
2. REVISE MAXIMUM HEIGHT OF ROOF
SCREEN FROM 15' TO 12'
ADMIN AMDT 1986-6069-05 09-21-04
34. Extend screen wall around new chiller
ADMIN. AMDT 1986-6069-05 02-26-07
35. DELETE 2 PARKING SPACES & ADD SIDEWALK
TO NEW CROSSWALK

SIGNATURES

All Special Plans registered and recorded hereunder shall be binding upon the applicants therefore, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such Plans to all conditions and limitations set forth in such Plans.

In witness thereof Hughes Aircraft Company has caused these presents to be executed this 7th day of January

AD, 19 87
By: *Stephen A. Hull*
STEPHEN A. HULL, Assistant Treasurer

NOTARIAL:
State of California)ss
County of Los Angeles)

The foregoing instrument was acknowledged before me this 7th day of January, AD, 19 87 By *Stephen A. Hull*

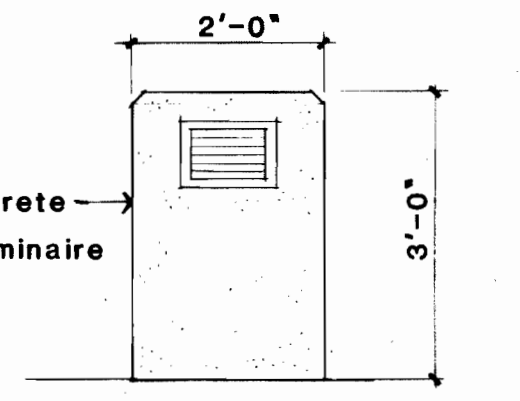
Witness my hand and official seal
Madeline J. Vivian
NOTARY PUBLIC
MADELINE J. VIVIAN
NOTARY PUBLIC - CALIFORNIA
3633 LOS ANGELES COUNTY
My comm. expires SEP 5, 1987
My commission expires 9-5-87 Business Address: 1200 Hughes Ter. L.A. CALIF 90045

CITY OF AURORA APPROVALS:
City Attorney: *Robert Rogers* Date: 1-29-87
Planning Director: *John M. Burger* Date: 2-4-87
Planning Commission: *Chairman* Date: 1-14-87
City Council: *Mayor* Date: 1/29/87
Attest: *Anna D. Doney* Date: 1-29-87
City Clerk

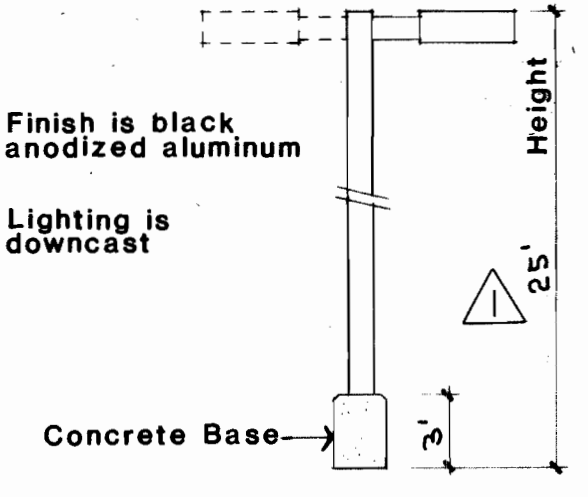
RECORDER'S CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of _____ County, Colorado at _____ o'clock _____, this _____ Day of _____, AD, 19 _____.
Clerk and Recorder: _____ Deputy: _____

	PHASE I	PHASE I & II
Land area within property lines	28.072 ACRES (1222816 SF)	28.072 ACRES (1222816 SF)
Gross floor area (41-16 City Code)	173099 SF	316240 SF
Number of buildings	one (1)	one (1)
Total building coverage	71938 SF	128142 SF
Hard-surface area (excl. bldgs.)	313344 SF (5.92)	450810 SF (10.52)
Area devoted to open space	83733 SF (68.53)	643864 SF (52.65)
Present zoning classification	N-1	N-1
Proposed uses	office	office
Individual sign data:	2-single face (123 SF each)	3-single face (125 SF each)
(see drawings for dimensions)	2-double face (30 SF each side)	2-double face (30 SF each side)
Total sign area	370 SF total	495 SF total
Types of signs (free standing)	2-planter/wall	3-planter/wall
Number of stories	2-entry signage three (3) (2 levels above grd., 1 level below grd.)	2-entry signage three (3) (2 levels above grd., 1 level below grd.)
Maximum height of bldg.	32'-0"	32'-0"
Loading spaces provided	7	7
Loading spaces required	4	5
Handicap spaces provided	12	12
Handicap spaces required	7	12
Parking spaces provided	605	1005
Parking spaces required	433	791

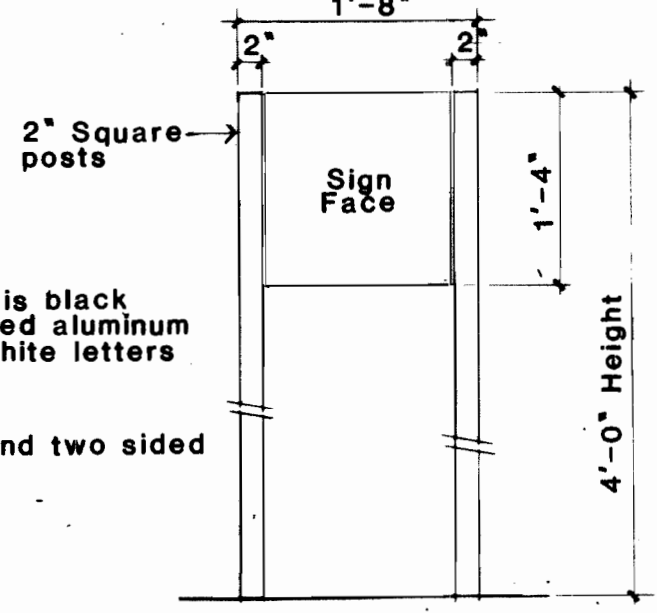
- Parking stall, aisle dimensions and use criteria (41-668 City Code).
- Required parking based on 1 space per 400 gross sq. ft. floor area for office use classification.
 - Handicap spaces required based on 1-1/2% of required parking spaces.
 - Typical parking stall: 8.5' x 19'.
Stalls with overhang: 8.5' x 17'.
Stalls at ends of bay: 9' x 19' (9' x 17' where overhang provided).
Typical aisle width: 23' except where noted otherwise.
 - 40% compact parking allowed, none used.
 - Fire lanes to be 26' width.



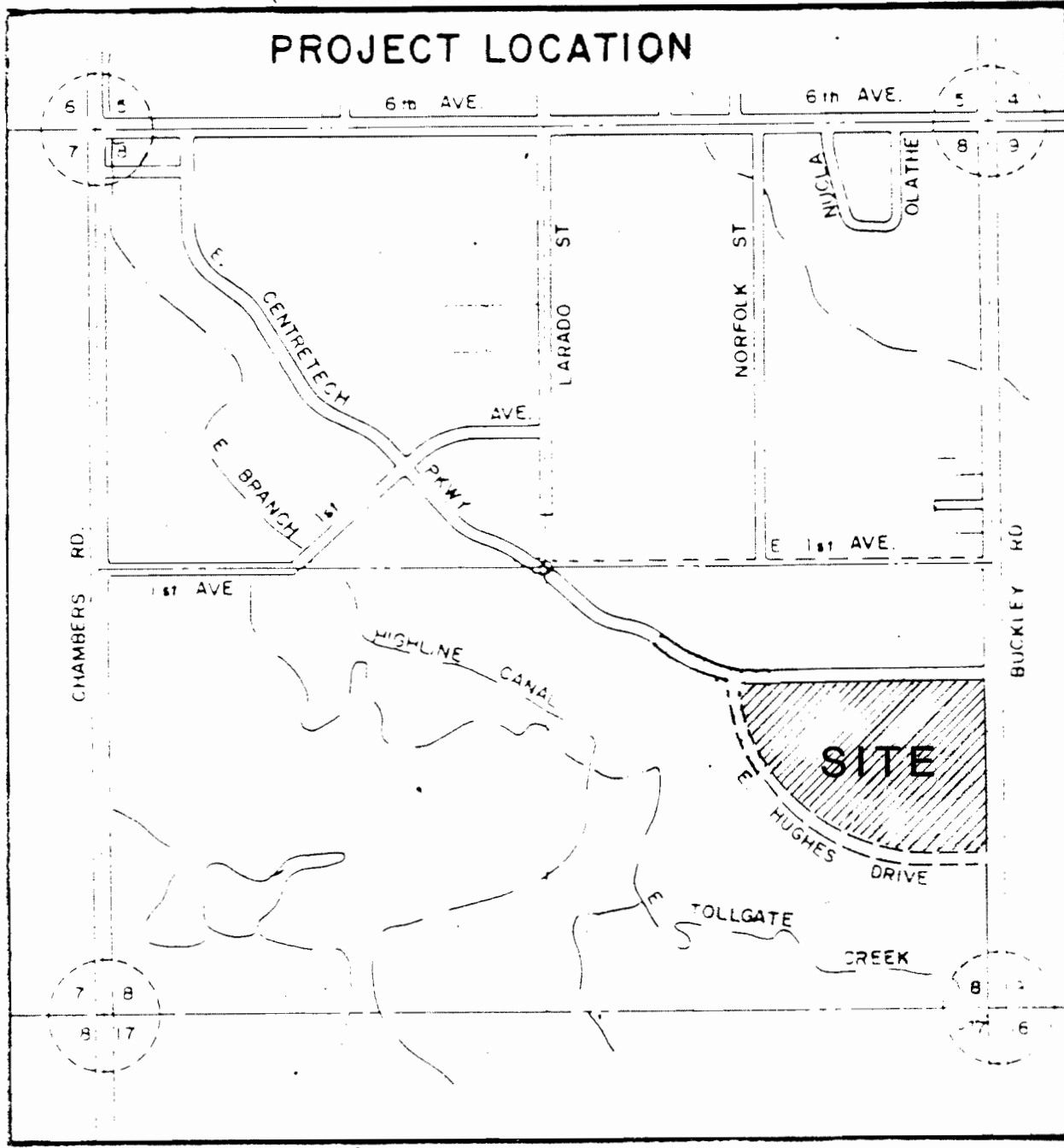
Bollard Light Standard
Scale 1/2" : 1'-0"



