

ABBREVIATIONS

&	AND	GRT	GROUT	SD	SOAP DISPENSER
<	ANGLE	GI	GALVANIZED IRON	SHC	SANITARY NAPKIN CABINET
#	AT	HC	HOLLOW CORE or HANDICAPPED	SHD	SANITARY NAPKIN DISPENSER
#	POUND(S) or NUMBER	SHR	SANITARY NAPKIN RECEPTACLE	SSK	SERVICE SINK
AB	ANCHOR BOLT	SS	STAINLESS STEEL	SS	STAINLESS STEEL
ABF	ABOVE FINISHED FLOOR	SR	SINK RECEPTACLE	SCHED	SCHEDULE
ASJ	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS	SEC	SECTION	SHR	SHOWER
ABV	ABOVE	SHWR	SHOWER	SHIT	SHIRT
ACOR	ACOUSTICAL	SHW	SHOULDER	SHG	SHEATHING
ACT	ACOUSTICAL CEILING TILE	SHW	SHOWER	SIM	SIMILAR
ADD	ADDENDUM	SHW	SHOWER	SIM	SIMILAR
ADJ	ADJACENT or ADJUSTABLE	SHW	SHOWER	SIM	SIMILAR
AGG	AGGREGATE	SHW	SHOWER	SIM	SIMILAR
AHU	AIR HANDLING UNIT	SHW	SHOWER	SIM	SIMILAR
ALUM	ALUMINUM	SHW	SHOWER	SIM	SIMILAR
ALT	ALTERNATE	SHW	SHOWER	SIM	SIMILAR
AVE	AVENUE	SHW	SHOWER	SIM	SIMILAR
ARCH	ARCHITECTURAL	SHW	SHOWER	SIM	SIMILAR
ASPH	ASPHALT	SHW	SHOWER	SIM	SIMILAR
AUTO	AUTOMATIC	SHW	SHOWER	SIM	SIMILAR
AD	AREA DRAIN or ACCESS DOOR	SHW	SHOWER	SIM	SIMILAR
ANOD	ANODIZED	SHW	SHOWER	SIM	SIMILAR
APPROX	APPROXIMATE	SHW	SHOWER	SIM	SIMILAR
AV	AUDIO VISUAL	SHW	SHOWER	SIM	SIMILAR
AVG	AVERAGE	SHW	SHOWER	SIM	SIMILAR
AWP	ACOUSTICAL WALL PANEL	SHW	SHOWER	SIM	SIMILAR
B.O.F.	BY OWNER, FUTURE	SHW	SHOWER	SIM	SIMILAR
BO	BOARDS	SHW	SHOWER	SIM	SIMILAR
B.O.	BY OWNER	SHW	SHOWER	SIM	SIMILAR
BLDG	BUILDING	SHW	SHOWER	SIM	SIMILAR
BT	BITUMINOUS	SHW	SHOWER	SIM	SIMILAR
BLCK	BLACK	SHW	SHOWER	SIM	SIMILAR
BM	BEAM or BENCH MARK	SHW	SHOWER	SIM	SIMILAR
BOI	BOTTOM	SHW	SHOWER	SIM	SIMILAR
BRG	BEARING	SHW	SHOWER	SIM	SIMILAR
BSMT	BASEMENT	SHW	SHOWER	SIM	SIMILAR
B	BASE	SHW	SHOWER	SIM	SIMILAR
CJ	CONTROL JOINT	SHW	SHOWER	SIM	SIMILAR
CL	COLUMN LINE	SHW	SHOWER	SIM	SIMILAR
CONF	CONFERENCE	SHW	SHOWER	SIM	SIMILAR
C.L.	CENTERLINE	SHW	SHOWER	SIM	SIMILAR
CRIC	CIRCUMFERENCE	SHW	SHOWER	SIM	SIMILAR
CAB	CABINET	SHW	SHOWER	SIM	SIMILAR
C	CAULKING	SHW	SHOWER	SIM	SIMILAR
CCD	CONSTRUCTION CHANGE DIRECTIVE	SHW	SHOWER	SIM	SIMILAR
CFL	COUNTERFLASHING	SHW	SHOWER	SIM	SIMILAR
CG	CORNER GUARD	SHW	SHOWER	SIM	SIMILAR
CM	CENTIMETERS	SHW	SHOWER	SIM	SIMILAR
CMU	CONCRETE MASONRY UNIT	SHW	SHOWER	SIM	SIMILAR
CO	CHANGE ORDER or CERAMIC TILE	SHW	SHOWER	SIM	SIMILAR
CT	CENT	SHW	SHOWER	SIM	SIMILAR
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	SHW	SHOWER	SIM	SIMILAR
CEM	CEMENT	SHW	SHOWER	SIM	SIMILAR
CK	CORK TILE	SHW	SHOWER	SIM	SIMILAR
CLG	CEILING	SHW	SHOWER	SIM	SIMILAR
CLCS	CLOSET	SHW	SHOWER	SIM	SIMILAR
CLR	CLEAR	SHW	SHOWER	SIM	SIMILAR
CTR	COUNTER	SHW	SHOWER	SIM	SIMILAR
COL	COLUMN	SHW	SHOWER	SIM	SIMILAR
CONC	CONCRETE	SHW	SHOWER	SIM	SIMILAR
CONSTR	CONSTRUCTION	SHW	SHOWER	SIM	SIMILAR
CONT	CONTINUOUS	SHW	SHOWER	SIM	SIMILAR
CONTR	CONTRACTOR	SHW	SHOWER	SIM	SIMILAR
CORR	CORRIDOR or CORRIGATED	SHW	SHOWER	SIM	SIMILAR
CPT	CARPET	SHW	SHOWER	SIM	SIMILAR
CP	CAST IN PLACE	SHW	SHOWER	SIM	SIMILAR
CONN	CONNECTION	SHW	SHOWER	SIM	SIMILAR
CATV	CABLE TELEVISION	SHW	SHOWER	SIM	SIMILAR
CCTV	CLOSED CIRCUIT TELEVISION	SHW	SHOWER	SIM	SIMILAR
CU	CUBIC	SHW	SHOWER	SIM	SIMILAR
CY	CUBIC YARD	SHW	SHOWER	SIM	SIMILAR
DEG	DEGREE	SHW	SHOWER	SIM	SIMILAR
DAMP	DAMP PROOFING	SHW	SHOWER	SIM	SIMILAR
DF	DRINKING FOUNTAIN	SHW	SHOWER	SIM	SIMILAR
DBL	DOUBLE	SHW	SHOWER	SIM	SIMILAR
DEPT	DEPARTMENT	SHW	SHOWER	SIM	SIMILAR
