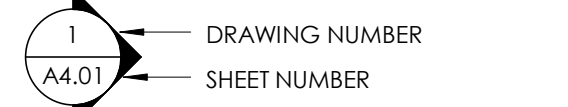


ABBREVIATIONS

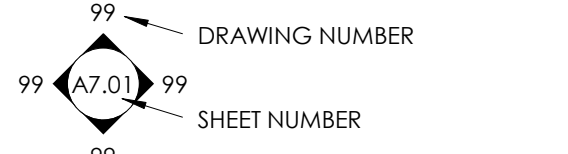
& AND	GRT GROUT	SD SOAP DISPENSER
< ANGLE	GI GALVANIZED IRON	SHC SANITARY NAPKIN CABINET
@ AT	HC HOLLOW CORE or HANDICAPPED	SHD SANITARY NAPKIN DISPENSER
# POUND(S) or NUMBER	SHR SANITARY NAPKIN RECEPTACLE	SSR SERVICE SINK
AB ANCHOR BOLT	SSK STAINLESS STEEL	SS STAINLESS STEEL
ABF ABOVE FINISHED FLOOR	SR SINK RECEPTACLE	SCHED SCHEDULE
AS ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS	SECT SECTION	SHR SHOWER
ABV ABOVE	SHW SHEET	SHG SHEATHING
ACOU ACoustical	SIM SIMILAR	SPEC(S) SPECIFICATION(S)
ACT ACoustical CEILING TILE	SG SQUARE	SQ SQUARE FEET
ADD ADDENDUM	SP SQUARE FEET	STL STEEL
ADJ ADJACENT or ADJUSTABLE	STO STANDARD	STA STATION
AGG AGGREGATE	STOR STORAGE	STRUC STRUCTURE or STRUCTURAL
AHU AIR HANDLING UNIT	SUSP SUSPENDED	SYN SYMMETRICAL
ALUM ALUMINUM	SYS SYSTEM	SOFF SOFFIT
ALT ALTERNATE	SPKR SPEAKER	SPKL SPRINKLER
AVE AVENUE	TAB TOP AND BOTTOM	T TREAD
ARCH ARCHITECTURAL	T&G TONGUE AND GROOVE	TB TOWEL BAR
ASPH ASPHALT	TO TOP OF	TPD TOILET PAPER DISPENSER
AUTO AUTOMATIC	TOC TOP OF CONCRETE	TPN TOILET PARTITION
AD AREA DRAIN or ACCESS DOOR	THK THICK or THICKNESS	TV TELEVISION
ANOD ANODIZED	THLD THRESHOLD	TYP TYPICAL
APPROX APPROXIMATE	TEMP TEMPORARY or TEMPERATURE	TOG TEMPERED GLASS
A/V AUDIO VISUAL	TBC TOP OF BACK OF CURB	TS TUBE STEEL
AVG AVERAGE	TOW TOP OF WALL	TOS TOP OF STEEL
AWP ACOUSTICAL WALL PANEL	TOW TOP OF WALL	TOW TOP OF WALL
B.O.F. BY OWNER, FUTURE	TOC TOP OF CONCRETE	THERM THERMOSTAT
B.O. BY OWNER	ULS U.S. GEOLOGICAL SURVEY	UL UNDERWRITER'S LABORATORY
BLDG BUILDING	UON UNLESS OTHERWISE NOTED	UNFIN UNFINISHED
BIT BITUMINOUS	UR URINAL	V VENT
BLCK BLOCKING	V VENT THROUGH ROOF	VCT VINYL COMPOSITION TILE
BM BEAM or BENCH MARK	VW VENT WALL COVERING	VERT VERTICAL
BOT BOTTOM	W WEST or WIDE	VEST VESTIBULE
BRG BEARING	W/ WATER RESISTANT	VNI VINYL or SHEET VINYL
BSMT BASEMENT	W/ WITH	V VARY or VARIOUS
B BASE	W/O WITHOUT	VER VERIFY
CJ CONTROL JOINT	W/O WIDE FLANGE or WOOD	VENT VENTILATION
CL COLUMN LINE	WDO WINDOW	VOL VOLUME
CONF CONFERENCE	WP WATERPROOFING	WPT WORKING POINT
C.L. CENTERLINE	WSC WAHSCOT	W/W WATER RESISTANT
CIRC CIRCUMFERENCE	WC WALL COVERING	W/WF WELDED WIRE FABRIC
CAB CABINET	WT WEIGHT	W/W WITH
C CAULKING	W.O. WHERE OCCURS	WGL WIRE GLASS
CCD CONSTRUCTION CHANGE DIRECTIVE	YD YARD	WDO WINDOW
CFL COUNTERFLASHING		
CG CORNER GUARD		
CM CENTIMETERS		
CMU CONCRETE MASONRY UNIT		
CO CHANGE ORDER or CLEAROUT		
CT CEMENTITIOUS		
CDOT COLORADO DEPARTMENT OF TRANSPORTATION		
CEM CEMENT		
CK CORK TILE		
CLG CLOSET		
CLOS CLOSET		
CLR CLEAR		
CTR COUNTER		
COL COLUMN		
CONC CONCRETE		
CONSTR CONSTRUCTION		
CONT CONTINUOUS		
CONTR CONTRACTOR		
CORR CORRIDOR or CORRUGATED		
CPT CARPET		
CP CAST IN PLACE		
CONH CONNECTION		
CATV CABLE TELEVISION		
CCTV CLOSED CIRCUIT TELEVISION		
CJ CUBIC		
CY CUBIC YARD		
DEG DEGREE		
DAMP DAMPROOFING		
DF DRINKING FOUNTAIN		
DBL DOUBLE		
DEPT DEPARTMENT		
DTL DETAIL		
DA DIAMETER		
DM DIMENSION		
DN DOWN		
DISP DISPENSER		
DR DOOR		
DS DOWNSPOUT		
DWG DRAWING		
DWR DRAWER		
DIV DIVISION		
DIAG DIAGONAL		
DEMO DEMOLITION or DEMOLITION		
EJ EXPANSION JOINT		
(E) EXISTING		
E EXPANSION BOLT		
E EAST		
ED EXHAUST DUCT		
EF EXHAUST FAN or EACH FACE		
EW ELECTRIC WATER COOLER		
EA EACH		
EL ELEVATION		
ELEC ELECTRICAL		
ELV ELEVATOR		
EMER EMERGENCY		
ENGR ENGINEER		
EOS EDGE OF SLAB		
EQ EQUAL		
EQUI EQUIPMENT		
EXT EXTERIOR		
ES EACH SIDE		
EW ELECTRIC WATER HEATER		
EW EACH WAY		
EST ESTIMATE		
FAC FIRE ALARM CABINET		
FA FIRE ALARM		
FACP FIRE ALARM CONTROL PANEL		
FBO FURNISHED BY OTHER(S)		
FD FLOOR DRAIN or FIRE DAMPER		
FE FIRE EXTINGUISHER		
FFC FIRE EXTINGUISHER CABINET		
FFL FINISHED FLOOR LINE		
FHC FIRE HOSE CABINET		
FR FIRE RESISTIVE or FIRE RATED		
FDN FOUNDATION		
FN FINISHED		
FRT FIRE RETARDANT TREATED		
FRP FIBERGLASS REINFORCED PANELING		
FT FOOT (FEET)		
FTG FOOTING		
FURR FURRED or FURRING		
FUT FUTURE		
F FARRIET		
FVC FIRE VALVE CABINET		
FHMS FLAT HEAD MACHINE SCREW		
PH FIRE HYDRANT		
FF FINISHED FLOOR		
FURN FURNISHED		
FCM FACE OF MASONRY		
FCP FACE OF FINISH		
FOS FACE OF STUD		
FOC FACE OF CONCRETE		
FHWS FLAT HEAD WOOD SCREW		
FHV FIRE HOSE VALVE		
GWB GYPSUM WALLBOARD		
GC GENERAL CONTRACTOR		
GB GRANITE		
GYP, BD. GYPSUM BOARD		
GCMU GLAZED CONCRETE MASONRY UNIT(S)		
GA GAUGE		
GR GRADE		
GL GLASS or GLAZING		
GND GROUND		
GALV GALVANIZED		
GYP GYPSUM		
GT GLASS TILE		