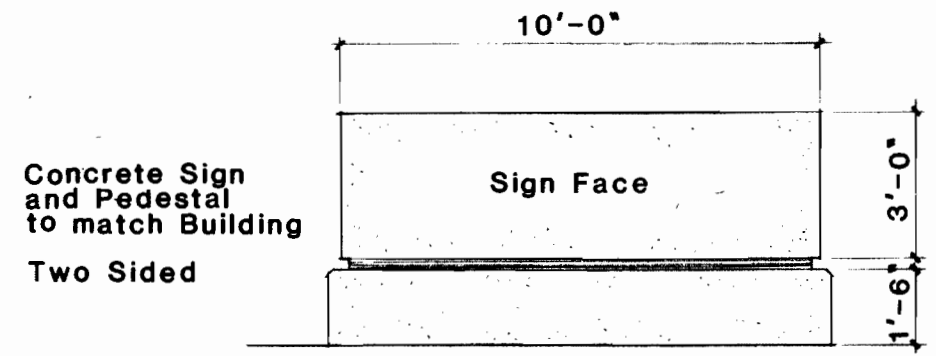
Parking Lot Light Standard
NTS



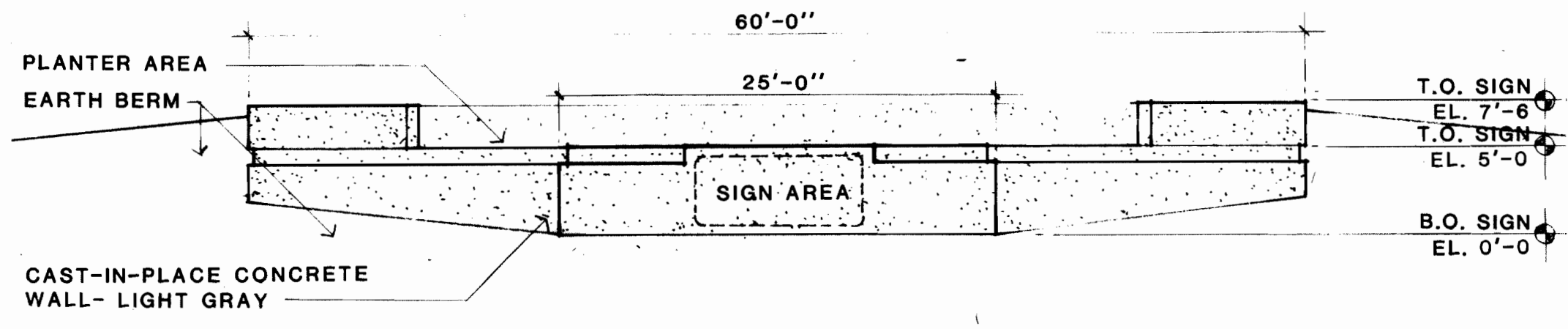
Directional/Informational Sign - Sign C
Scale 3/4" : 1'-0"



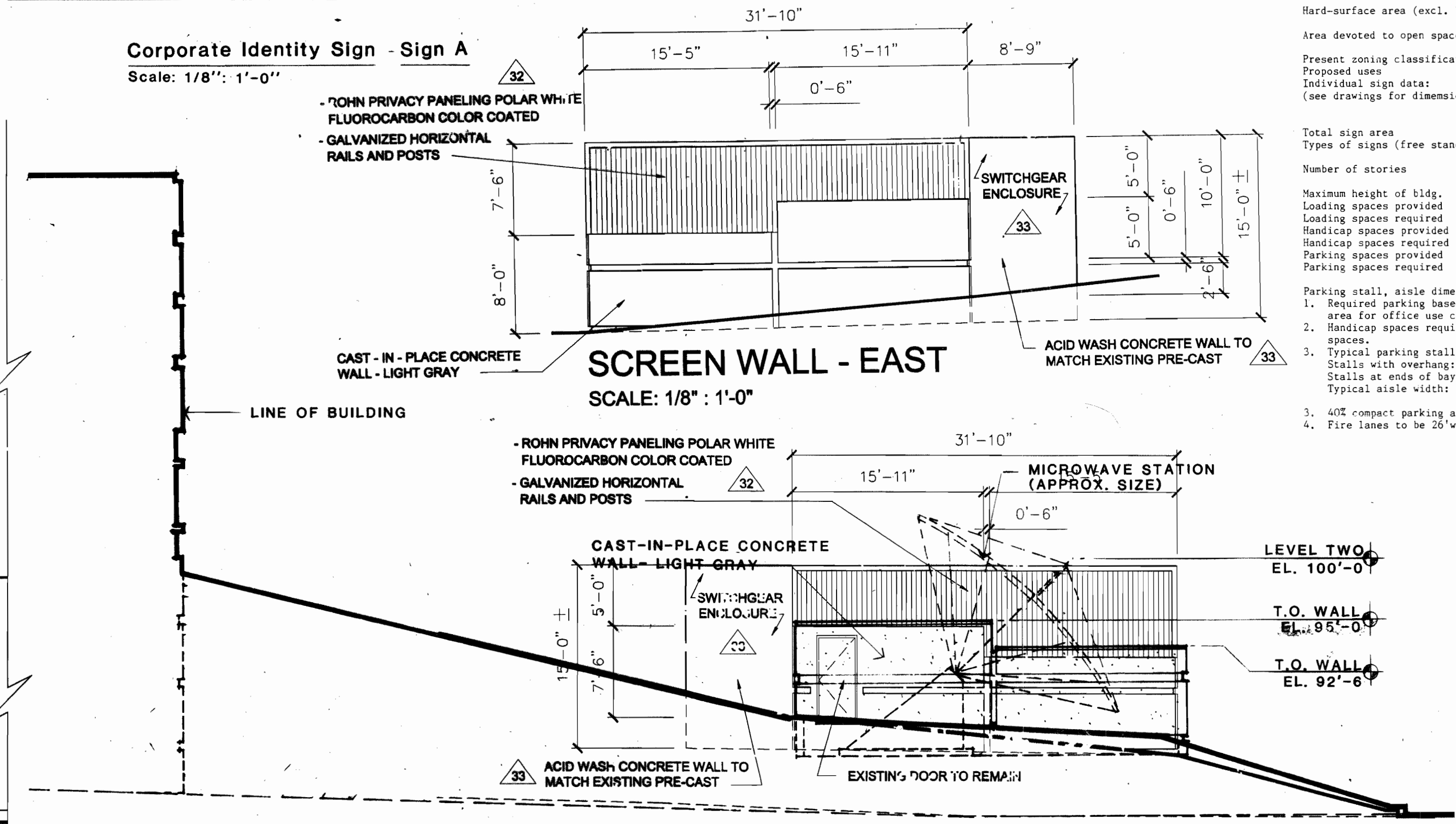
VICINITY MAP



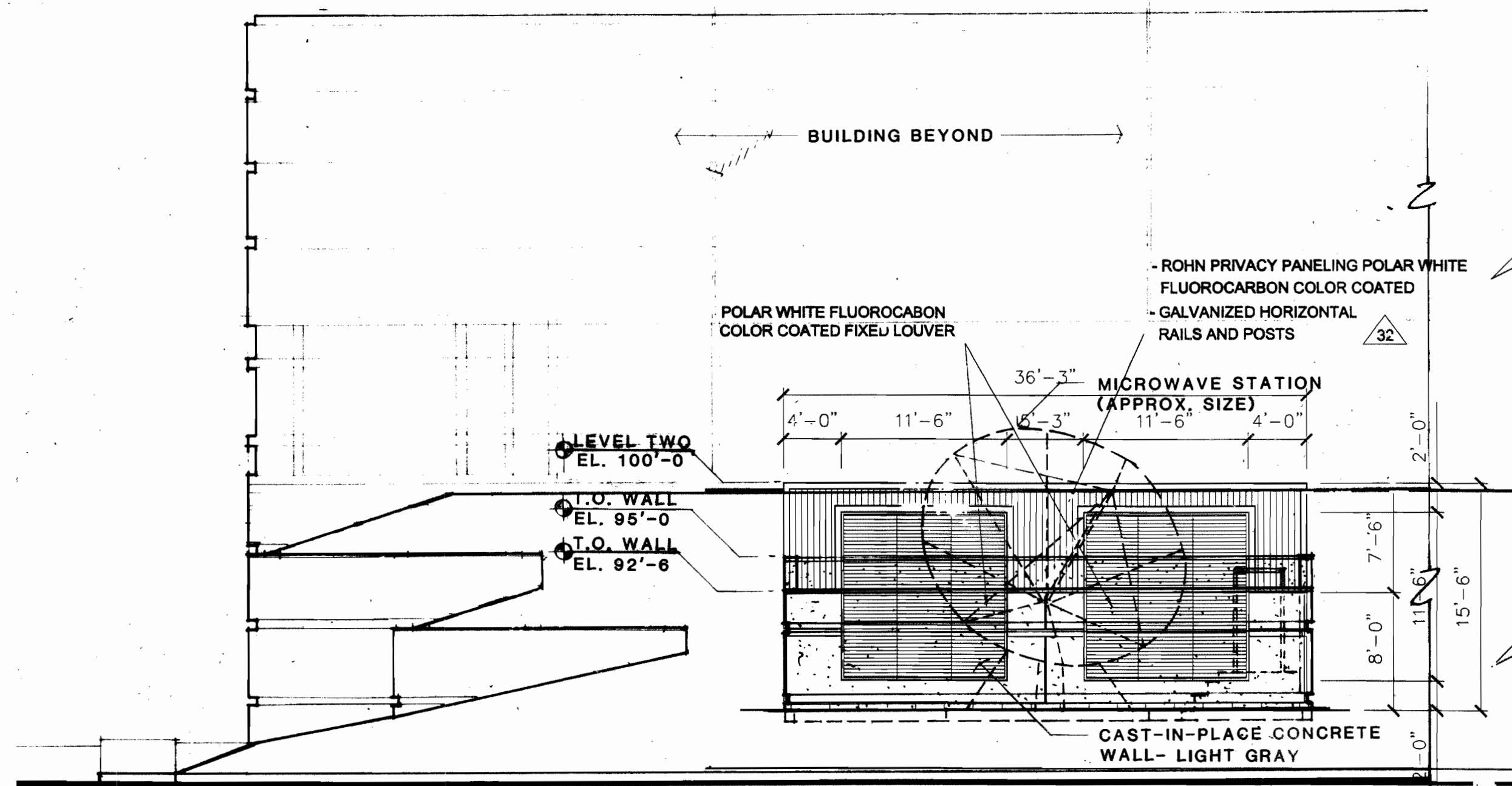
Entry Identity Sign - Sign B
Scale 1/4" : 1'-0"



Corporate Identity Sign - Sign A
Scale 1/8" : 1'-0"