DTL	DETAIL	SHW	SHOWER	SIM	SIMILAR
DA	DIAMETER	SHW	SHOWER	SIM	SIMILAR
DM	DIMENSION	SHW	SHOWER	SIM	SIMILAR
DN	DOWN	SHW	SHOWER	SIM	SIMILAR
DISP	DISPENSER	SHW	SHOWER	SIM	SIMILAR
DR	DOOR	SHW	SHOWER	SIM	SIMILAR
DS	DOWNSPOUT	SHW	SHOWER	SIM	SIMILAR
DWG	DRAWING	SHW	SHOWER	SIM	SIMILAR
DWR	DRAWER	SHW	SHOWER	SIM	SIMILAR
DIV	DIVISION	SHW	SHOWER	SIM	SIMILAR
DIAG	DIAGONAL	SHW	SHOWER	SIM	SIMILAR
DRMO	DEMOLITION or DEMOLITION	SHW	SHOWER	SIM	SIMILAR
EJ	EXPANSION JOINT	SHW	SHOWER	SIM	SIMILAR
(E)	EXISTING	SHW	SHOWER	SIM	SIMILAR
EB	EXPANSION BOLT	SHW	SHOWER	SIM	SIMILAR
E	EAST	SHW	SHOWER	SIM	SIMILAR
ED	EXHAUST DUCT	SHW	SHOWER	SIM	SIMILAR
EF	EXHAUST FAN or EACH FACE	SHW	SHOWER	SIM	SIMILAR
EWC	ELECTRIC WATER COOLER	SHW	SHOWER	SIM	SIMILAR
EA	EACH	SHW	SHOWER	SIM	SIMILAR
EL	ELEVATION	SHW	SHOWER	SIM	SIMILAR
ELEC	ELECTRICAL	SHW	SHOWER	SIM	SIMILAR
ELEV	ELEVATOR	SHW	SHOWER	SIM	SIMILAR
EMER	EMERGENCY	SHW	SHOWER	SIM	SIMILAR
ENGR	ENGINEER	SHW	SHOWER	SIM	SIMILAR
EDS	EDGE OF SLAB	SHW	SHOWER	SIM	SIMILAR
EQ	EQUAL	SHW	SHOWER	SIM	SIMILAR
EQUIP	EQUIPMENT	SHW	SHOWER	SIM	SIMILAR
EXT	EXTERIOR	SHW	SHOWER	SIM	SIMILAR
ES	EACH SIDE	SHW	SHOWER	SIM	SIMILAR
EW	ELECTRIC WATER HEATER	SHW	SHOWER	SIM	SIMILAR
EW	EACH WAY	SHW	SHOWER	SIM	SIMILAR
EST	ESTIMATE	SHW	SHOWER	SIM	SIMILAR
FAC	FIRE ALARM CABINET	SHW	SHOWER	SIM	SIMILAR
FA	FIRE ALARM	SHW	SHOWER	SIM	SIMILAR
FACP	FIRE ALARM CONTROL PANEL	SHW	SHOWER	SIM	SIMILAR
FBO	FURNISHED BY OTHER(S)	SHW	SHOWER	SIM	SIMILAR
FD	FLOOR DRAIN or FIRE DAMPER	SHW	SHOWER	SIM	SIMILAR
FE	FIRE EXTINGUISHER	SHW	SHOWER	SIM	SIMILAR
FEC	FIRE EXTINGUISHER CABINET	SHW	SHOWER	SIM	SIMILAR
FFL	FINISHED FLOOR LINE	SHW	SHOWER	SIM	SIMILAR
FHC	FIRE HOSE CABINET	SHW	SHOWER	SIM	SIMILAR
FR	FIRE RESISTIVE or FIRE RATED	SHW	SHOWER	SIM	SIMILAR
FDN	FOUNDATION	SHW	SHOWER	SIM	SIMILAR
FRN	FINISHED	SHW	SHOWER	SIM	SIMILAR
FRIT	FUTURE	SHW	SHOWER	SIM	SIMILAR
FLG	FLASHING	SHW	SHOWER	SIM	SIMILAR
FLR	FLOORING	SHW	SHOWER	SIM	SIMILAR
FLUOR	FLUORESCENT	SHW	SHOWER	SIM	SIMILAR
FRT	FIRE RETARDANT TREATED	SHW	SHOWER	SIM	SIMILAR
FRP	FIBERGLASS REINFORCED PANELING	SHW	SHOWER	SIM	SIMILAR
FT	FOOT (FEET)	SHW	SHOWER	SIM	SIMILAR
FTG	FOOTING	SHW	SHOWER	SIM	SIMILAR
FURR	FURRED or FURRING	SHW	SHOWER	SIM	SIMILAR
FUT	FUTURE	SHW	SHOWER	SIM	SIMILAR
F	FARBHET	SHW	SHOWER	SIM	SIMILAR
FVC	FIRE VALVE CABINET	SHW	SHOWER	SIM	SIMILAR
FRMS	FLAT HEAD MACHINE SCREW	SHW	SHOWER	SIM	SIMILAR
FR	FIRE RESISTIVE or FIRE RATED	SHW	SHOWER	SIM	SIMILAR
FF	FINISHED FLOOR	SHW	SHOWER	SIM	SIMILAR
FURN	FURNISHED	SHW	SHOWER	SIM	SIMILAR
FCM	FACE OF MASONRY	SHW	SHOWER	SIM	SIMILAR
FCF	FACE OF FINISH	SHW	SHOWER	SIM	SIMILAR
FOS	FACE OF STUD	SHW	SHOWER	SIM	SIMILAR
FCC	FACE OF CONCRETE	SHW	SHOWER	SIM	SIMILAR
FRHS	FLAT HEAD WOOD SCREW	SHW	SHOWER	SIM	SIMILAR
FHV	FIRE HOSE VALVE	SHW	SHOWER	SIM	SIMILAR
GWB	GYPSSUM WALLBOARD	SHW	SHOWER	SIM	SIMILAR
GC	GENERAL CONTRACTOR	SHW	SHOWER	SIM	SIMILAR
GB	GRAVEL	SHW	SHOWER	SIM	SIMILAR
GYP, BD	GYPSSUM BOARD	SHW	SHOWER	SIM	SIMILAR
GCMU	GLAZED CONCRETE MASONRY UNIT(S)	SHW	SHOWER	SIM	SIMILAR
GA	GAUGE	SHW	SHOWER	SIM	SIMILAR
GR	GRADE	SHW	SHOWER	SIM	SIMILAR
GL	GLASS or GLAZING	SHW	SHOWER	SIM	SIMILAR
GND	GROUND	SHW	SHOWER	SIM	SIMILAR
GALV	GALVANIZED	SHW	SHOWER	SIM	SIMILAR
GYP	GYPSSUM	SHW	SHOWER	SIM	SIMILAR
GT	GLASS TILE	SHW	SHOWER	SIM	SIMILAR