Is this necessary?

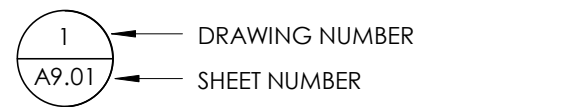
EXTERIOR ELEVATION IDENTIFICATION



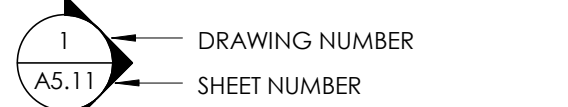
INTERIOR ELEVATION IDENTIFICATION



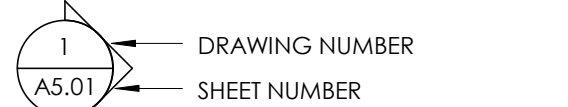
DETAIL IDENTIFICATION



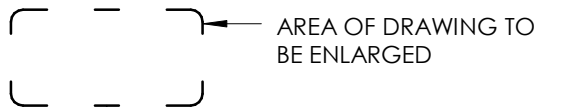
WALL SECTION IDENTIFICATION



BUILDING SECTION IDENTIFICATION



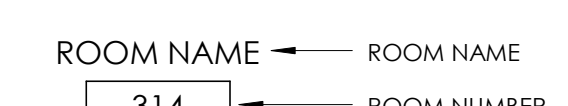
ENLARGED DETAIL IDENTIFICATION



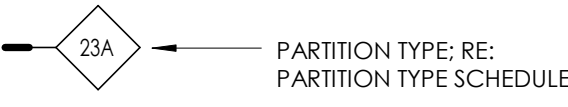
DOOR IDENTIFICATION



ROOM/SPACE/AREA IDENTIFICATION



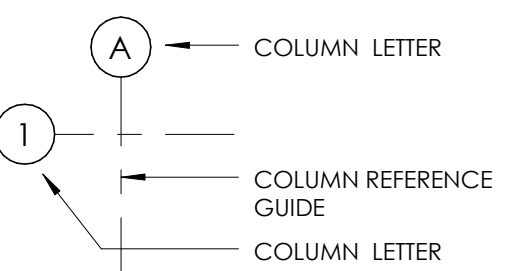
PARTITION TYPE IDENTIFICATION



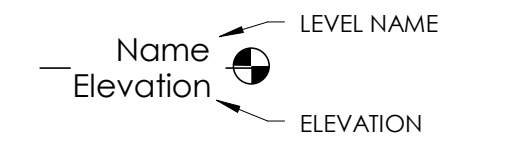
ACOUSTIC PARTITION TYPE IDENTIFICATION



STRUCTURAL GRID



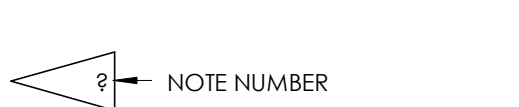
ELEVATION DATUM IDENTIFICATION



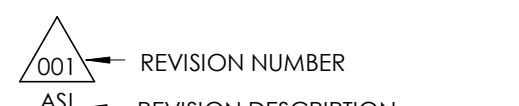
WINDOW IDENTIFICATION



KEYNOTE IDENTIFICATION



REVISION IDENTIFICATION



SECTION MATERIAL GRAPHICS



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:

INTERIOR 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  
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 existing or proposed private landscaping irrigation systems or private utilities into easements and street rights-of-way owned by the City of

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.