MICROWAVE SCREEN ELEVATION- WEST
SCALE: 1/8" : 1'-0"
RE: BUILDING WEST ELEVATION



MICROWAVE SCREEN ELEVATION- SOUTH
SCALE: 1/8" : 1'-0"
RE: BUILDING SOUTH ELEVATION

Adm AMDT 4-22-87 MA 02/26/87

HAC SCG DIV. 48 BLDG S75

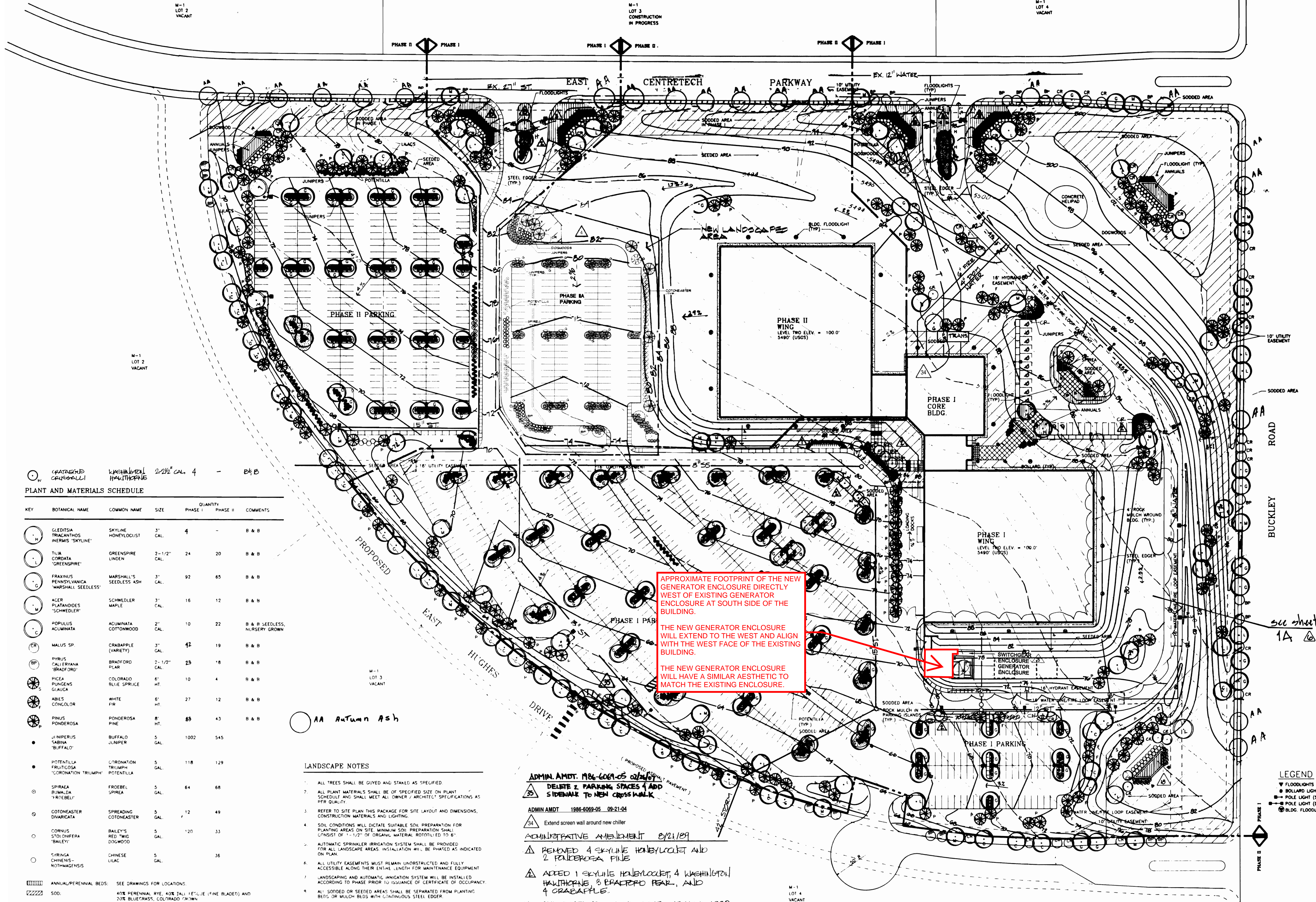
HAC SCG DIV 48 BLDG S75

AURORA CENTRETECH
AURORA, COLORADO
PROPOSED

Signature: _____
Reviewed by: _____
Date: _____
Sheet: _____
Cover: _____
Date: 03 DECEMBER 1986
Drawing: _____
Reference: SLP: 86/267
Number: _____
1 of 2

86-6069

SITE PLAN SUBMITTAL - HAC SCG DIV 48 BLDG S75



PLANT AND MATERIALS SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	PHASE I	PHASE II	COMMENTS
(H)	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL.	4	-	-	B & B
(L)	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2-1/2" CAL.	24	20	20	B & B
(C)	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS'	MARSHALL'S SEEDLESS ASH	3" CAL.	92	65	65	B & B
(M)	ACER PLATANOIDES 'SCHWEDLER'	SCHWEDLER MAPLE	3" CAL.	16	12	12	B & B
(C)	POPULUS ALUMINATA	ALUMINATA COTTONWOOD	2" CAL.	10	22	22	B & B SEEDLESS, NURSERY GROWN
(CR)	MALUS SP.	CRABAPPLE (VARIETY)	3" CAL.	42	19	19	B & B
(BP)	PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	2-1/2" CAL.	23	18	18	B & B
(S)	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6' HT.	10	4	4	B & B
(P)	ABIES CONCOLOR	WHITE FIR	6' HT.	27	12	12	B & B
(P)	PINUS PONDEROSA	PONDEROSA PINE	8' HT.	89	43	43	B & B
(J)	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL.	1002	545	545	
(P)	POTENTILLA FRUTICOSA 'CORONATION TRIUMPH'	CORONATION TRIUMPH POTENTILLA	5 GAL.	118	129	129	
(S)	SPIRAEA RUMALIDA 'FIREBEL'	FIREBEL SPIREA	5 GAL.	64	68	68	
(C)	COTONEASTER DIVARICATA	SPREADING COTONEASTER	5 GAL.	12	49	49	
(C)	CORNUS STOLONIFERA 'BAILEY'	BAILEY'S RED TWIG DOGWOOD	5 GAL.	120	33	33	
(C)	SYRINGA CHINENSIS 'ROTHMAGNUS'	CHINESE LILAC	5 GAL.	36	36	36	

ANNUAL/PERENNIAL BEDS: SEE DRAWINGS FOR LOCATIONS.
SOD: 40% PERENNIAL RYE, 40% TALL 1 1/2" FINE BLADE) AND 20% BLUEGRASS, COLORADO SKYLINE.
SEED: 40% PERENNIAL RYE, 40% TALL FESCUE (FINE BLADE) AND 20% BLUEGRASS PURE LIVE SEED MIXED PRIOR TO INSTALLATION.
ROCK MULCH: ONE PART 1-1/2" SMOOTH RIVER ROCK AND TWO PARTS 6" - 8" SMOOTH RIVER COBBLE MIXED AND LAD TO 8" MIN. DEPTH OVER FILTER FABRIC.
FILTER FABRIC: MIRAFI OR TREVIRA SPUNBOND.
STEEL EDGER: EYERSON 3/16" X 4".

LANDSCAPE NOTES

- ALL TREES SHALL BE GUIED AND STAKED AS SPECIFIED.
- ALL PLANT MATERIALS SHALL BE OF SPECIFIED SIZE ON PLANT SCHEDULE AND SHALL MEET ALL OWNER / ARCHITECT SPECIFICATIONS AS PER QUALITY.
- REFER TO SITE PLAN THIS PACKAGE FOR SITE LAYOUT AND DIMENSIONS, CONSTRUCTION MATERIALS AND LIGHTING.
- SOIL CONDITIONS WILL DICTATE SUITABLE SOIL PREPARATION FOR PLANTING AREAS ON SITE. MINIMUM SOIL PREPARATION SHALL CONSIST OF 1-1/2" OF ORGANIC MATERIAL ROTOTILLED TO 6".
- AUTOMATIC SPRINKLER IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS. INSTALLATION WILL BE PHASED AS INDICATED ON PLAN.
- ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- LANDSCAPING AND AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED ACCORDING TO PHASE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL SODDED OR SEEDD AREAS SHALL BE SEPARATED FROM PLANTING BEDS OR MULCH BEDS WITH CONTINUOUS STEEL EDGER.

GRADING LEGEND

--- 80 --- EXISTING CONTOUR
--- 5480 --- PROPOSED CONTOUR
NOTE: ALL ELEVATIONS ARE USGS.

ADMIN. AMDT. 1986-6069-05 09-21-04
DELTE 2 PARKING SPACES & ADD SIDEWALK TO NEW CROSSWALK
ADMIN AMDT. 1986-6069-05 09-21-04
Extend screen wall around new chiller
ADMINISTRATIVE AMENDMENT 8/21/89
REMOVED 4 SKYLINE HONEYLOCUST AND 2 PONDEROSA PINE
ADDED 1 SKYLINE HONEYLOCUST, 4 WASHINGTON HAWTHORNE, 3 BRADFORD PEAR, AND 4 CRABAPPLE.
ADMINISTRATIVE AMENDMENT 17 APRIL 1990
ANNUAL FLOWER BEDS AT PROJECT ENTRY CORNERS & MEDIANS ADJACENT TO E. CENTRETECH PARKWAY TO BE REMOVED & REPLACED WITH SOD. AUTOMATIC IRRIGATION SYSTEM TO BE EXTENDED AS NECESSARY.
Administrative Amendment 04 November 2004
revised perimeter landscape (see sheet 1A)

ADMINISTRATIVE AMENDMENT 10-18-09
ADD PHASE II A LANDSCAPE AREA.
ADD SWITCHGEAR ENCLOSURE ON THE NORTH SIDE OF ORIGINAL MICROWAVE ENCLOSURE FOR GENERATOR ENCLOSURE

LANDSCAPE PLAN

1"=60'-0"
0' 10' 30' 60' 120'