Is this necessary?



Title block should read:
 Redevelopment Plan
 1400 Dayton
 1400 Dayton St, Aurora, CO

1400 DAYTON ST, AURORA, CO. 80010

Provide legal description.

REDEVELOPMENT PLAN

02.01.2018

Sheet index should include the sheets from planset.

EXTERIOR ELEVATION IDENTIFICATION

1 → DRAWING NUMBER
 A4.01 → SHEET NUMBER

INTERIOR ELEVATION IDENTIFICATION

99 → DRAWING NUMBER
 A7.01 → SHEET NUMBER

DETAIL IDENTIFICATION

1 → DRAWING NUMBER
 A9.01 → SHEET NUMBER

WALL SECTION IDENTIFICATION

1 → DRAWING NUMBER
 A5.11 → SHEET NUMBER

BUILDING SECTION IDENTIFICATION

1 → DRAWING NUMBER
 A5.01 → SHEET NUMBER

ENLARGED DETAIL IDENTIFICATION

1 → DRAWING NUMBER
 A4.01 → SHEET NUMBER

DOOR IDENTIFICATION

3068 → DOOR SIZE

ROOM/SPACE/AREA IDENTIFICATION

ROOM NAME → ROOM NAME
 314 → ROOM NUMBER
 876.00 SF → ROOM AREA

PARTITION TYPE IDENTIFICATION

23A → PARTITION TYPE: RE: PARTITION TYPE SCHEDULE

ACOUSTIC PARTITION TYPE IDENTIFICATION

76H → PARTITION TYPE: RE: PARTITION TYPE SCHEDULE

STRUCTURAL GRID

A → COLUMN LETTER
 1 → COLUMN REFERENCE GUIDE
 1 → COLUMN LETTER

ELEVATION DATUM IDENTIFICATION

Name → LEVEL NAME
 Elevation → ELEVATION

WINDOW IDENTIFICATION

B1 → WINDOW SIZE

KEYNOTE IDENTIFICATION

1 → NOTE NUMBER

REVISION IDENTIFICATION

001 → REVISION NUMBER
 AS1 → REVISION DESCRIPTION

SECTION MATERIAL GRAPHICS

- CONCRETE
- UNDISTURBED OR COMPACTED EARTH
- POROUS FILL (GRAVEL)
- STEEL
- ALUMINUM
- MASONRY - BRICK
- MASONRY - CONCRETE BLOCK
- RIDGID INSULATION
- BATT INSULATION
- GYPSSUM PLASTER
- PLYWOOD
- FINISH WOOD

Include Vicinity Map

Data Block:
 Zoning
 Land area
 Number of buildings
 Building height
 Building Coverage (% and SF)
 Hard Surface Area (% and SF)
 Landscape Area (% and SF)
 # of Signs
 Parking Spaces provided/required
 ADA Spaces

Insert Required site plan notes (as applicable)

BUILDING & CODE INFORMATION

ZONING: B-2 (EXISTING)

OCCUPANCY: EXISTING

CONSTRUCTION TYPE(S): EXISTING

SPRINKLERED: NO

ALLOWABLE SQUARE FOOTAGE:

ALLOWABLE BUILDING HEIGHT:

BUILDING CONSTRUCTION: EXISTING

EXTERIOR BEARING WALLS:

EXTERIOR NON-BEARING WALLS:

STRUCTURAL FRAME:

FLOORS - CEILINGS/ROOFS:

ROOFS - CEILINGS/ROOFS:

SHAFT ENCLOSURES (4+ STORIES):

STAIRWAY CONSTRUCTION:

GROSS BUILDING AREA: EXISTING

BUILDING HEIGHT: EXISTING

NUMBER OF STORIES: EXISTING

ESTIMATED OCCUPANT LOAD: EXISTING

PLUMBING FIXTURE COUNT: EXISTING

BUILDING CODES: 2015 International Building Code (IBC), 2015 International Residential Code (IRC), 2015 International Mechanical Code (IMC), 2015 International Fuel Gas Code (IFGC), 2015 International Fire Code (IFC), 2015 International Plumbing Code (IPC), 2015 International Existing Building Code (IEBC), 2015 International Energy Conservation Code (IECC), 2017 National Electrical Code (NEC)

LOCAL AMENDMENTS: CITY OF AURORA MUNICIPAL CODE

Required Site Plan Notes
 (Copy applicable notes to your Site Plan)

- 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.
- 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 "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."
- 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) at 17.1-2009.
 (Note to Applicant: Please see Exhibit B8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).
- Accessibility Note for Commercial Projects Built under the 2009 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 entrance 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 2009 International Building Code, chapter 11, and the International Code Council (ICC) at 17.1-2009.
 (Note to Applicant: Please see Exhibit B8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).
- The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act.
- 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.
- All encroachments or encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora shall be removed.

