COMPOSITIVE

AN ECE - 5TH GRADE SCHOOL

SITE DEVELOPMENT PLAN

SHEET INDEX

DATA BLOCK

	PHASE 1A	PHASE 1B	PHASE 2
LAND AREA WITHIN PROPERTY LINES:	3.65 Acres (159,329 SF)	3.65 Acres (159,329 SF)	3.65 Acres (159,329 SF)
GROSS FLOOR AREA:	10,534 SF	18,604 SF	25,604 SF
NUMBER OF BUILDINGS:	1	1	1
MAX BUILDING HEIGHT:	28' - 10 1/2"	35'	35'
TOTAL BUILDING COVERAGE:	7%, 10,543 SF	12% 18,604 SF	16% 25,604 SF
HARD SURFACE AREA:	21%, 34,095 SF	21%, 34,095 SF	21%, 34,095 SF
LANDSCAPE AREA:	72%, 114,691 SF	67% 105,722 SF	63% 98,722 SF
PRESENT ZONING CLASSIFICATION:	PD-MU	PD-MU	PD-MU
PARKING SPACES REQUIRED:	14	14	14
PARKING SPACES PROVIDED:	40	40 + Shared Parking Agreement to be secured in this phase with future adjacent land owner.	40+Shared parking agreement identified in phase 1B.
HANDICAPPED SPACES REQUIRED:	2	2	2
HANDICAPPED SPACES PROVIDED:	2 (INCLUDED 1 VAN ACCESSIBLE)	2 (INCLUDED 1 VAN ACCESSIBLE)	2 (INCLUDED 1 VAN ACCESSIBLE)
LOADING SPACES REQUIRED	1	1	1
LOADING SPACES PROVIDED	1	1	1
PERMITTED MAXIMUM SIGN AREA	105 SF	169 SF	222 SF
PROPOPSED TOTAL SIGN AREA	62 SF	62 SF	62 SF
* SIGNAGE MAY REQUIRE DRB APPROVAL			

LEGAL DESCRIPTION

LOT 1, BLOCK 3 OF THE FITZSIMONS INNOVATION COMMUNITY SUBDIVISION FILING NO. 1

AURORA STANDARD SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLEFOR 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. PLEASE ADD THE COMMERCIAL ACCESSIBLE NOTE: "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 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009.

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 AND 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 SYSTEMS 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 THE AURORA CITY CODE ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS.

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.

17. NOT USED

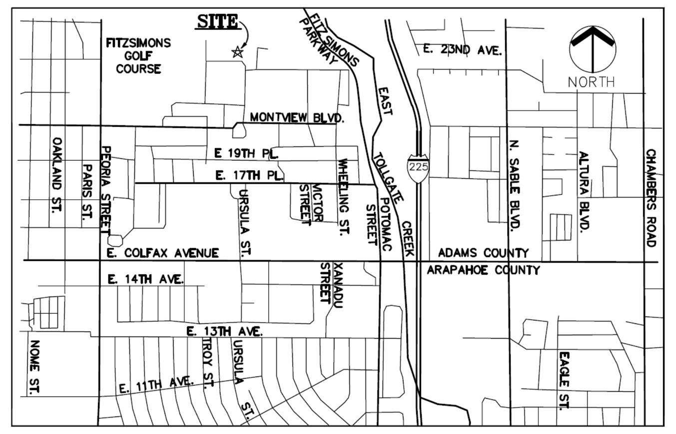
18. NOT USED

19. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.

20. EMERGENCY RESPONDER RADIO COVERAGE: ALL NEW BUILDINGS AND ADDITIONS TO EXISTING BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. tHIS BUILDING MUST BE ASSESSED TO DETERMINE ADEQUATE IN-BULIDING RADIO COVERAGE AT TIME OF FINAL FRAME AND ELECTRICAL INSPECTION BY A QUALIFIED 3RD PARTY INSPECTION SERVICE AT THE OWNER/DEVELOPER'S EXPENSE. LACK OF ADEQUATE IN-BUILDING RADIO COVERAGE MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHERE TEH STRUCTURE IS FOUND DEFICIENT, A SEPARATE PERMIT IS REQUIRED TO INSTALL, REPAIR OR MODIFY ANY EMERGY RESPONSE RADIO COVERAGE SYSTEM PER 2015 IFC, SECTION 510.

VICINITY MAP

(N.T.S.)



SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION , USE OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATION SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, ______________________________ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS ____ DAY OF __________ AD. ______

BY:______________________ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO
COUNTY OF ___________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF ___________ AD. ______ BY

____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SEAL

____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _______ NOTARY BUSINESS ADDRESS:____________________
____

CITY OF AURORA APPROVALS

CITY ATTORNEY:__________________________ DATE:__________________________

PLANNING DIRECTOR:______________________DATE:__________________________

PLANNING COMMISSION:____________________ DATE:__________________________
(CHAIRPERSON)

CITY COUNCIL:___________________________ DATE:__________________________
(MAYOR)

ATTEST:________________________________ DATE:__________________________
(CITY CLERK)

DATABASE APPROVAL DATE:______________________

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF__________________

COLORADO AT _____ O'CLOCK M, THIS____ DAY OF________________ AD, ______.

CLERK AND RECORDER:______________________ DEPUTY:___________________

FUTURE AMENDMENTS

AMENDMENTS: Amendment to approved site plans

Sheet 2 -Moved transformer to the West along 24th
ADDED sidewalk at North side of trash enclosure for trash removal away from main entrance
Extended courtyard initial extents to the South
Added playfield in permanent locations on South of site to built in phase 1A - ADJUST fence/gates/knox boxes
Sheet 3 - The transformer enclosure has shifted approximately 50' to west. The south half of the site has been graded to accommodate a play field and berm. The site fencing has been expanded along the property line to the south to surround the playfield and berm. A new double gate has been added in the fence at the southeast property corner. The fencing along the north property line has been removed as this is no longer a designated play area.
Sheet 4 - Update to landscape tables.
Sheet 5 - Update to plant list.
Sheet 7 - Removed fence around northern site landscape area. Expanded central courtyard paving and landscape beds. Added sidewalk from courtyard to southern field. Adjusted planting. Enclosed southern portion of the site with temporary fencing. Adjusted permeant fencing column locations.
Sheet 8 - Added sod sports field. Added sidewalk from courtyard to southern field. Enclosed southern portion of the site with temporary fencing.
Sheet 9 - Updated landscape phasing diagrams with new landscape layout.
Sheet 10 -Updated fencing phasing diagram with new fencing layout.
Sheet 11- Updated hydrozone map to reflect adjusted landscape layout.
Sheets 15 & 16 - ADD Bell tower added and roof eave enhancements - Modified Elevations

CONTACTS

Owner
Compositive Property LLC
4582 S Ulster Street
Suite 410
Denver, CO 80237
303.884.7188

Architect / Interiors / Signage
Tryba Architects
1620 Logan Street
Denver, CO 80203
303.831.4010
www.trybaarchitects.com

Contractor
Mortenson
1621 18th Street
Suite 400
Denver, CO 80202
720.920.4446
www.mortenson.com

Structural
Anthem Structural Engineers
5171 Eldorado Springs Drive
STE M
Boulder, CO 80303
303.848.8497
www.anthemstructural.com

MEP
MKK Consulting Engineers
7600 E Orchard Road
Suite 250-S
Greenwood Village, CO 80111
303.796.6000
www.mkkeng.com

Civil
Martin/Martin Inc.
12499 W. Colfax Avenue
Lakewood, CO 80215
303.431.6100 x247
www.martinmartin.com

Landscape
Norris Design
1101 Bannock Street
Denver, CO 80204
303.892.1166
www.norris-design.com

Life Safety
Advanced Consulting Engineers
3900 S. Wadsworth Blvd.
Suite 595
Lakewood, CO 80235
720.981.4150
www.acecode.com

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1620 Logan Street
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Compositive

ISSUE

NO.	DATE	DESCRIPTION
	06/28/18	Site Plan Submittal 1
	08/23/18	Site Plan Submittal 2
	10/4/18	Site Plan Submittal 3
	10/31/18	Site Plan Submittal 4
	11/16/18	Site Plan Submittal 5
1	12/19/18	Amendment to Approved Site Plan