LEGEND

- FLOODLIGHTS
- BOLLARD LIGHT
- POLE LIGHT (SINGLE)
- POLE LIGHT (DOUBLE)
- BLDG. FLOODLIGHTS

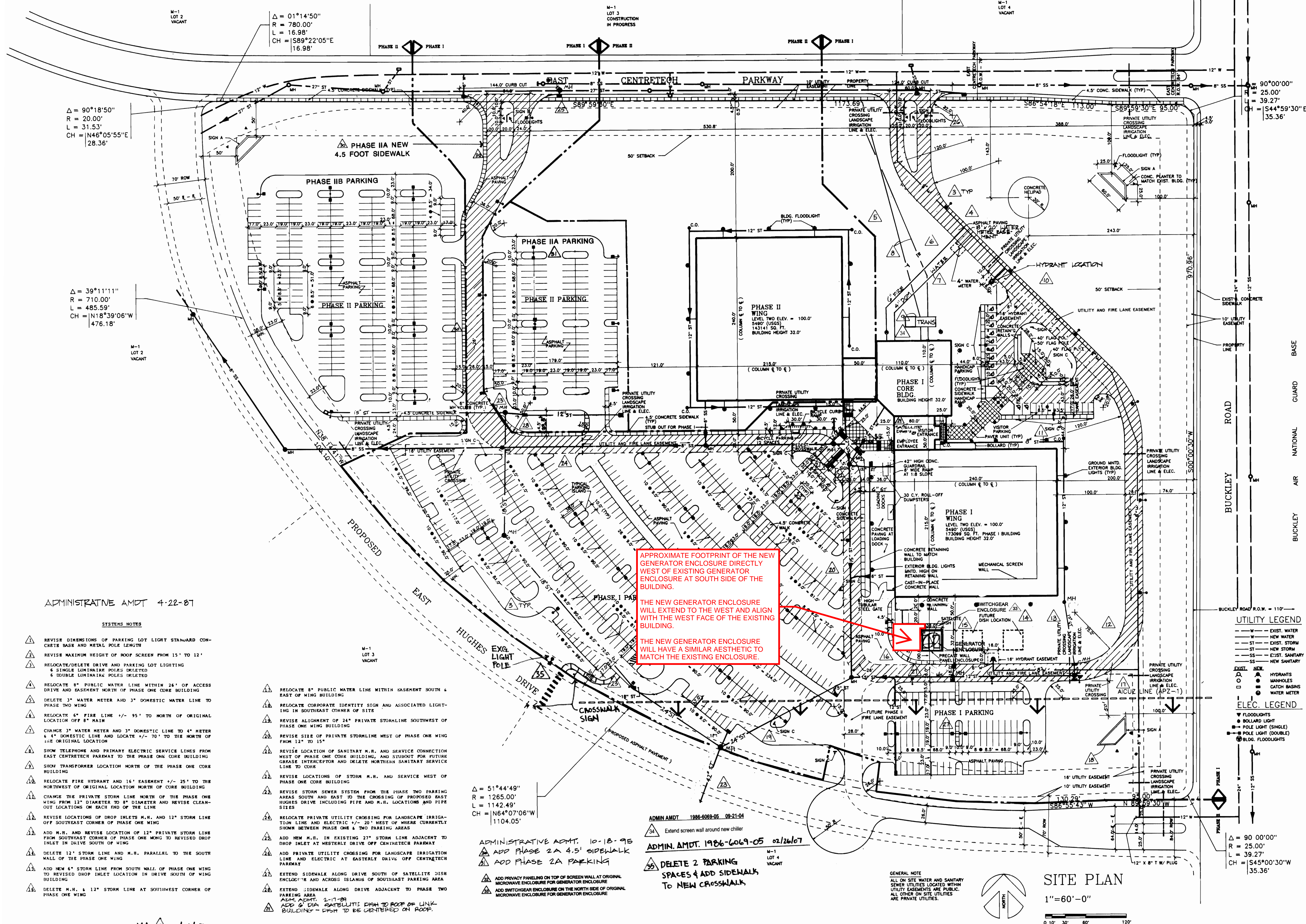
Revisions
Revised for Concept Sign-Off
Date
Copyright 1988
SLP : 86/257
DATE: DECEMBER 1986
Drawn
Checked

HAC SCG DIV 48 BLDG S75
AURORA CENTRETECH
AURORA, COLORADO
PROPOSED

HUGHES AIRCRAFT COMPANY
EL SEGUNDO, CALIFORNIA
PLANT ENGINEERING DEPARTMENT
MAJOR CONSTRUCTION
MAC : PM 80024

KKBNB
STRUCTURAL CIVIL
Swenson, Rink
and Associates
HUGHES
DUECK

SITE PLAN SUBMITTAL - HAC SCG DIV 48 BLDG S75



ADMINISTRATIVE AMDT 4-22-87

SYSTEMS NOTES

- REVISOR DIMENSIONS OF PARKING LOT LIGHT STANDARD CONCRETE BASE AND METAL POLE LENGTH
- REVISOR MAXIMUM HEIGHT OF ROOF SCREEN FROM 15' TO 12'
- RELOCATE/DELETE DRIVE AND PARKING LOT LIGHTING 6 SINGLE LUMINAIRE POLES DELETED 6 DOUBLE LUMINAIRE POLES DELETED
- RELOCATE 8" PUBLIC WATER LINE WITHIN 24' OF ACCESS DRIVE AND EASEMENT NORTH OF PHASE ONE CORE BUILDING
- DELETE 3" WATER METER AND 3" DOMESTIC WATER LINE TO PHASE TWO WING
- RELOCATE 6" FIRE LINE +/- 95' TO NORTH OF ORIGINAL LOCATION OFF 8" MAIN
- CHANGE 3" WATER METER AND 3" DOMESTIC LINE TO 4" METER & 4" DOMESTIC LINE AND LOCATE +/- 70' TO THE NORTH OF THE ORIGINAL LOCATION
- SHOW TELEPHONE AND PRIMARY ELECTRIC SERVICE LINES FROM EAST CENTRETECH PARKWAY TO THE PHASE ONE CORE BUILDING
- SHOW TRANSFORMER LOCATION NORTH OF THE PHASE ONE CORE BUILDING
- RELOCATE FIRE HYDRANT AND 16" EASEMENT +/- 25' TO THE NORTHWEST OF ORIGINAL LOCATION NORTH OF CORE BUILDING
- CHANGE THE PRIVATE STORM LINE NORTH OF THE PHASE ONE WING FROM 12" DIAMETER TO 8" DIAMETER AND REVISE CLEAN-OUT LOCATIONS ON EACH END OF THE LINE
- REVISOR LOCATIONS OF DROP INLETS M.H. AND 12" STORM LINE OFF SOUTHEAST CORNER OF PHASE ONE WING
- ADD M.H. AND REVISE LOCATION OF 12" PRIVATE STORM LINE FROM SOUTHEAST CORNER OF PHASE ONE WING TO REVISED DROP INLET LOCATION IN DRIVE SOUTH OF WING
- DELETE 12" STORM LINE AND M.H. PARALLEL TO THE SOUTH WALL OF THE PHASE ONE WING
- ADD NEW 6" STORM LINE FROM SOUTH WALL OF PHASE ONE WING TO REVISED DROP INLET LOCATION IN DRIVE SOUTH OF WING BUILDING
- DELETE M.H. & 12" STORM LINE AT SOUTHWEST CORNER OF PHASE ONE WING

- RELOCATE 8" PUBLIC WATER LINE WITHIN EASEMENT SOUTH & EAST OF WING BUILDING
- RELOCATE CORPORATE IDENTITY SIGN AND ASSOCIATED LIGHTING IN SOUTHEAST CORNER OF SITE
- REVISOR ALIGNMENT OF 24" PRIVATE STORMLINE SOUTHWEST OF PHASE ONE WING BUILDING
- REVISOR SIZE OF PRIVATE STORMLINE WEST OF PHASE ONE WING FROM 12" TO 15"
- REVISOR LOCATION OF SANITARY M.H. AND SERVICE CONNECTION WEST OF PHASE ONE CORE BUILDING, AND STUBOUT FOR FUTURE GROUND INTERCEPTOR AND DELETE NORTHWEST SANITARY SERVICE LINE TO CURB
- REVISOR LOCATIONS OF STORM M.H. AND SERVICE WEST OF PHASE ONE CORE BUILDING
- REVISOR STORM SEWER SYSTEM FROM THE PHASE TWO PARKING AREAS SOUTH AND EAST TO THE CROSSING OF PROPOSED EAST HUGHES DRIVE INCLUDING PIPE AND M.H. LOCATIONS AND PIPE SIZES
- RELOCATE PRIVATE UTILITY CROSSING FOR LANDSCAPE IRRIGATION LINE AND ELECTRIC +/- 20' WEST OF WHERE CURRENTLY SHOWN BETWEEN PHASE ONE & TWO PARKING AREAS
- ADD NEW M.H. IN EXISTING 27" STORM LINE ADJACENT TO DROP INLET AT WESTERLY DRIVE OFF CENTRETECH PARKWAY
- ADD PRIVATE UTILITY CROSSING FOR LANDSCAPE IRRIGATION LINE AND ELECTRIC AT EASTERLY DRIVE OFF CENTRETECH PARKWAY
- EXTEND SIDEWALK ALONG DRIVE SOUTH OF SATELLITE DISH ENCLOSURE AND ACROSS ISLANDS OF SOUTHWEST PARKING AREA
- EXTEND SIDEWALK ALONG DRIVE ADJACENT TO PHASE TWO PARKING AREA
- ADMIN. AMDT. 2-17-89 ADD 6" DIA. SATELLITE DISH TO ROOF OF LINK BUILDING - DISH TO BE CENTERED ON ROOF.

$\Delta = 51^{\circ}44'49"$
 $R = 1265.00'$
 $L = 1142.49'$
 $CH = N64^{\circ}07'06"W$
 $1104.05'$

ADMINISTRATIVE AMDT. 10-18-95
ADD PHASE 2A 4.5' SIDEWALK
ADD PHASE 2A PARKING

- ADD PRIVACY PANELING ON TOP OF SCREEN WALL AT ORIGINAL MICROWAVE ENCLOSURE FOR GENERATOR ENCLOSURE
- ADD SWITCHGEAR ENCLOSURE ON THE NORTH SIDE OF ORIGINAL MICROWAVE ENCLOSURE FOR GENERATOR ENCLOSURE

APPROXIMATE FOOTPRINT OF THE NEW GENERATOR ENCLOSURE DIRECTLY WEST OF EXISTING GENERATOR ENCLOSURE AT SOUTH SIDE OF THE BUILDING.

THE NEW GENERATOR ENCLOSURE WILL EXTEND TO THE WEST AND ALIGN WITH THE WEST FACE OF THE EXISTING BUILDING.

THE NEW GENERATOR ENCLOSURE WILL HAVE A SIMILAR AESTHETIC TO MATCH THE EXISTING ENCLOSURE.