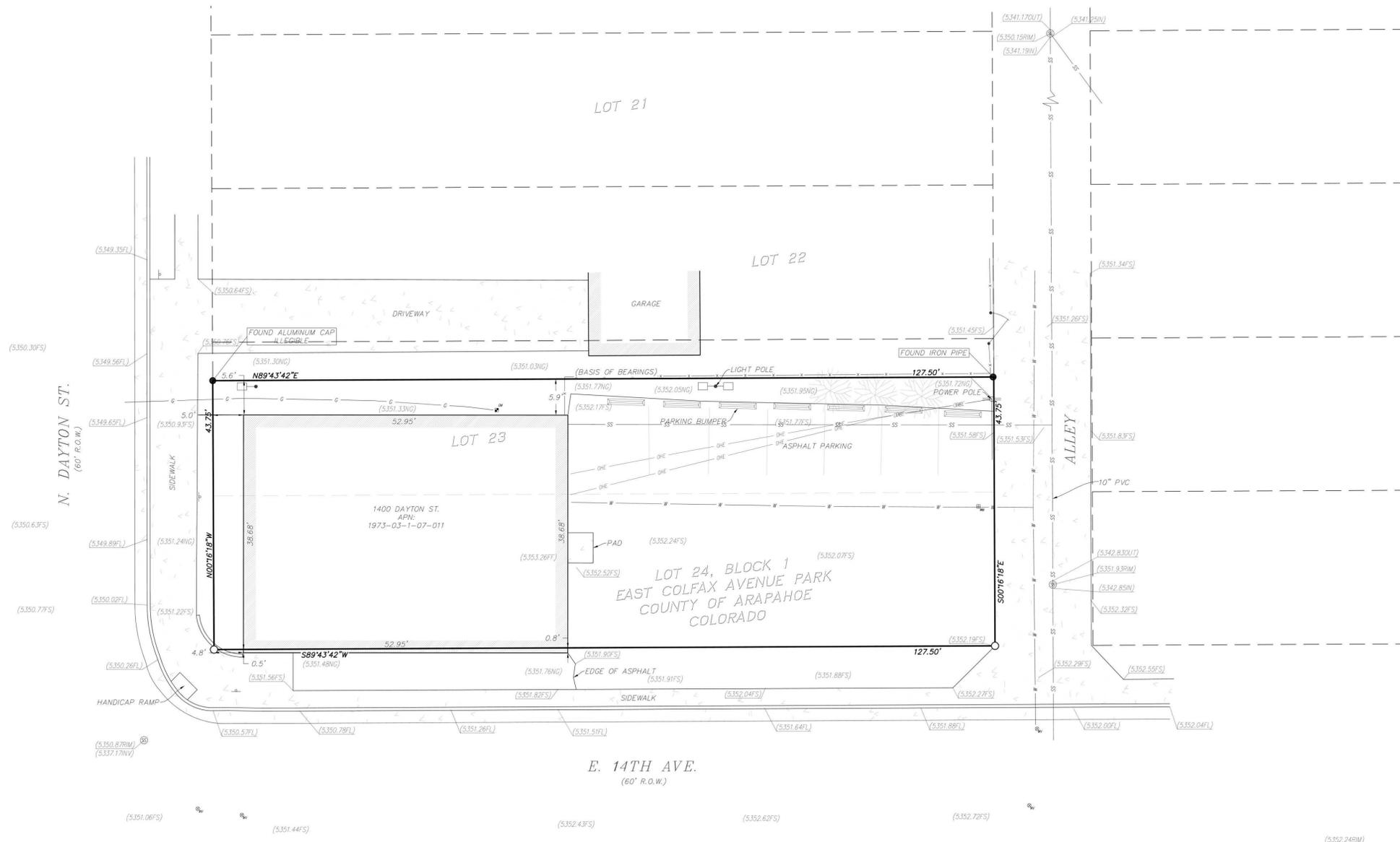
Sheet #	Sheet Name	02/01/18 REDEV PLAN	XX/XX/XX 1005SD	XX/XX/XX 3050SD	XX/XX/XX 1005DD	XX/XX/XX 5050DD
GENERAL						
G1.01	COVER SHEET		X			
G1.02	SURVEY		X			
G2.01	CODE ANALYSIS					
LANDSCAPE						
L100	LANDSCAPE PLAN		X			
IR-100	IRRIGATION PLAN		X			
IR-200	IRRIGATION PLAN		X			
IR-201	IRRIGATION PLAN		X			
ARCHITECTURE						
A1.01	ARCHITECTURAL SITE AND ROOF PLAN		X			
AD1.01	EXISTING ARCHITECTURAL SITE AND ROOF PLAN					
AD4.0	EXTERIOR DEMOLITION ELEVATIONS					
A4.0	EXTERIOR ELEVATIONS					
A8.01	DOOR TYPES & SCHEDULES					
A8.11	WINDOW TYPES & SCHEDULES					
A8.21	STOREFRONT TYPES & SCHEDULES					
A9.01	EXTERIOR DETAILS					

PROJECT TEAM

OWNER	LANDSCAPE
SPANISH CLINIC 1400 DAYTON ST. AURORA, CO. 80010	STUDIO IN SITE 3457 RINGSBY CT. UNIT 223 DENVER, CO. 80216
POC: ALFONSO CASTILLO P: 720.225.7157 ACASTIL@SPANISHCLINIC.COM	POC: DANIEL BECKERDITE P: 303.433.7100 DIBCKERDITE@STUDIOINSITE.COM
ARCHITECT	STRUCTURAL
NEOSTUDIO ARCH 3560 WALNUT ST. UNIT A DENVER, CO. 80205	MCNORRE + NEWELL 1

IMPROVEMENT SURVEY PLAT

LOTS 23 & 24, BLOCK 1, EAST COLFAX AVENUE PARK
LYING WITHIN THE NE 1/4 OF SECTION 3,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGAL DESCRIPTION

SOUTH 18.75 FEET OF LOT 23 & ALL OF LOT 24, BLOCK 1, EAST COLFAX AVENUE PARK, COUNTY OF ARAPAHOE, STATE OF COLORADO. (PER ARAPAHOE COUNTY ASSESSOR).

MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT BEING A GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081"

SURVEYOR'S NOTES

- 1) FIELD WORK FOR THIS SURVEY WAS PERFORMED ON JANUARY 3, 2018.
- 2) THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.
- 3) 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 CERTIFICATION SHOWN HEREON.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTH 18.75 FEET OF LOT 23, BLOCK 1, EAST COLFAX AVENUE PARK, WHICH BEARS N89°43'42"E BETWEEN THE MONUMENTS SHOWN HEREON.

BENCHMARK

ELEVATIONS ARE BASED ON CITY OF AURORA BENCHMARK "3S6734SE002
LOCATED AT THE NORTHEAST CORNER CURB OPENING INLET BEING APPROXIMATELY 50' EAST OF THE NORTHEAST CORNER OF THE INTERSECTION OF DAYTON AND COLFAX.

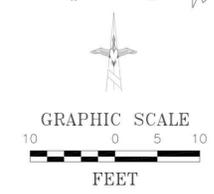
ELEVATION: 5343.40 FEET (NAVD 88)

SURVEYOR'S STATEMENT

THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION ON JANUARY 4, 2018 AT THE REQUEST OF THE OWNER(S) AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF AND HAS BEEN PREPARED IN ACCORDANCE WITH COLORADO STATE STATUTE CRS 38-51-104 & 38-51-106.



JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON THE BEHALF OF ALTURA LAND CONSULTANTS, LLC.



Altura Land Consultants, LLC
Jesus A. Lugo, PLS
6551 S. Revere Pkwy., Suite 165, Centennial, CO. 80111
303 902-7791 colorado_pls@yahoo.com

SHEET 1 OF 1
JOB NO. 17404

1400 DAYTON

1400 DAYTON ST. AURORA, CO. 80010

PROJ. NO. 17-14
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 02.01.2018
REVISIONS

ISSUED FOR: REDEVELOPMENT PLAN
© NEO STUDIO

SCALE: 3/32"=1'10'-0"

SHEET TITLE: SURVEY

G1.02

1400 DAYTON

1400 DAYTON ST. AURORA, CO. 80010

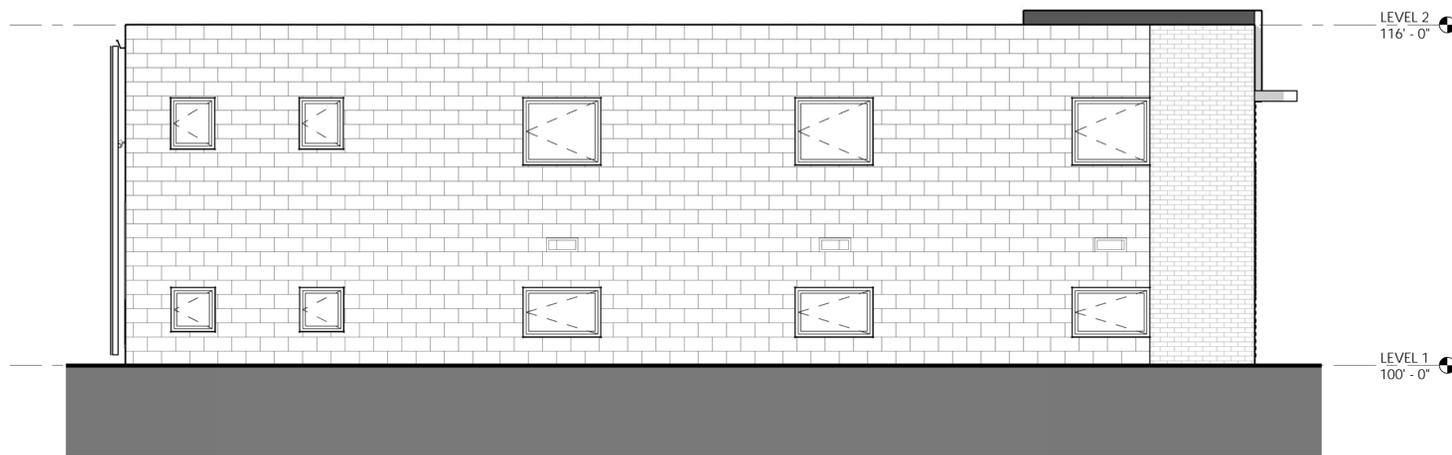
PROJ. NO. 17-14
DRAWN: TC
CHECKED: Checker
APPROVED: Approver
DATE: 02.01.2018
REVISIONS

ISSUED FOR: REDEVELOPMENT PLAN
© NEO STUDIO

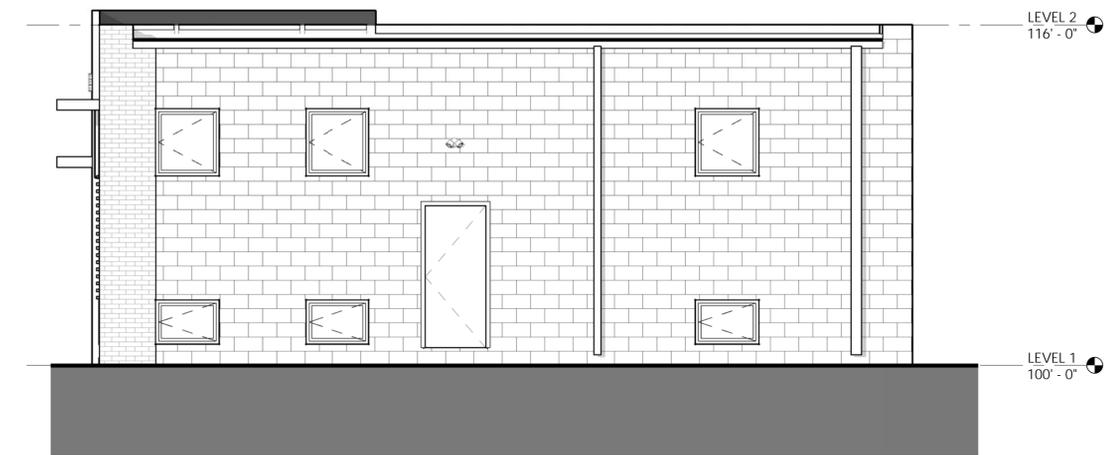
SCALE: 1/4" = 1'-0"