Sheet #	Sheet Name	02/01/18 REDEV PLAN	XX/XX/XX 1005SD	XX/XX/XX 5050SD	XX/XX/XX 1005BD	XX/XX/XX 5050BD
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 INSITE 3457 RINGSBY CT. UNIT 223 DENVER, CO. 80216
POC: ALFONSO CASTILLO P: 720.225.7157 ACASTILLO@SPANISHCLINIC.COM	POC: DANIEL BECKERDITE P: 303.433.7100 DBECKERDITE@STUDIOINSITE.COM
ARCHITECT	STRUCTURAL
NEOSTUDIO ARCH 3540 WALNUT ST. UNIT A DENVER, CO. 80205	MONROE + NEWELL 1400 GLENRAV PL. SUITE 101 DENVER, CO. 80202
POC: KARLIN VAESSEN P: 303.758.3800 KARLIN@NEOSTUDIOARCH.COM	POC: CRAIG CARROLL P: 303.623.4927 CCARROLL@MONROE-NEWELL.COM
SURVEY	
ALTURA LAND CONSULTANTS, LLC 6551 S. REVERE PKWY., SUITE 165 CENTENNIAL, CO. 80111	
POC: JESSE A. LUGO P: 303.902.7791 JESSE@ALTURLAND.COM	

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

ISSUED FOR: REDEVELOPMENT PLAN

© NEO STUDIO

SCALE: As indicated

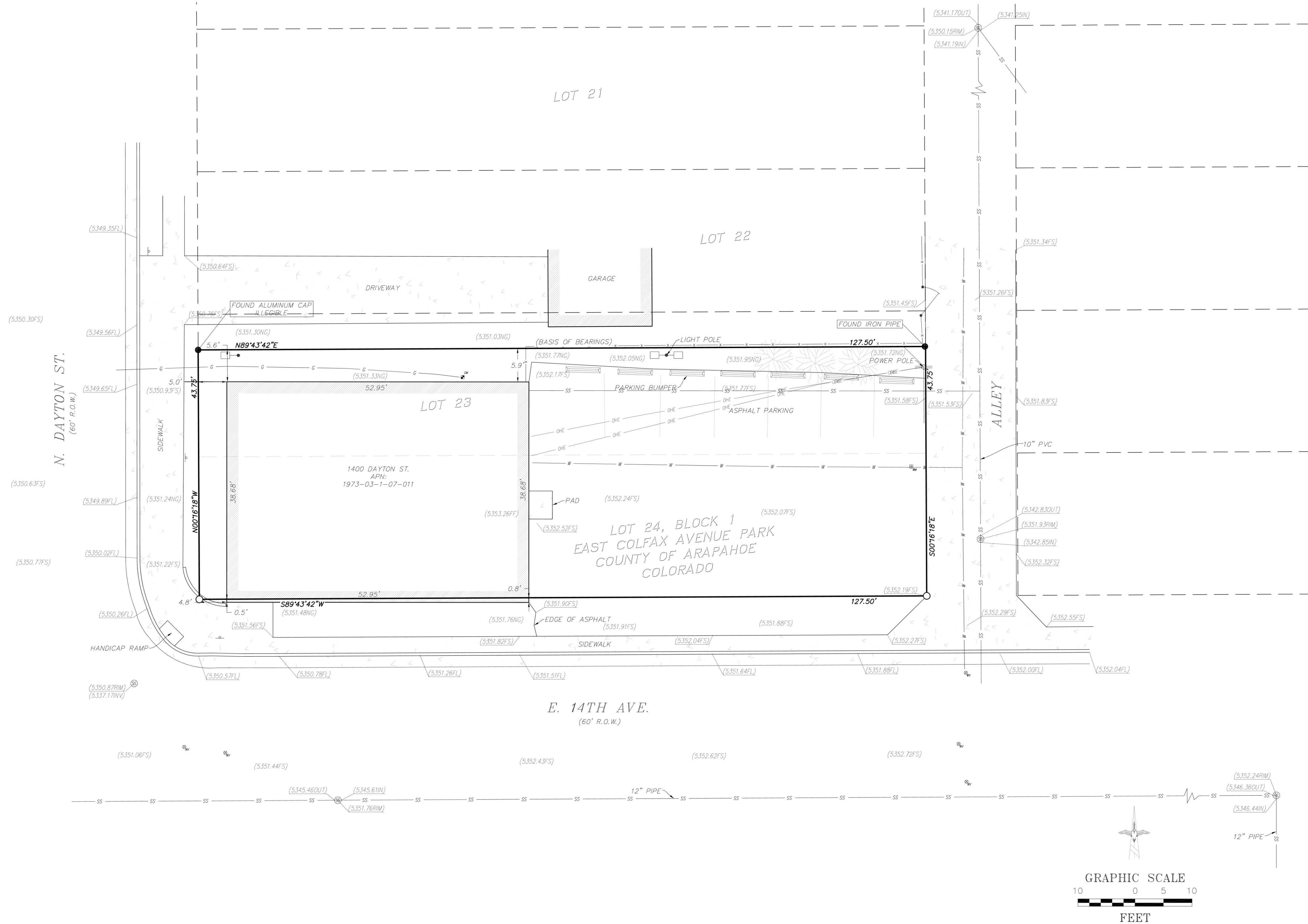
SHEET TITLE: COVER SHEET

G1.01



# 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 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

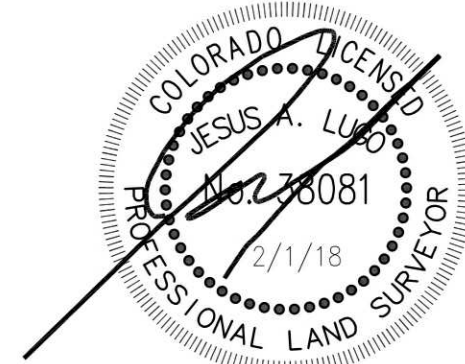
ELEVATIONS ARE BASED ON CITY OF AURORA BENCHMARK "3S6734SE002

LOCATED AT THE NORTHEAST CORNER CURB OPENING INLET BEING APPROXIMATELY 50' EAST OF THE NORTHEAST CORNER OF THE INTERSECTION OF DAYTON AND COLFAX.