ADMIN AMDT. 1986-6069-05 09-21-04

Extend screen wall around new chiller

ADMIN. AMDT. 1986-6069-05 02/26/07

DELETE 2 PARKING SPACES & ADD SIDEWALK TO NEW CROSSWALK

GENERAL NOTE
ALL ON SITE WATER AND SANITARY SEWER UTILITIES LOCATED WITHIN UTILITY EASEMENTS ARE PUBLIC. ALL OTHER ON SITE UTILITIES ARE PRIVATE UTILITIES.

SITE PLAN

1"=60'-0"

- UTILITY LEGEND
- EXIST. WATER
 - NEW WATER
 - EXIST. STORM
 - NEW STORM
 - EXIST. SANITARY
 - NEW SANITARY
 - HYDRANTS
 - MANHOLES
 - CATCH BASINS
 - WATER METER
- ELEC. LEGEND
- FLOODLIGHTS
 - BOLLARD LIGHT
 - POLE LIGHT (SINGLE)
 - POLE LIGHT (DOUBLE)
 - BLDG. FLOODLIGHTS

$\Delta = 90^{\circ}00'00"$
 $R = 25.00'$
 $L = 39.27'$
 $CH = S44^{\circ}59'30"E$
 $35.36'$

HAC SCG DIV 48 BLDG S75

AURORA CENTRETECH
AURORA, COLORADO
PROPOSED

HUGHES AIRCRAFT COMPANY
PLANT ENGINEERING DEPARTMENT
HAC : P/N 86024

KKBNA
STRUCTURAL CIVIL

HUGHES
DUECK GROUP OF COMPANIES

BLUPO
Swanson, Rink and Associates
MECHANICAL ELECTRICAL

PLANT LIST

Symbol	Quantity	Common Name	Botanical Name	Size	Water Requirements
SSC	13	Spring Snow Crabapple	<i>Malus 'Spring Snow'</i>	2" cal.	Moderate
IMC	28	Indian Magic Crabapple	<i>Malus 'Indian Magic'</i>	2" cal.	Moderate
PG	193	Plume Grass	<i>Erianthus ravennae</i>	5 gal.	Low
MG	51	Maiden Grass	<i>Miscanthus sinensis 'Graziella'</i>	5 gal.	Low
MPR	124	Meidiland Pink Rose	<i>Rosa x 'Meidiland Pink'</i>	5 gal.	Low
SSJ	318	Sierra Spreader Juniper Calgary Carpet Juniper	<i>Juniperus sabina 'Sierra Spreader'</i> <i>Juniperus sabina 'Calgary Carpet'</i>	5 gal.	Low

TREE MITIGATION

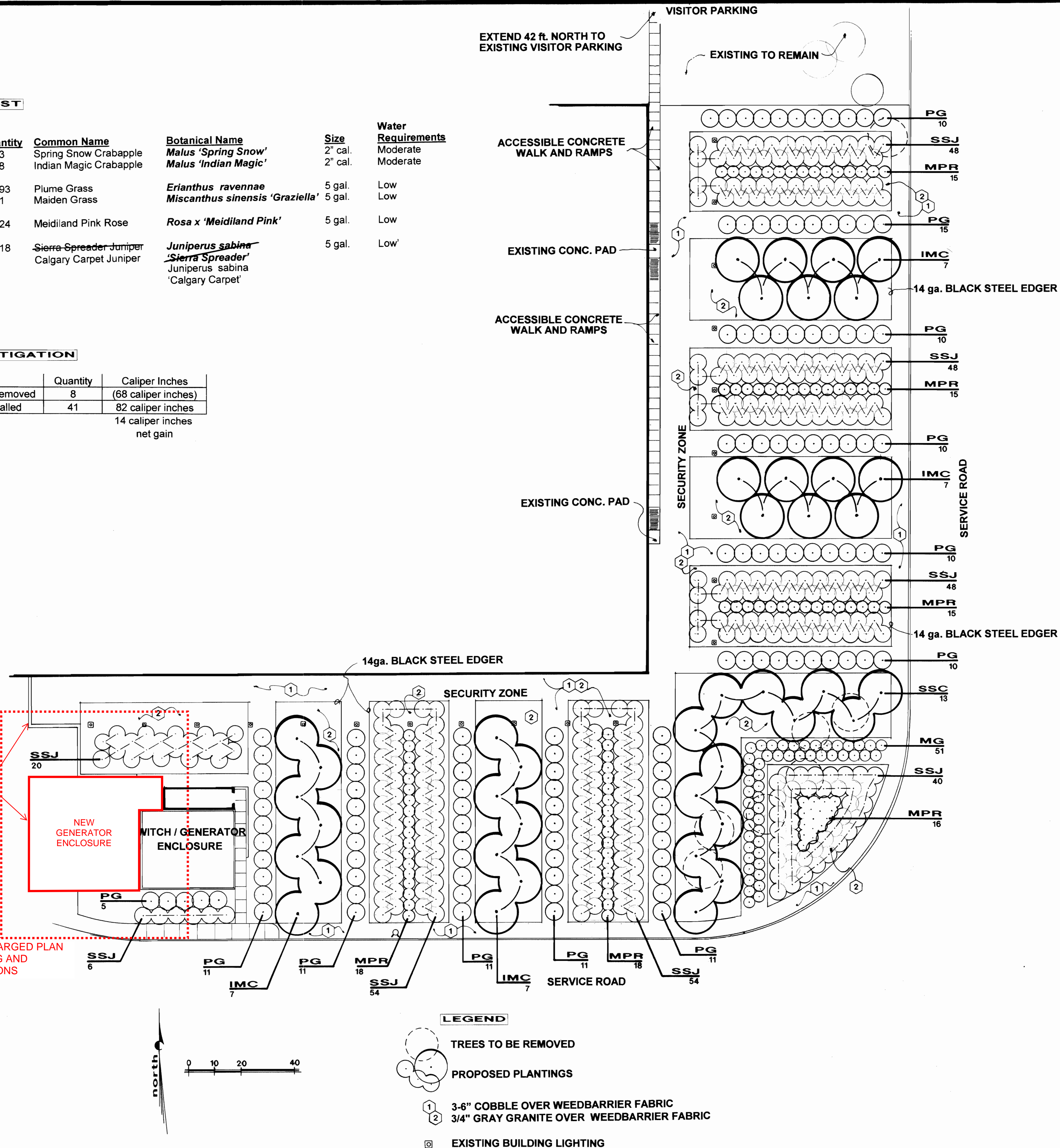
	Quantity	Caliper Inches
Trees to be removed	8	(68 caliper inches)
Trees installed	41	82 caliper inches
		14 caliper inches net gain

APPROXIMATE FOOTPRINT OF THE NEW GENERATOR ENCLOSURE DIRECTLY WEST OF EXISTING GENERATOR ENCLOSURE AT SOUTH SIDE OF THE BUILDING.

THE NEW GENERATOR ENCLOSURE WILL EXTEND TO THE WEST AND ALIGN WITH THE WEST FACE OF THE EXISTING BUILDING.

THE NEW GENERATOR ENCLOSURE WILL HAVE A SIMILAR AESTHETIC TO MATCH THE EXISTING ENCLOSURE.

SEE ENLARGED PLAN DRAWING AND ELEVATIONS



GENERAL LANDSCAPE NOTES

1. All newly planted trees, shrubs and ornamental grass shall be backfilled with 1/3 composted organic, 2/3 site soil and liquid Fertlome Root Stimulator per manufacturer's recommendations.
2. All utility easements shall remain unobstructed and fully accessible along their entire length for maintenance equipment.
3. 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 as delineated on the plan, prior to issuance of certificate of occupancy.
4. All landscaped areas and plant material must be watered by an automatic underground irrigation system. All controllers for these systems shall be connected to automatic rain sensors.

SCALE:

1" = 20' - 0"