SHEET TITLE: EXTERIOR ELEVATIONS

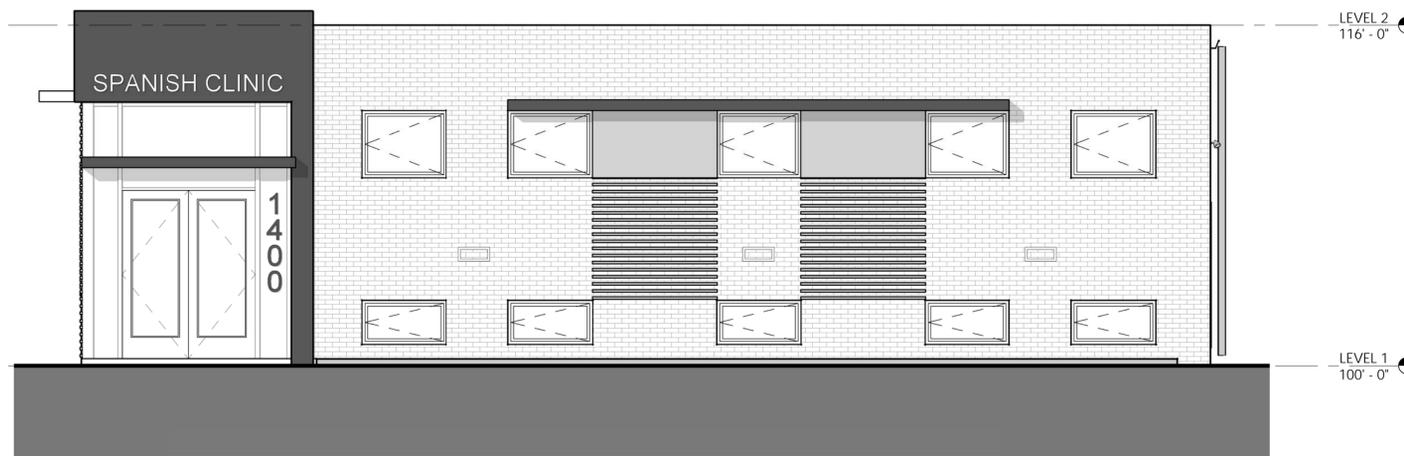
A4.0



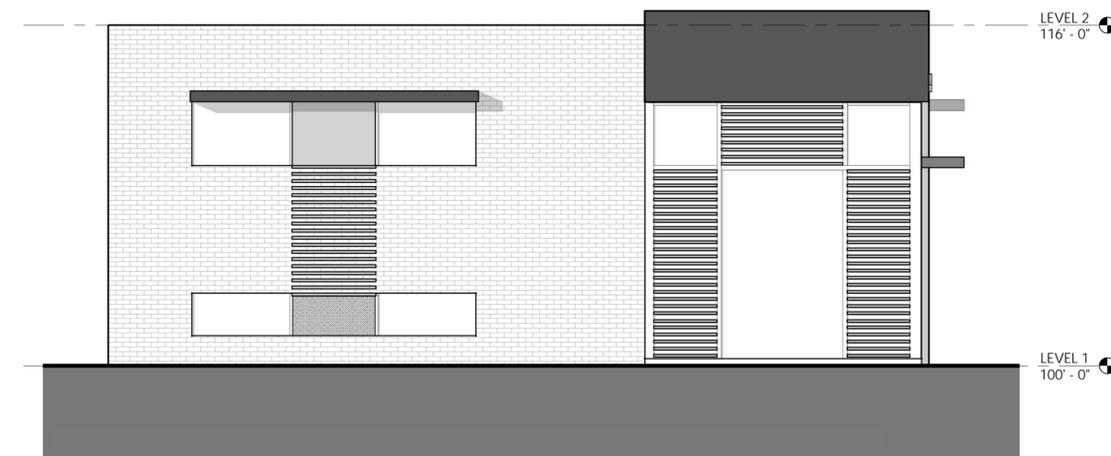
1 NORTH ELEVATION - PROPOSED
1/4" = 1'-0"



3 EAST ELEVATION - PROPOSED
1/4" = 1'-0"



2 SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"



4 WEST ELEVATION - PROPOSED
1/4" = 1'-0"



1400 DAYTON
1400 DAYTON ST. AURORA, CO. 80010

PROJ. NO. 17-14
DRAWN: DQB
CHECKED: GLW
APPROVED: GLW
DATE: 01.30.2018
REVISIONS

ISSUED FOR: AURORA O.D.A. MEETING
© NEO STUDIO

SCALE: 1" = 10'-0"

SHEET TITLE:
PLANTING PLAN

L100

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	GT	2	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER THORNLESS HONEYLOCUST	B & B	2' CAL
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	BT	3	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY	5 GAL	
	PC	2	PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY	5 GAL	
	PJ	5	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN'S POTENTILLA	5 GAL	
	RS	2	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL	
	SJ	3	SPIRAEA JAPONICA 'GOLDFLAME' / GOLDFLAME SPIREA	5 GAL	
	SP	12	SYRINGA PUBESCENS 'MISS KIM' / MISS KIM KOREAN LILAC	5 GAL	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	JH	3	JUNIPERUS HORIZONTALIS 'ICEE BLUE' / ICEE BLUE JUNIPER	5 GAL	
	JS	3	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL	
	WB	6	PINUS MUGO 'WHITEBUD' / WHITE BUD MUGO PINE	5 GAL	
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	BG	4	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA GRASS	2 GAL	
	CA	12	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	2 GAL	
	PH	15	PENNISETUM ALOPECUROIDES 'HAMELN' / DWARF HAMELN FOUNTAIN GRASS	2 GAL	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	WM	778 SF	/ WOOD MULCH	N/A	

* ALL PLANT MATERIAL TO QUALIFY AS A WATER CONSERVING PLANT TYPE.