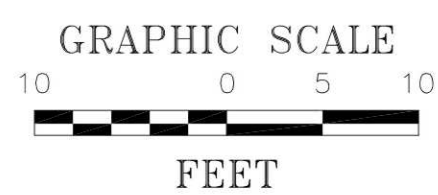
ELEVATION: 5343.40 FEET (NAVD 88)

## 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

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: Author  
CHECKED: Checker  
APPROVED: Approver  
DATE: 02.01.2018  
REVISIONS

ISSUED  
FOR: REDEVELOPMENT  
PLAN  
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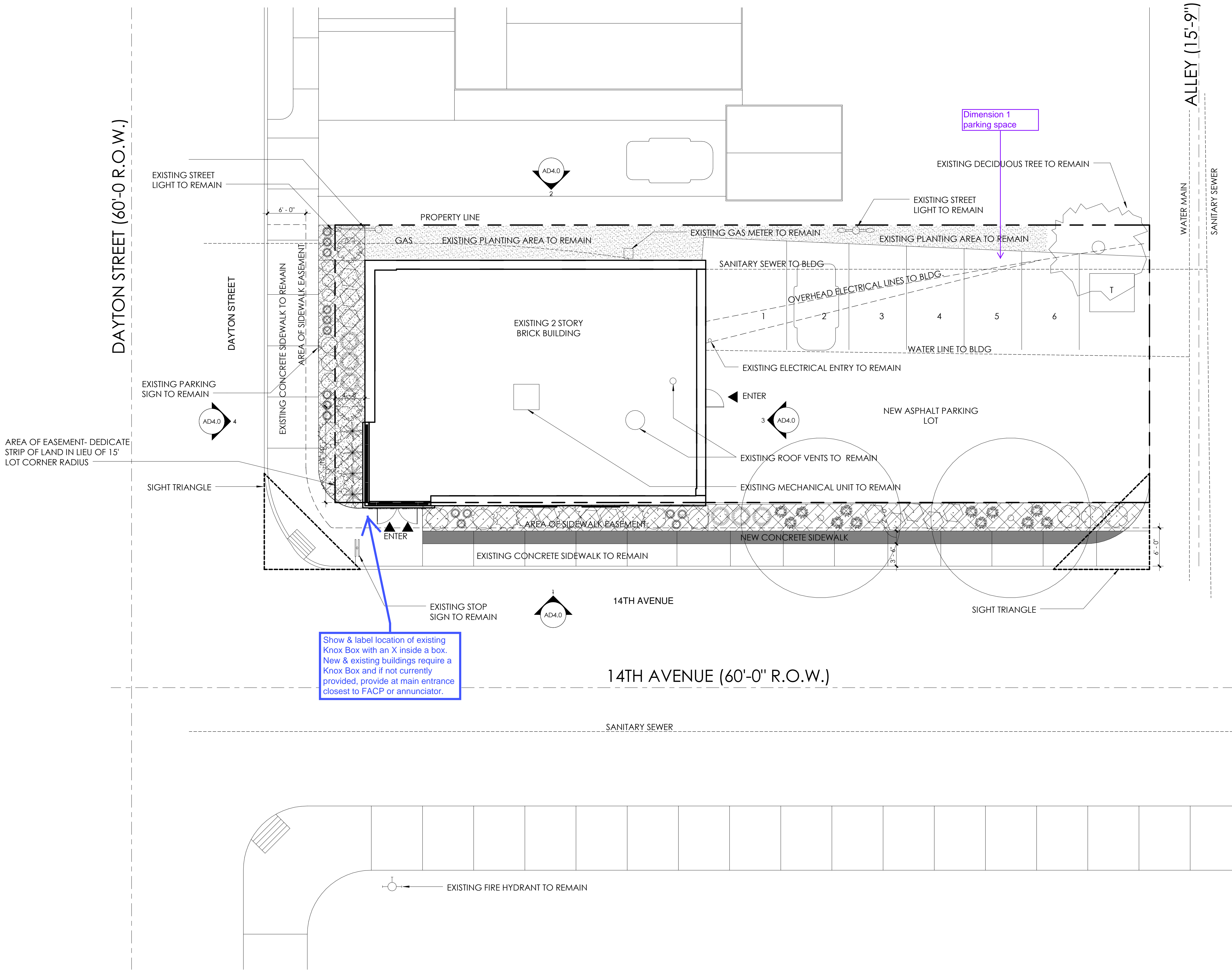
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SHEET TITLE:  
ARCHITECTURAL SITE AND  
ROOF PLAN