PROJECT NO. 1716

DATE: 11/15/18

COMPOSITIVE PRIMARY

DRAWING TITLE: **COVER SHEET**

11/19/2018 1:44:51 PM

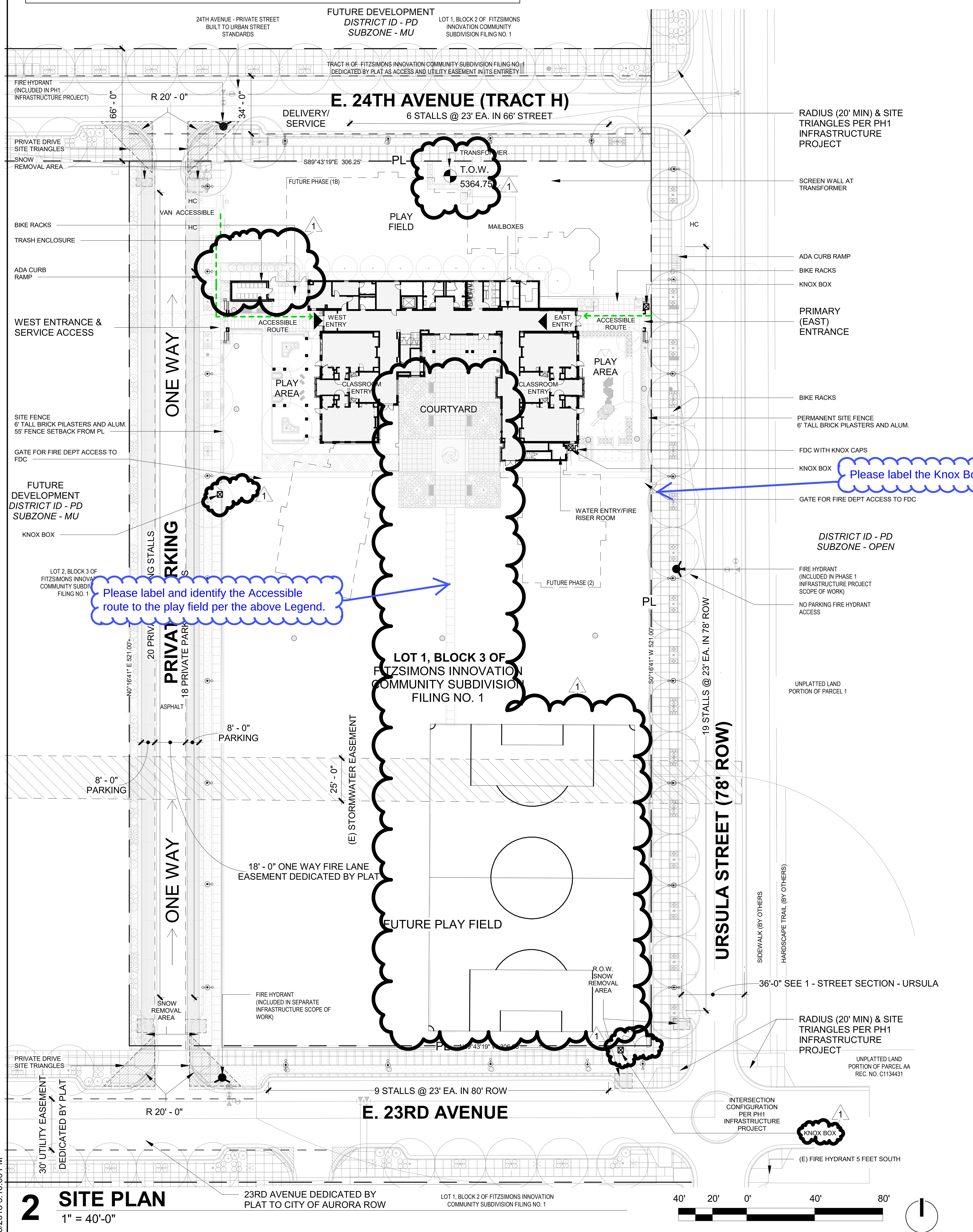
COMPOSITIVE

AN ECE - 5TH GRADE SCHOOL

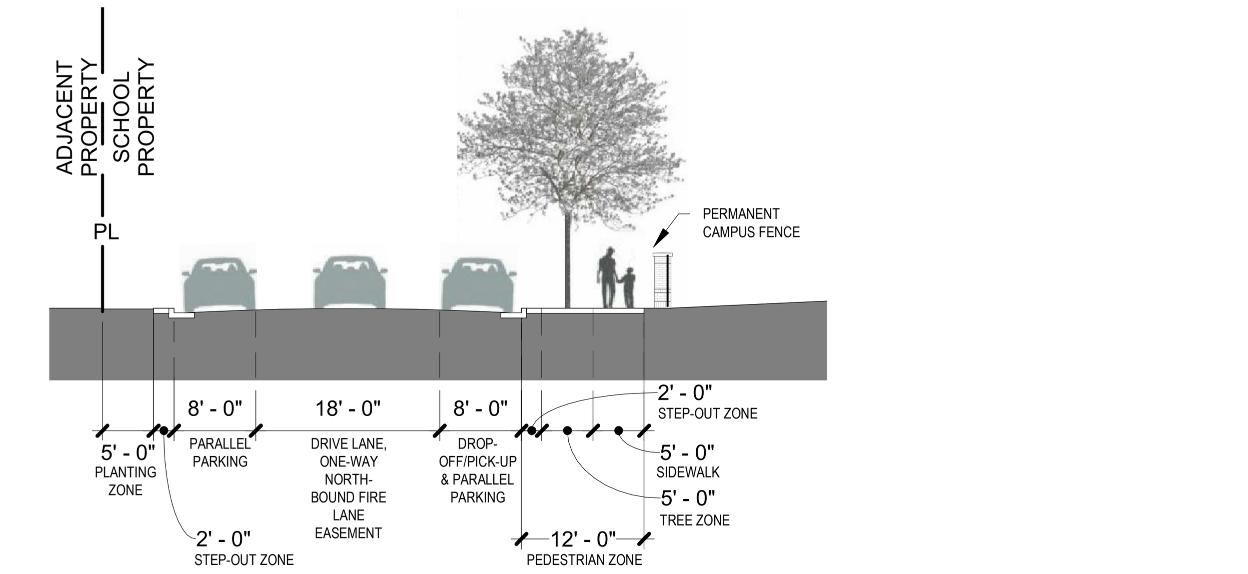
SITE DEVELOPMENT PLAN

LEGEND