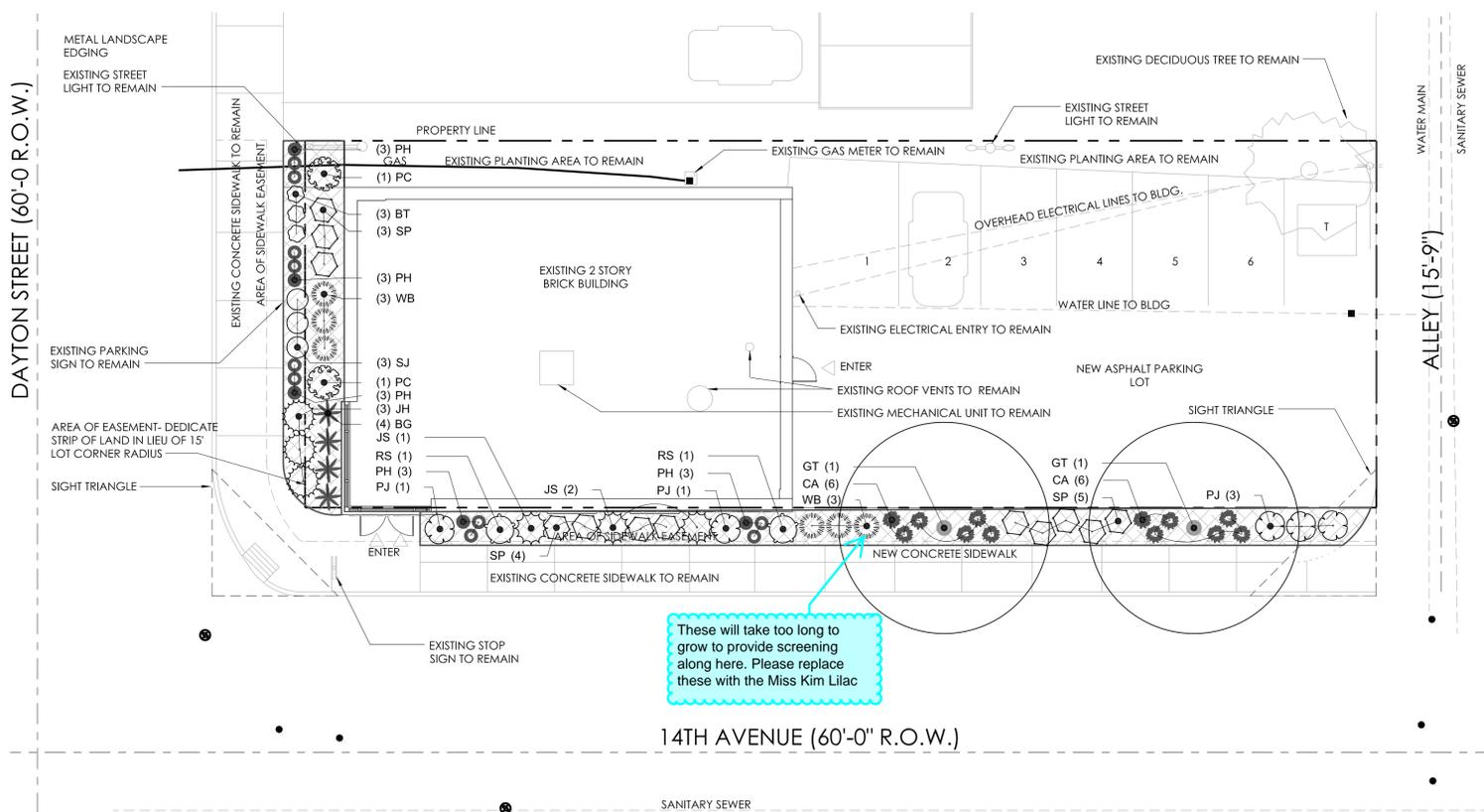
LANDSCAPE DATA (CITY OF AURORA)

STANDARD RIGHTS-OF-WAY TABLE

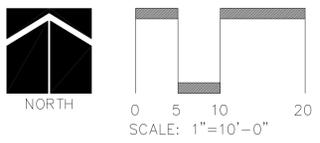
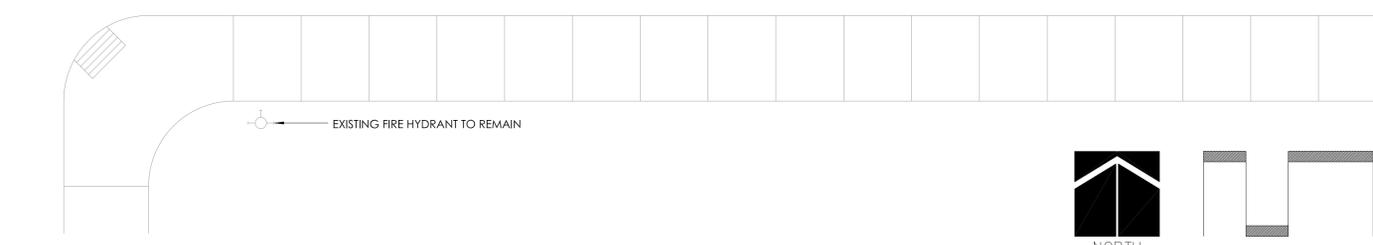
AREA (A)	DESCRIPTION	LENGTH	TREES REQ. (1/40')	TREES PROVIDED	NOTES
	DAYTON STREET FRONTAGE	43'	1	0	DUE TO A 7'-3" WIDE PLANTING STRIP UP AGAINST AN EXISTING BUILDING, NO TREES ARE PROVIDED.
(B)	14TH AVENUE FRONTAGE	127'	3	2	TWO TREES ARE PROVIDED IN BETWEEN THE PARKING LOT AND THE SIDEWALK, BUT DUE TO A 4'-0" PLANTER IN FRONT ON THE EXISTING BUILDING NO TREES WERE PROVIDED IN THIS AREA.