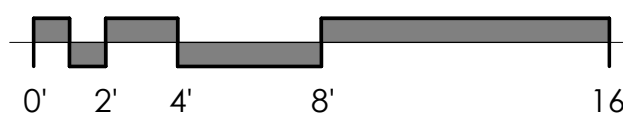
## A1.01

### GENERAL PLAN NOTES

1. NO WATER USING FIXTURES ADDED
2. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.



1 SITE AND ROOF PLAN  
1/8" = 1'-0"





# 1400 DAYTON

1400 DAYTON ST. AURORA, CO. 80010

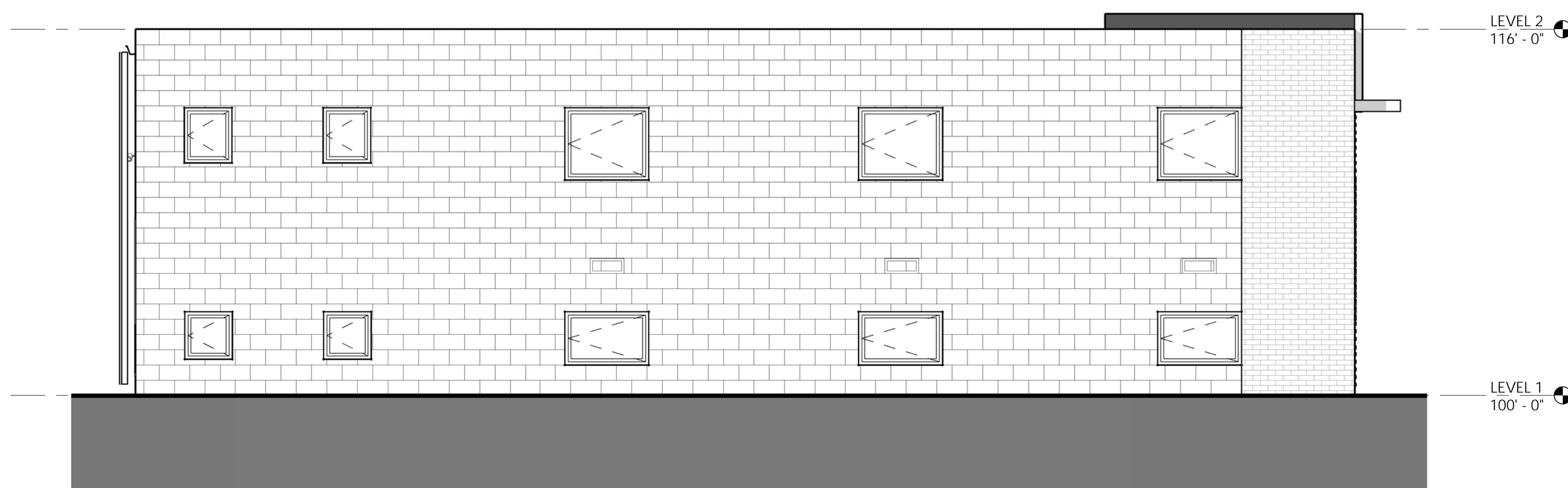
PROJ. NO: 17-14  
DRAWN: TC  
CHECKED: Checker  
APPROVED: Approver  
DATE: 02.01.2018  
REVISIONS

ISSUED  
FOR: REDEVELOPMENT  
PLAN  
© NEO STUDIO

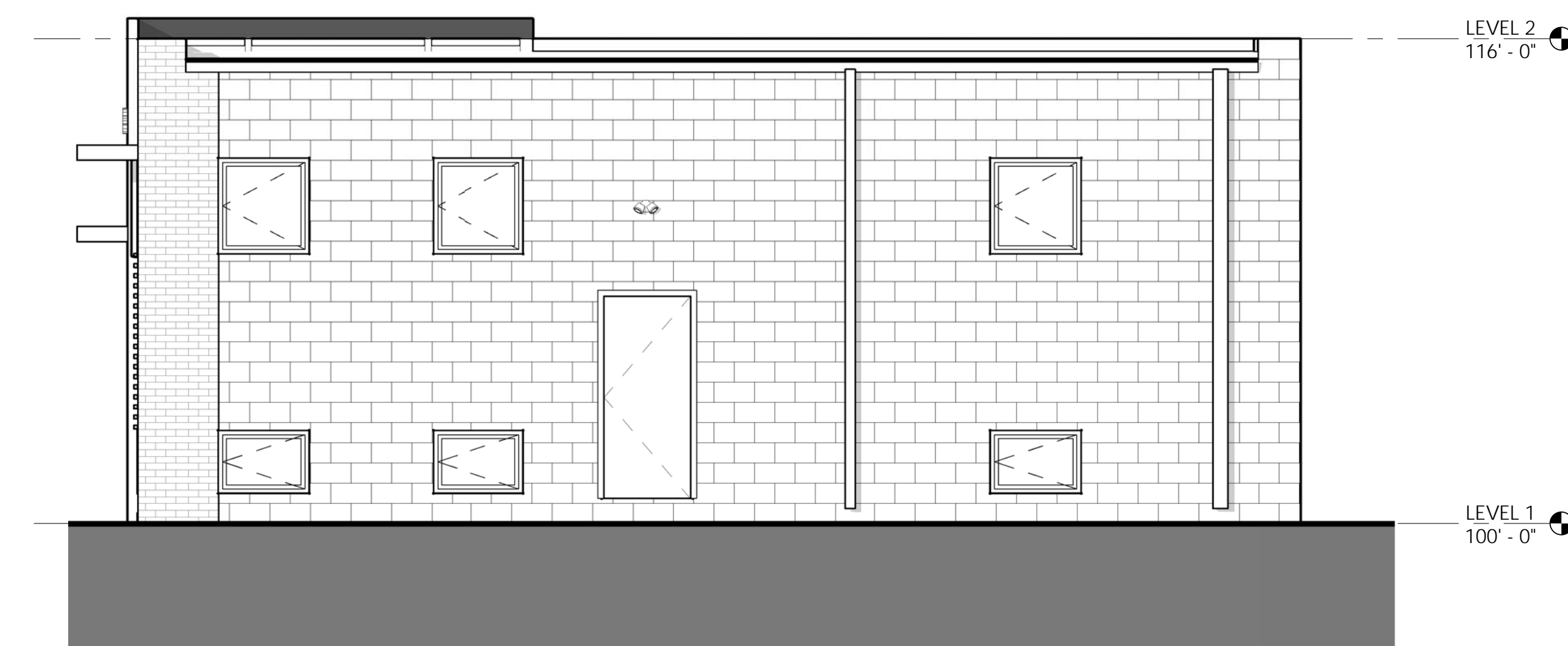
SCALE: 1/4" = 1'-0"