RAYTHEON S 75
16800 EAST CENTERTECH PKWY
AURORA, COLORADO

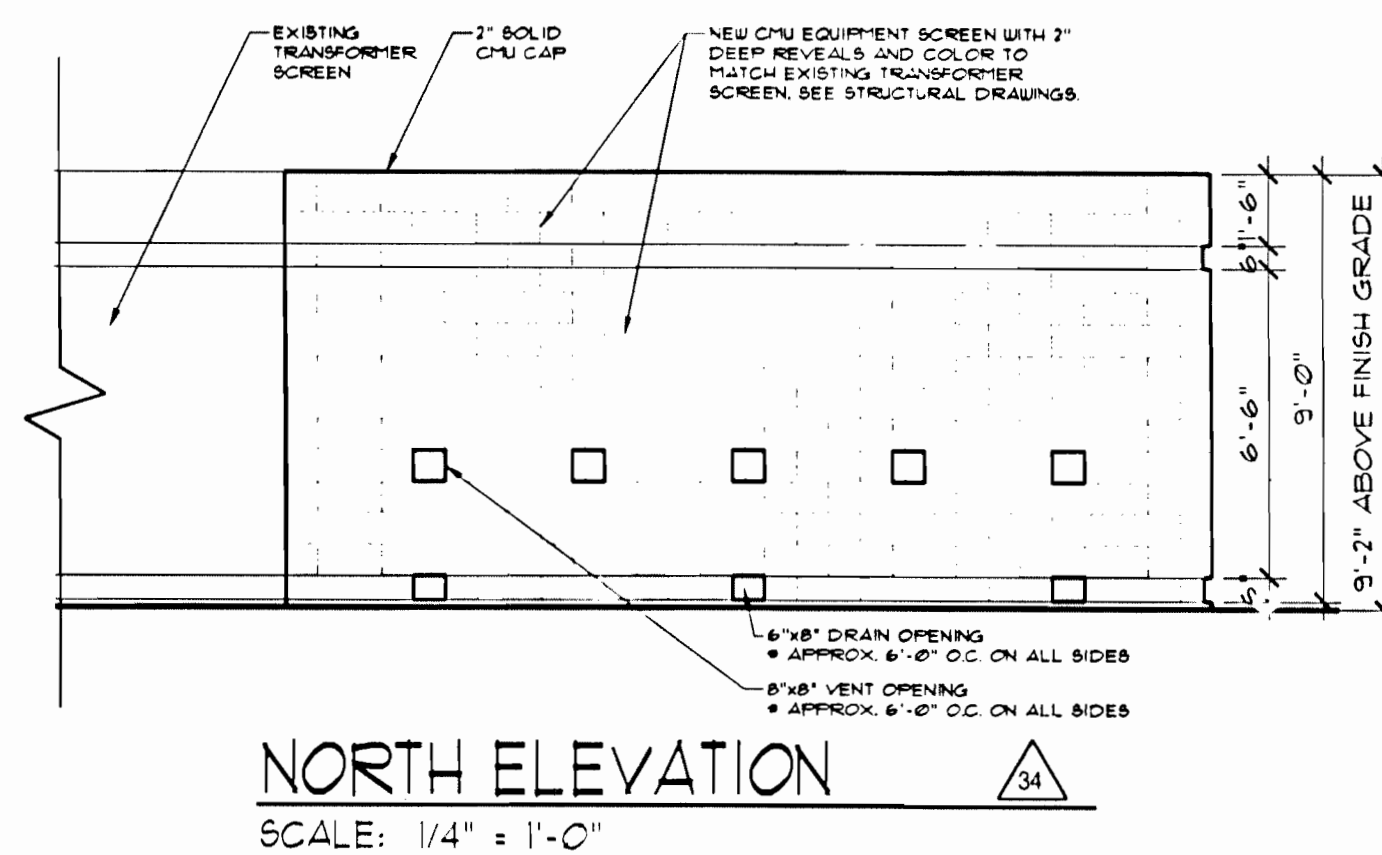
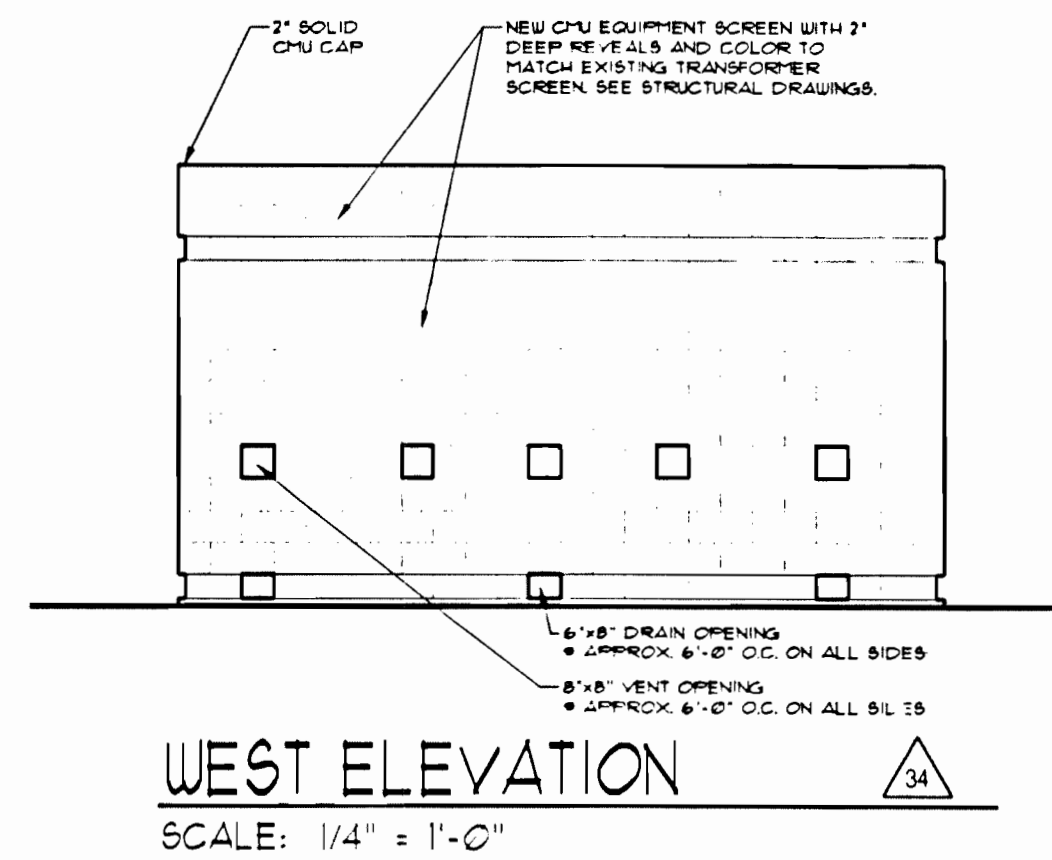
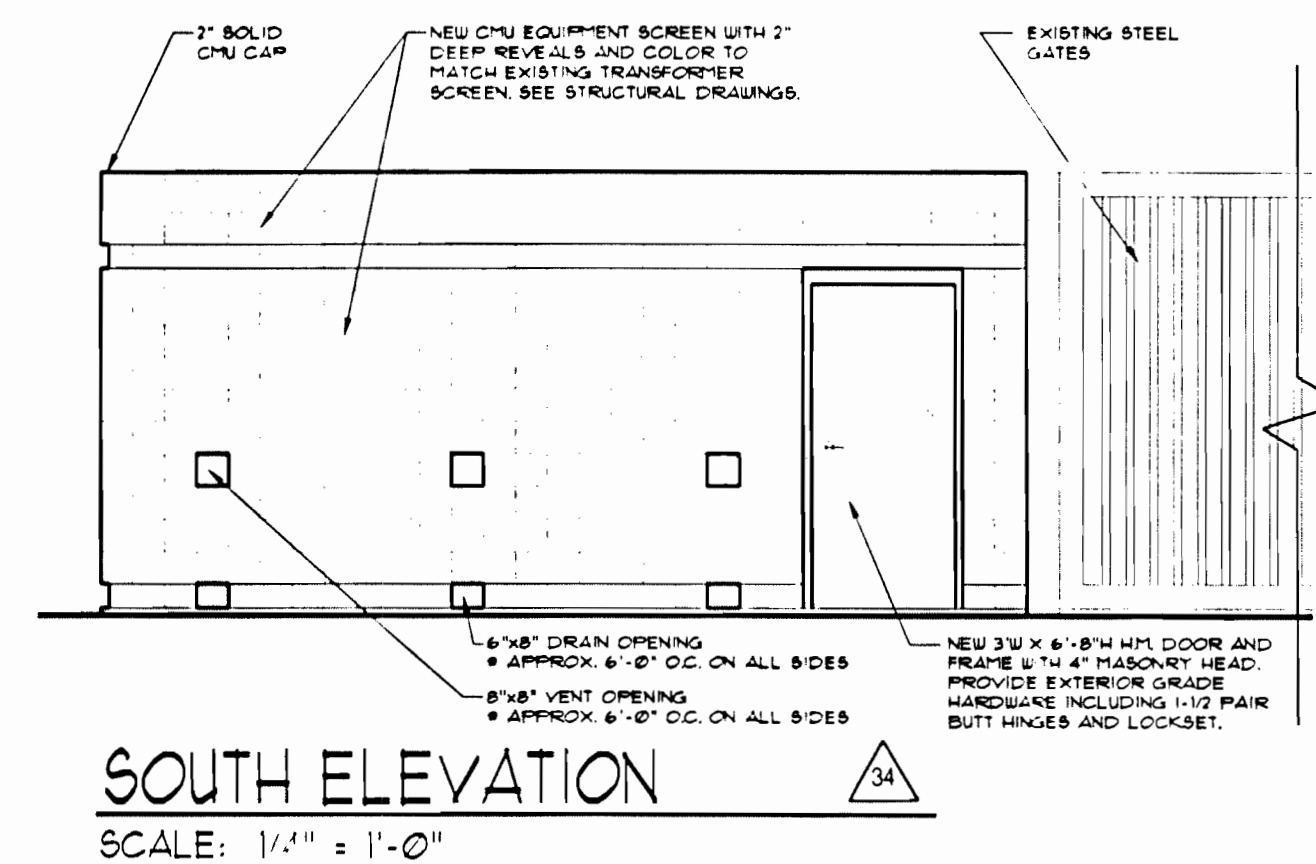
MINOR SITE PLAN AMENDMENT

SHEET: OF
DATE: 10-20-04
DRAWN: JN
CHECKED: JN
REVISIONS: 6

303-751-0192
303-369-1500 FAX
jblinc@worldnet.att.net
www.jblinc.com
1250 S. CHAMBERS RD. AURORA, COLORADO 80017
LANDSCAPE ARCHITECTURE • SITE DESIGN • CONSTRUCTION • MAINTENANCE