LANDSCAPE NOTES

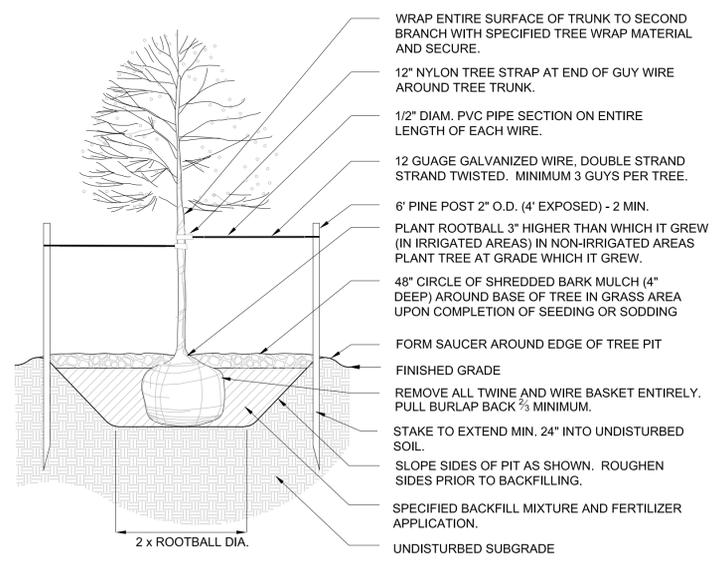
- SHRUB AREAS SHALL RECEIVE A MINIMUM OF 4 CUBIC YARDS OF CLASS 1 ORGANIC MATTER PER EVERY 1000 SF OF LANDSCAPE AREA SHALL BE ROTO-TILLED TO A 6" DEPTH. TREE AREAS SHALL RECEIVE A MINIMUM OF 5 CUBIC YARDS OF CLASS 1 ORGANIC MATTER PER 1,000 SF OF AREA ROTO-TILLED TO A 6" DEPTH.
- EXISTING WOOD POLE PARKING LOT LIGHTS ARE TO REMAIN.
- ALL PEDESTRIAN WALKS SHALL CONSIST OF CAST IN PLACE CONCRETE, STANDARD GRAY WITH BOOM FINISH AND SAW-CUT JOINTS/SCORING. PARKING LOT SHALL BE ASPHALT.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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 CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT OF NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- ROOTBALLS TO BE FREE OF WEEDS.
- SIZES ON PLANT LIST SHALL BE CONSIDERED MINIMUM SIZES.
- TOPSOIL SHALL BE TESTED FOR PARTICLE SIZE, pH, AND NUTRIENT LEVELS AND RECOMMENDATIONS FOR AMENDMENTS TO BRING THE SOIL TO ACCEPTABLE HORTICULTURAL QUALITY. SOIL ANALYSIS TO BE SUPPLIED TO LANDSCAPE ARCHITECT AND APPROVAL GIVEN PRIOR TO PLACING TOPSOIL.
- PROVIDE POSITIVE GRADES AWAY FROM BUILDINGS AND TOWARD LAWN DRAINS AND CATCH BASINS. SLOPE AWAY FROM BUILDINGS AT A MINIMUM OF 2%.
- EXISTING VEGETATION TO BE SAVED SHALL BE PROTECTED BY TEMPORARY FENCING WHERE NEEDED. NO EQUIPMENT SHALL BE DRIVEN OR PARKED WITHIN THE DRIP LINE OF TREES BEING SAVED.
- FINISH GRADES IN PLANTING AREAS SHALL BE SET TO INCLUDE THE APPLICATION OF TOPSOIL IN MEETING SPOT ELEVATIONS ON CONTOURS SHOWN ON SUBMITTED PLANS. SLOPES SHALL BE SMOOTH AND WORKED SOIL SHALL NOT BE LEFT IN CLUMPED FORM. TOPSOIL DEPTHS SHALL BE 4" IN SEEDED AND SODDED AREAS, SHRUB AND GROUND COVER AREAS.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS BEFORE DIGGING. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF THE CENTERLINE OF UTILITIES.
- TO MINIMIZE EROSION, ALL DISTURBED SLOPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LANDSCAPED OR REVEGETATED TO ENSURE STABILITY. SLOPES OF 2:1 OR GREATER SHALL BE NETTED AFTER THEY HAVE BEEN SEEDED OR OTHERWISE TREATED TO ENSURE STABILITY.
- ALL PLANTING BEDS SHALL BE MULCHED WITH WOOD CEDAR BARK MULCH EXCEPT WHEN DESIGNATED FOR ROCK.
- ALL PROPOSED LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN IRRIGATION SYSTEM DESIGNED FOR OPTIMAL COVERAGE AND WATER CONSERVATION. ALL SHRUB BEDS SHALL BE DRIP IRRIGATED AND SEED AND SOD AREAS SHALL USE POP-UP SPRAY HEADS.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.



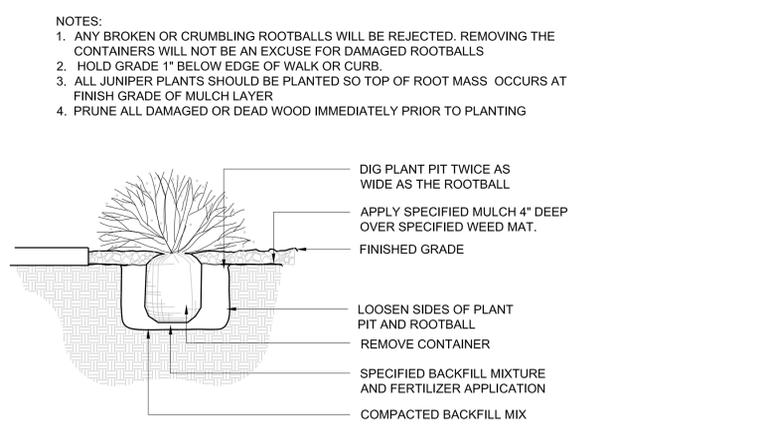
These will take too long to grow to provide screening along here. Please replace these with the Miss Kim Lilac



- NOTES:**
- ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE WIRE OR CONTAINER WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 - DO NOT CUT SINGLE LEADER. PRUNE DAMAGED OR DEAD WOOD AND CO-DOMINANT LEADERS AT LANDSCAPE ARCHITECT'S DIRECTION ONLY.



1 DECIDUOUS TREE DETAIL
1/2" = 1'-0"



2 SHRUB DETAIL
1/2" = 1'-0"