SHEET TITLE:  
EXTERIOR ELEVATIONS

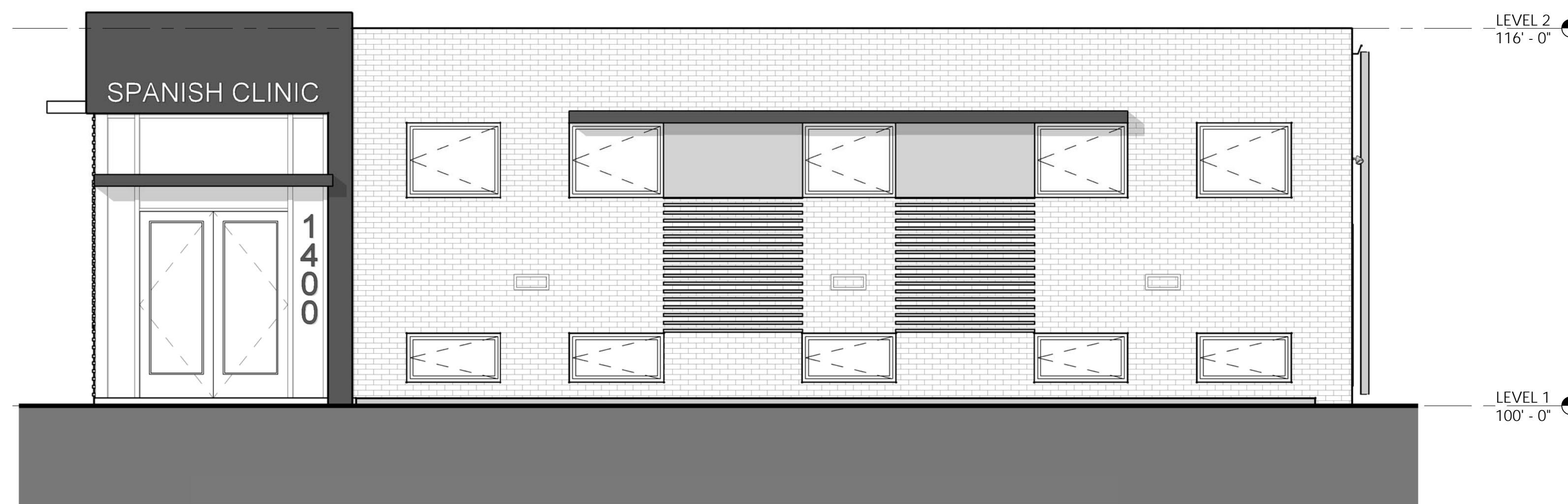
## A4.0



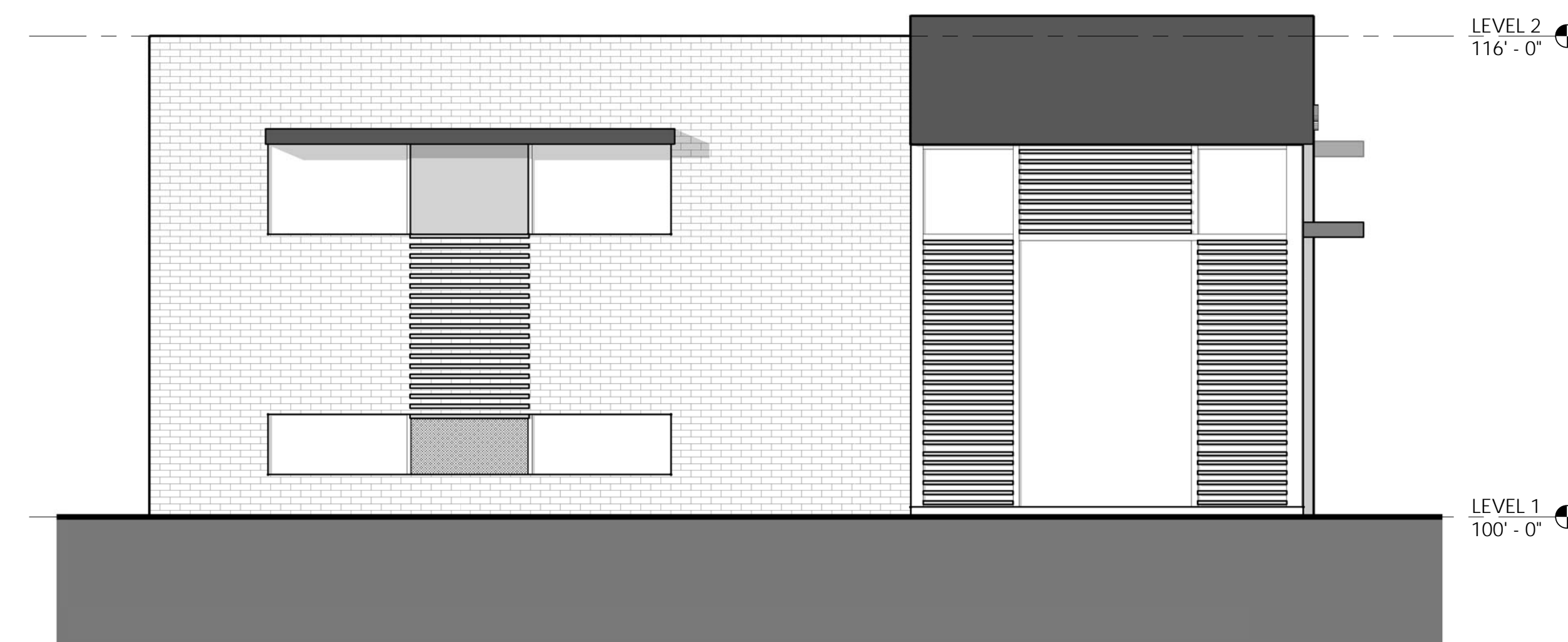
1 NORTH ELEVATION - PROPOSED  
1/4" = 1'-0"