jbl

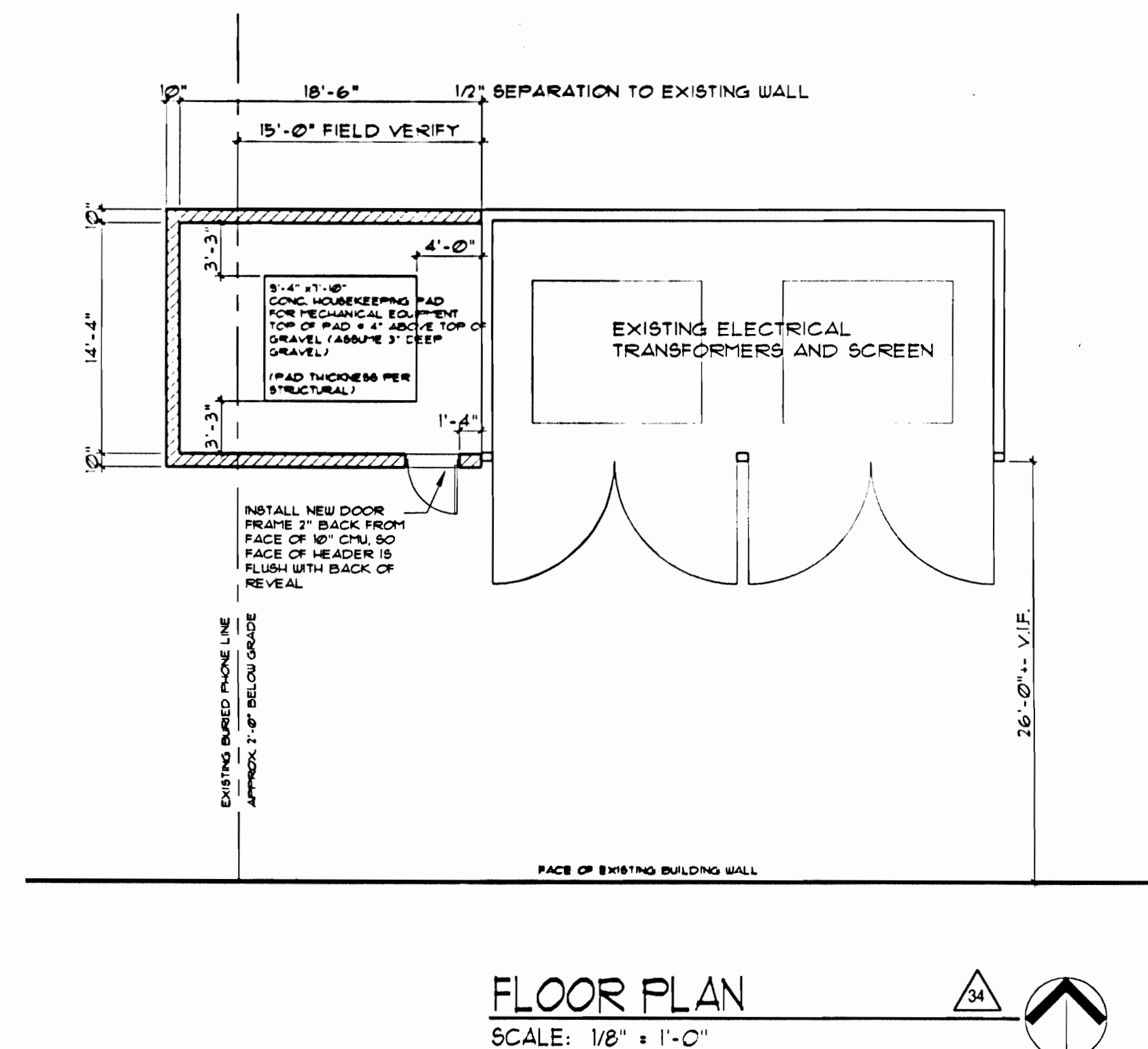
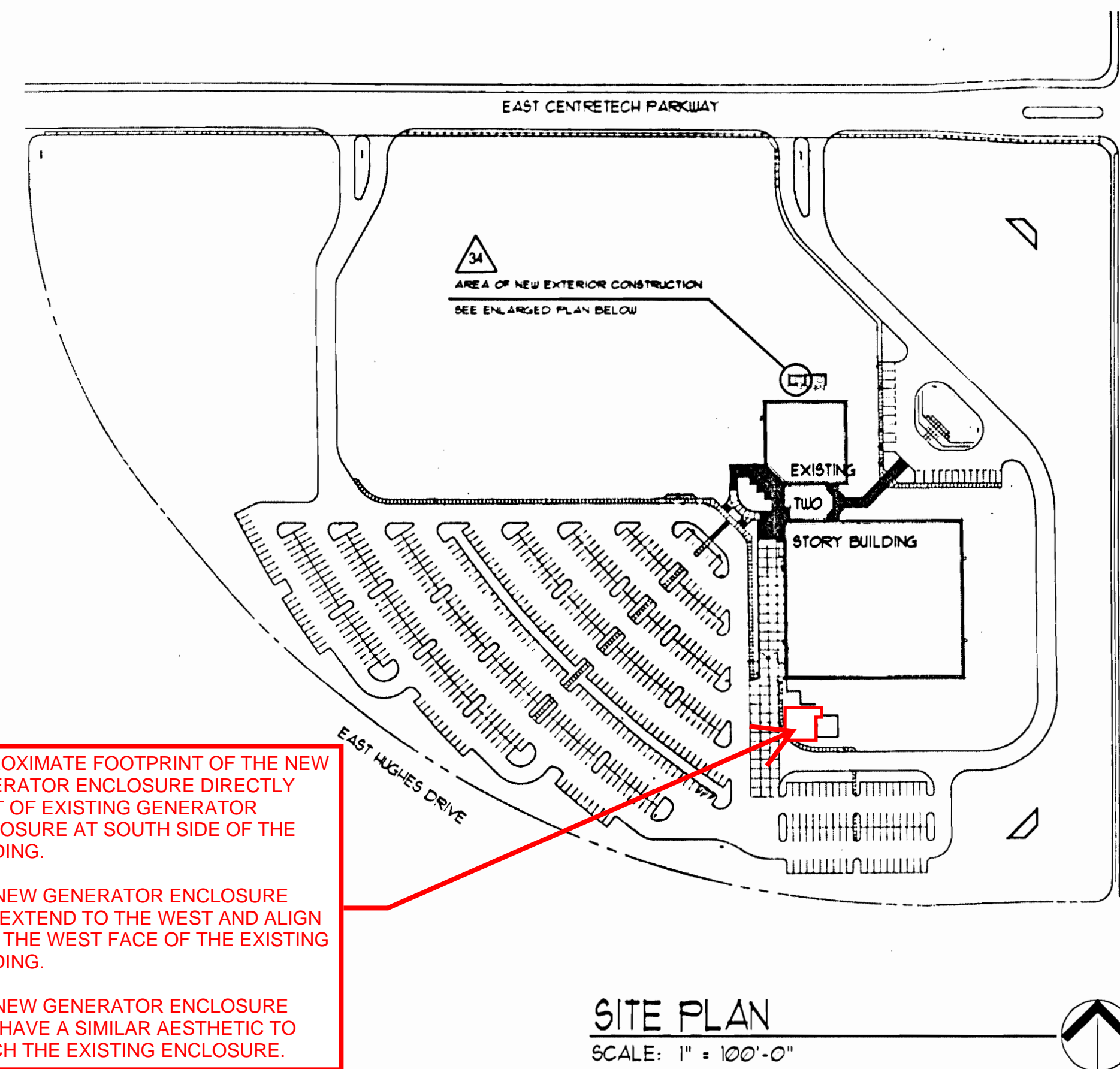
HAC SCG DIV 48 BLDG S75



APPROXIMATE FOOTPRINT OF THE NEW GENERATOR ENCLOSURE DIRECTLY WEST OF EXISTING GENERATOR ENCLOSURE AT SOUTH SIDE OF THE BUILDING.

THE NEW GENERATOR ENCLOSURE WILL EXTEND TO THE WEST AND ALIGN WITH THE WEST FACE OF THE EXISTING BUILDING.

THE NEW GENERATOR ENCLOSURE WILL HAVE A SIMILAR AESTHETIC TO MATCH THE EXISTING ENCLOSURE.



SPECIFICATION NOTES

GENERAL REQUIREMENTS

- A. Sales and Use Taxes
 - All sales and use taxes shall be paid by the Contractor.
- B. Permits
 - All permits, temporary utilities, barricades, weather protection and insurance premiums shall be paid by the Contractor.
- 01060 - REGULATORY REQUIREMENTS
 - A. Scope
 - The Contractor shall comply with all applicable codes, ordinances and regulations.
 - Project security is the responsibility of the Contractor.
- 01300 - SUBMITTALS
 - A. Shop Drawings
 - The Contractor shall review all shop drawings and then forward to the Architect for review of the following items:
 - Concrete Reinforcement
 - Concrete Masonry Units
 - Doors, Frames and Hardware
- 01400 - QUALITY CONTROL
 - A. Scope
 - Contractor shall establish a quality control system to perform sufficient inspection and tests of all items of work, including that of sub-contractors, to ensure conformance to the Contract Documents.
 - All testing and special inspections to be provided by General Contractor.
- D. Final Cleaning
 - Clean all paved areas and sidewalks of debris and mud and broom clean these areas.
- 01740 - GUARANTEES AND WARRANTIES
 - A. Contractor to warranty all work to be free of defects for a period of one year from date of substantial completion.

DIVISION 2 - SITE WORK

02100 - SITE PREPARATION

- A. Site Clearing
 - Clear site of plant life and grass only where improvements are to be made. Remove foreign materials and debris.
 - Protect benchmarks, paving and all existing improvement.

02200 - EARTHWORK

- A. Grading
 - Excavate sub-soil and conform to grades, contours and levels.
 - Before start of grading, establish the location and extent of utilities in the work area.
 - Notify proper authority to remove and relocate lines which are in the way of construction.
 - Provide erosion control during site work progress.
 - Stockpile excavated sub-soil for reuse where directed. Remove excess and unsuitable excavated sub-soil from site.
- B. Backfilling
 - Excavate for structure and stockpile sub-soil on site.
 - Shore and brace excavations as required to maintain safe work area.
 - Maintain moisture content of clay backfill materials at 0 to +2 and granular soils to +/- 2 percent of optimum to attain required compaction density.
 - Backfill and compact simultaneously on each side of foundation grade beams to equalize soil pressures.
- C. Site Compaction Testing
 - Verify with Owner requirements for testing of compacted fill materials.
 - Testing shall be performed by an independent testing laboratory approved by Owner.
 - Contractor shall notify testing laboratory as work progresses.
 - Protect bottom of excavations and soil around and beneath foundations from frost.
 - Grade around excavations to prevent surface water run-off into excavated areas.
- D. Fill Materials
 - Structural Fill: Must be non-expansive, free of roots, other organic matter, frozen materials, rocks larger than 3 inches, and all building debris. See soil report.
 - Fill under landscaped areas: Use soil excavated from site if free of alkali and salt.

E. Excavation

- Excavate topsoil under slab areas. Remove any natural soil unsuitable for slab support. Provide non-expansive fill as required.
- Stockpile excavated sub-soil for reuse where directed. Remove excess and unsuitable excavated sub-soil from site.
- In areas of fill under floor slab, compact to 95% maximum modified proctor. Fill placed under footings to be compacted to 95% maximum modified proctor density and extend down at a slope of 1 vertical to 1 horizontal from edges of footings, or as recommended in soil report.
- Exterior side of foundation walls and landscape areas: place fill in 8 inch loose lifts, moisten to optimum moisture and compact to top of sub-grade elevation. Compact to 90 percent maximum standard proctor. (ASTM D-698)

F. Trenching

- Excavate for mechanical and electrical service from the building.

G. Finish Grading

- Place finish grades and compact soils where necessary.
- Eliminate uneven areas and low spots. Remove all debris.
- Remove surplus material from site.

02900 - LANDSCAPE

- A. Repair all landscape areas and irrigation systems in the area of new construction.

DIVISION 4 - MASONRY

04200 - UNIT MASONRY

- A. Scope
 - Provide concrete masonry units as shown on drawings.
 - Provide weather protection in all cases where temperatures are below freezing.
 - Grout to match CMU color.

ADMIN AMDT 1986-6069-05 09-21-04

Extend screen wall around new chiller

Raytheon

Aurora Campus
16800 E. CentreTech Parkway
Aurora, Colorado 80011-9046



Raytheon - S-75 RM 1006
16800 E. CentreTech Parkway
Aurora, CO 80011

DRAWING SET DATE				
Issues/Revisions	1	=	Issue	
No.	Date	Purpose	By	Check
8/23/04		COORDINATION		
8/31/04		CONTR. DOC.		

Scale SEE PLANS

Project Number 04166

Sheet Title
EQUIPMENT SCREEN
SITE PLAN, FLOOR PLAN
AND ELEVATIONS

Sheet No. of

A1

HAC SCG DIV 48 BLDG S75 1986-6069-05

MEP	STRUCTURAL
PAGE	MARTIN MARTIN
000 W. CESAR CHAVEZ ST. 12499 W. COLFAX AVE.	
SUITE 500	
AUSTIN, TX 78701	LAKEWOOD, CO 80215
312.472.6721	303.431.6100
CIVIL	
MARTIN MARTIN	
2499 W. COLFAX AVE.	
LAKEWOOD, CO 80215	
303.431.6100	

RAYTHEON S75
INFRASTRUCTURE UPGRADES
16800 E. CENTRETECH PARKWAY
AURORA, CO 80011

REVISION HISTORY

[illegible]

REVISION	DESCRIPTION	DATE
PROFESSIONAL SEALS		
INTERIM REVIEW		
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF *** choose ARCHITECT or ENGINEER *** from list in Family Types IT IS NOT TO BE USED FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.		

ARCHITECTURAL - ENLARGED
GENERATOR ENCLOSURE AND
EXTERIOR STAIR PLANS

DRAWN BY CW	CHECKED BY
PROJECT NUMBER 818013	PROJECT ABBREVIATION ABBR
ORIGINAL ISSUE	DATE
ORIGINAL ISSUE DESCRIPTION	DD MMM YY

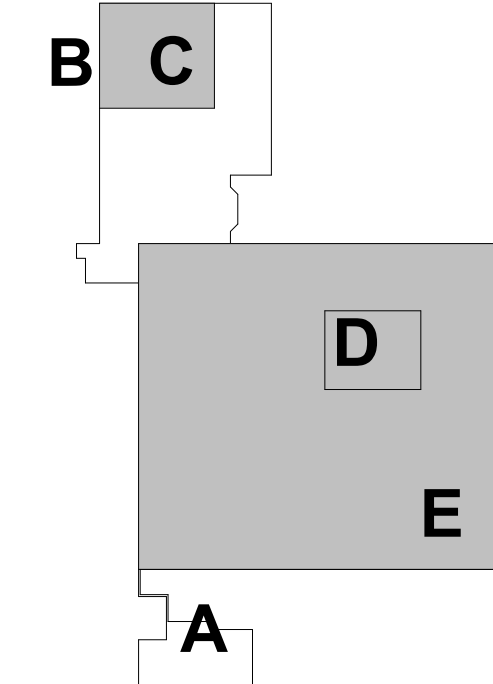
A-401
SHEET NUMBER

SHEET NUMBER

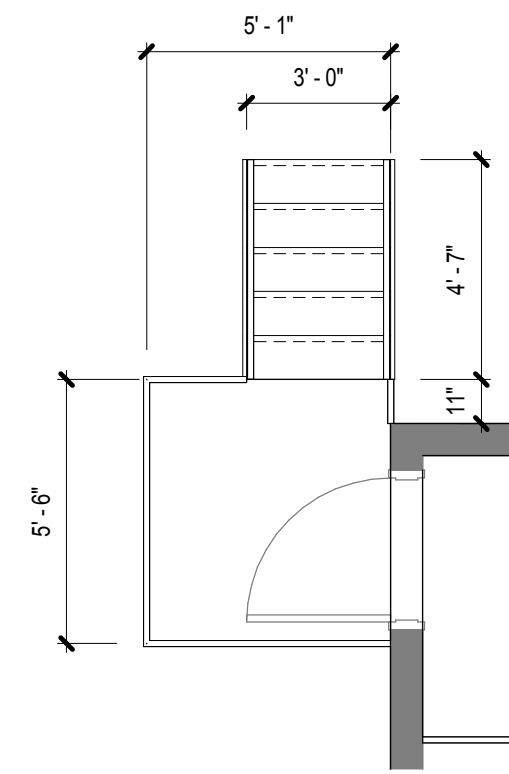
1. CAST-IN-PLACE CONCRETE
 - SPEC
 - COLOR
2. EXTERIOR MECHANICAL LOUVERS
 - SPEC
 - COLOR
 - ATTACHMENT
3. EXTERIOR METAL DOORS
 - SPEC SEE DOOR SCHEDULE
 - COLOR
4. EXTERIOR METAL STAIRS
 - SPEC
 - COLOR
5. EXTERIOR METAL SCREEN
 - SPEC
 - COLOR
 - ATTACHMENT

NUMBER	DESCRIPTION
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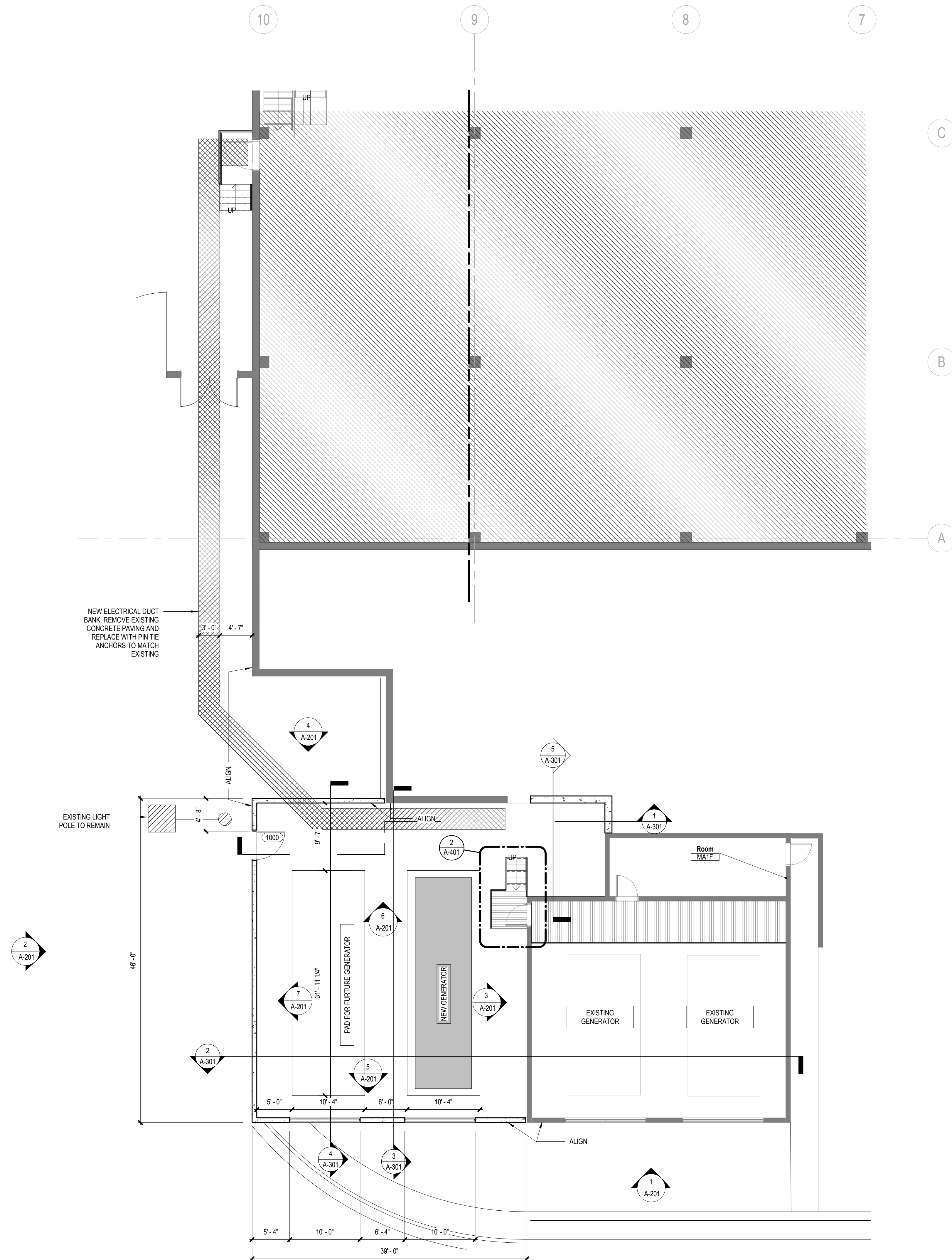
KEY PLAN (NOT TO SCALE)



TRUE
NORTH



SCALE: 1/4" = 1'-0"



SCALE: 1/8" = 1'-0"

MEP	STRUCTURAL
PAGE	MARTIN MARTIN
000 W. CESAR CHAVEZ ST.	12499 W. COLFAIX AVE.
SUITE 500	.
AUSTIN, TX 78701	LAKEWOOD, CO 80215
312.472.6721	303.431.6100
CIVIL	ROLE
MARTIN MARTIN	CONSULTANT NAME
2499 W. COLFAIX AVE.	Address Line 1
	Address Line 2
LAKEWOOD, CO 80215	Address Line 3
303.431.6100	000-000-0000

Architectural elevation drawing of a building facade. The drawing shows a series of vertical elements: concrete walls, exterior louvers, and screen blades. A vertical dashed line divides the facade into two sections. Labels on the left side, from top to bottom, are: 'NEW VERTICAL PAINTED METAL SCREEN BLADES AESTHETICALLY SIMILAR TO EXISTING', '(2) NEW EXTERIOR LOUVERS AESTHETICALLY SIMILAR TO EXISTING', and 'NEW CONCRETE WALLS, FINISH TO MATCH EXISTING'. Labels at the top, separated by the dashed line, are: 'NEW GENERATOR ENCLOSURE AESTHETICALLY SIMILAR TO EXISTING' on the left and 'EXISTING GENERATOR ENCLOSURE TO REMAIN' on the right.

Architectural section drawing showing three levels and a loading dock:

- LEVEL 03**: 114' - 0"
- LEVEL 02**: 100' - 0"
- LEVEL 01**: 82' - 10"
- LOADING DOCK**: Located at Level 01.
- REMOVE AND RE-INSTALL EXISTING STAIR**: Callout pointing to a stair structure.

EXISTING TO REMAIN

NEW GENERATOR ENCLOSURE, AESTHETICALLY SIMILAR TO EXISTING ENCLOSURE AND ADJACENT WALLS

NEW VERTICAL PAINTED METAL SCREEN BLADES AESTHETICALLY SIMILAR TO EXISTING

NEW CONCRETE WALLS, FINISH TO MATCH EXISTING

REVISION HISTORY

REVISION	DESCRIPTION	DATE
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SCHEMATIC EXTERIOR ELEVATIONS
GENERATOR ENCLOSURE

DRAWN BY CW	CHECKED BY PS
PROJECT NUMBER 818013	PROJECT ABBREVIATION ABBREV
ORIGINAL ISSUE SD PACKAGE	DATE 09/24/2018

SD-005