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

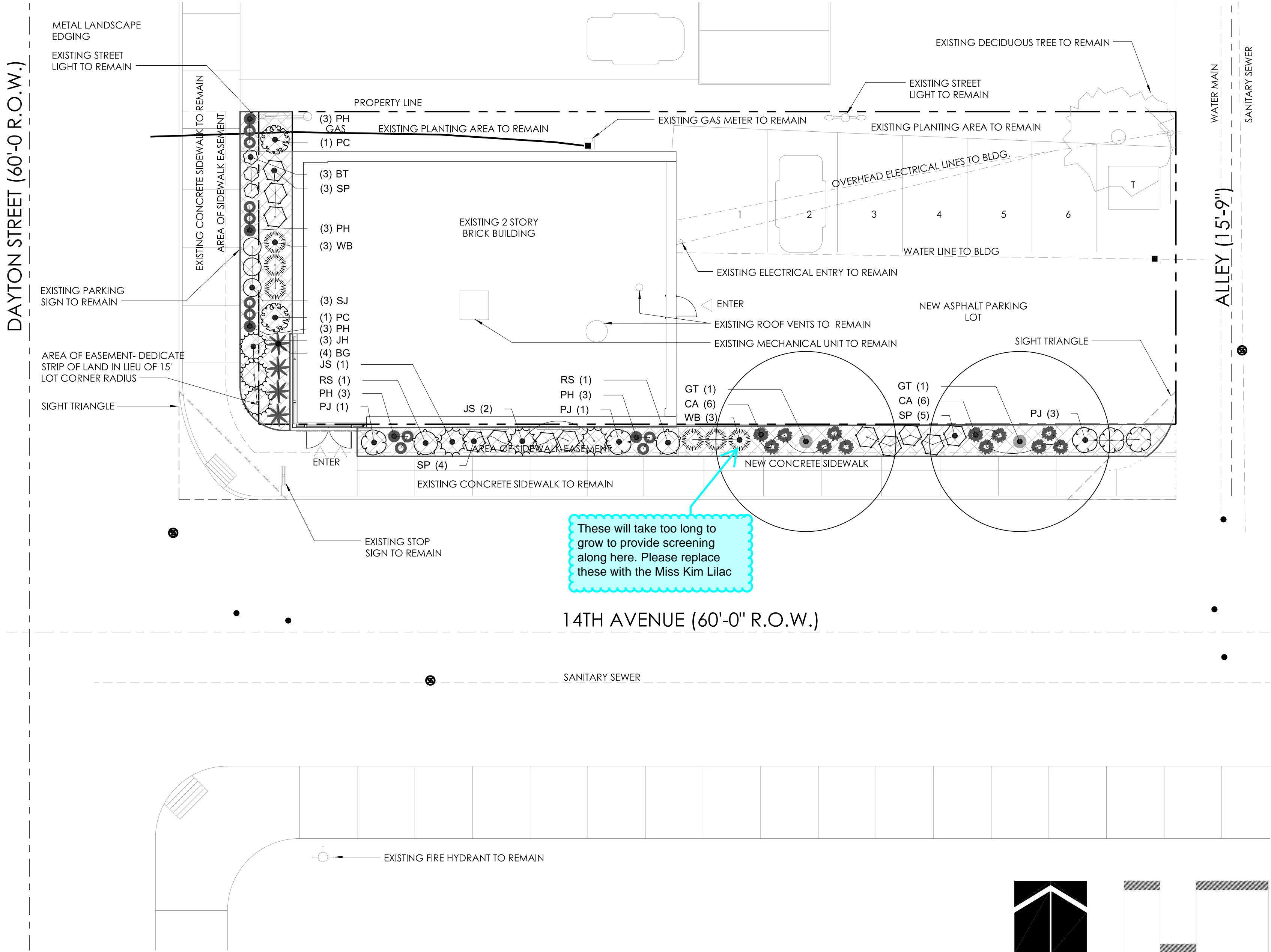


2 SOUTH ELEVATION - PROPOSED  
1/4" = 1'-0"

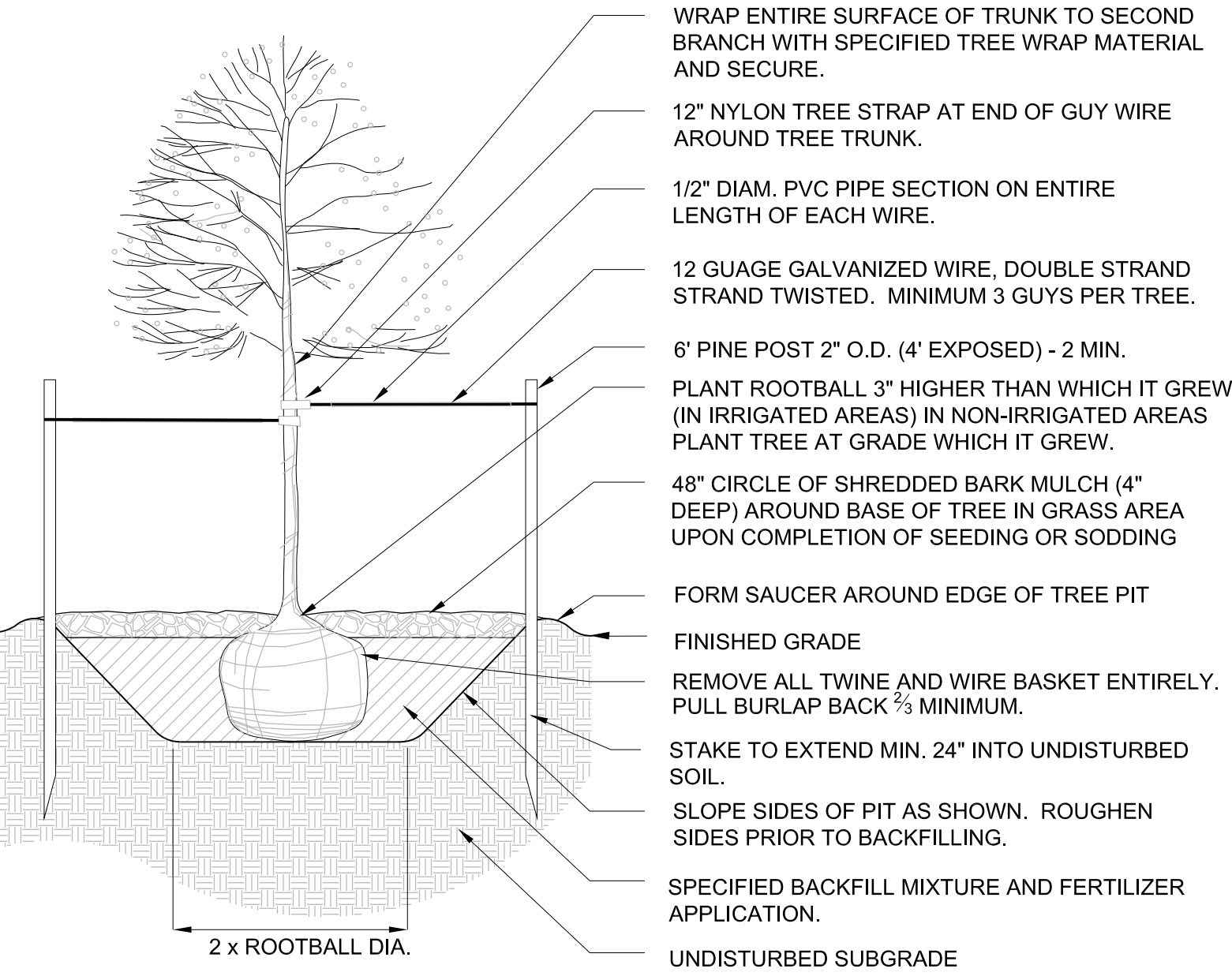


4 WEST ELEVATION - PROPOSED  
1/4" = 1'-0"

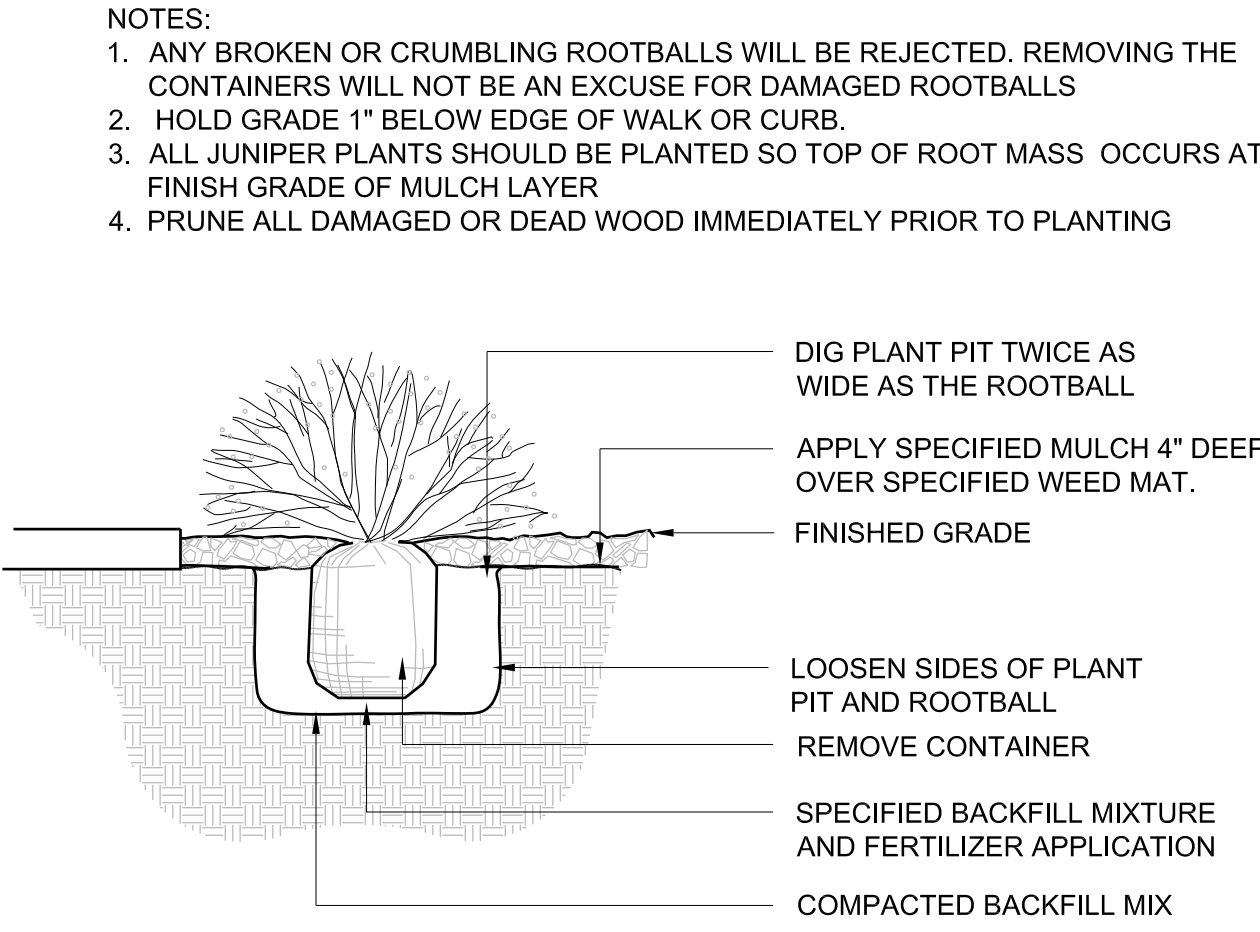




- NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE WIRE OR CONTAINER WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS
  2. DO NOT CUT SINGLE LEADER. PRUNE DAMAGED OR DEAD WOOD AND CO-DOMINANT LEADERS AT LANDSCAPE ARCHITECT'S DIRECTION ONLY.



1 DECIDUOUS TREE DETAIL



2 SHRUB DETAIL

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 'HADELN' / DWARF HADELN 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 DAYTON STREET FRONTAGE	LENGTH 43'	TREES REQ. (1/40')	TREES PROVIDED 0	NOTES 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

1. 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.
2. EXISTING WOOD POLE PARKING LOT LIGHTS ARE TO REMAIN.
3. 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.
4. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
6. 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.
7. ROOTBALLS TO BE FREE OF WEEDS.
8. SIZES ON PLANT LIST SHALL BE CONSIDERED MINIMUM SIZES.
9. 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.
10. PROVIDE POSITIVE GRADES AWAY FROM BUILDINGS AND TOWARD LAWN DRAINS AND CATCH BASINS. SLOPE AWAY FROM BUILDINGS AT A MINIMUM OF 2%.
11. 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.
12. 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.
13. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS BEFORE DIGGING. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF THE CENTERLINE OF UTILITIES.
14. 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.
15. ALL PLANTING BEDS SHALL BE MULCHED WITH WOOD CEDAR BARK MULCH EXCEPT WHEN DESIGNATED FOR ROCK.
16. 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.
17. 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.