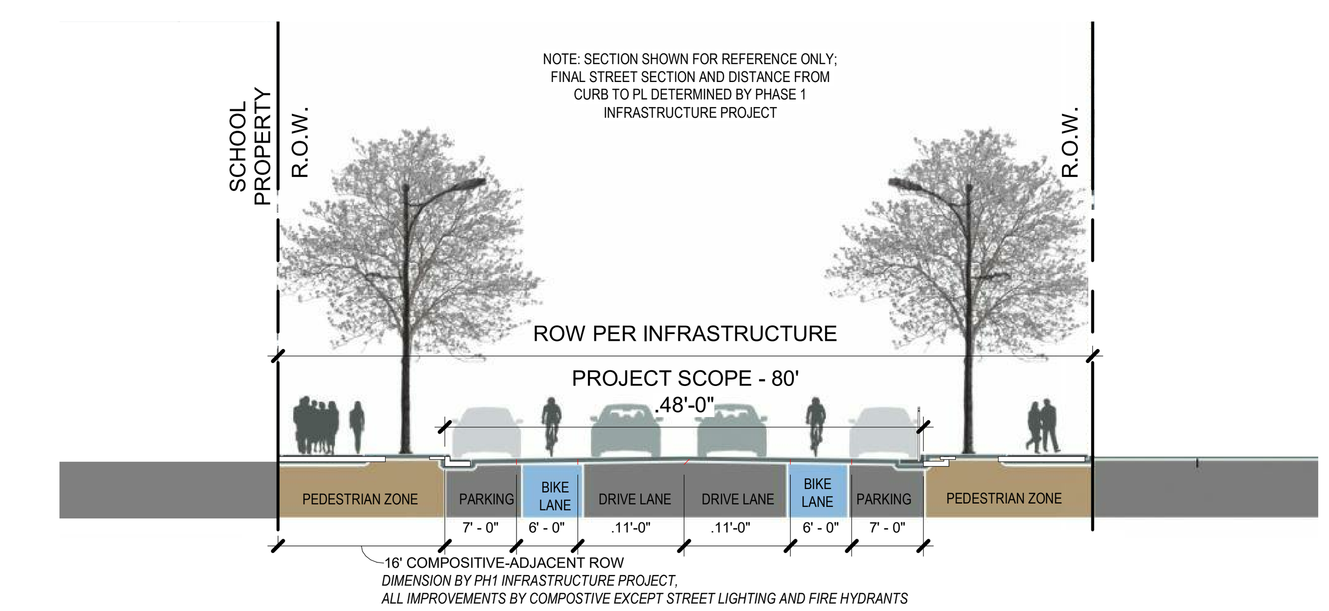
- PL PROPERTY LINE
- POINT OF ENTRY
- CLASSROOM ENTRY
- LANDSCAPING
- CONCRETE PAVING
- SITE TRIANGLES
- KNOX BOX
- KNOX CABINET
- FDC W/ KNOX CAPS/PLUGS
- PEDESTRIAN LIGHTING
- STREET LIGHTING
- PROPOSED FIRE HYDRANT
- ACCESSIBLE ROUTE



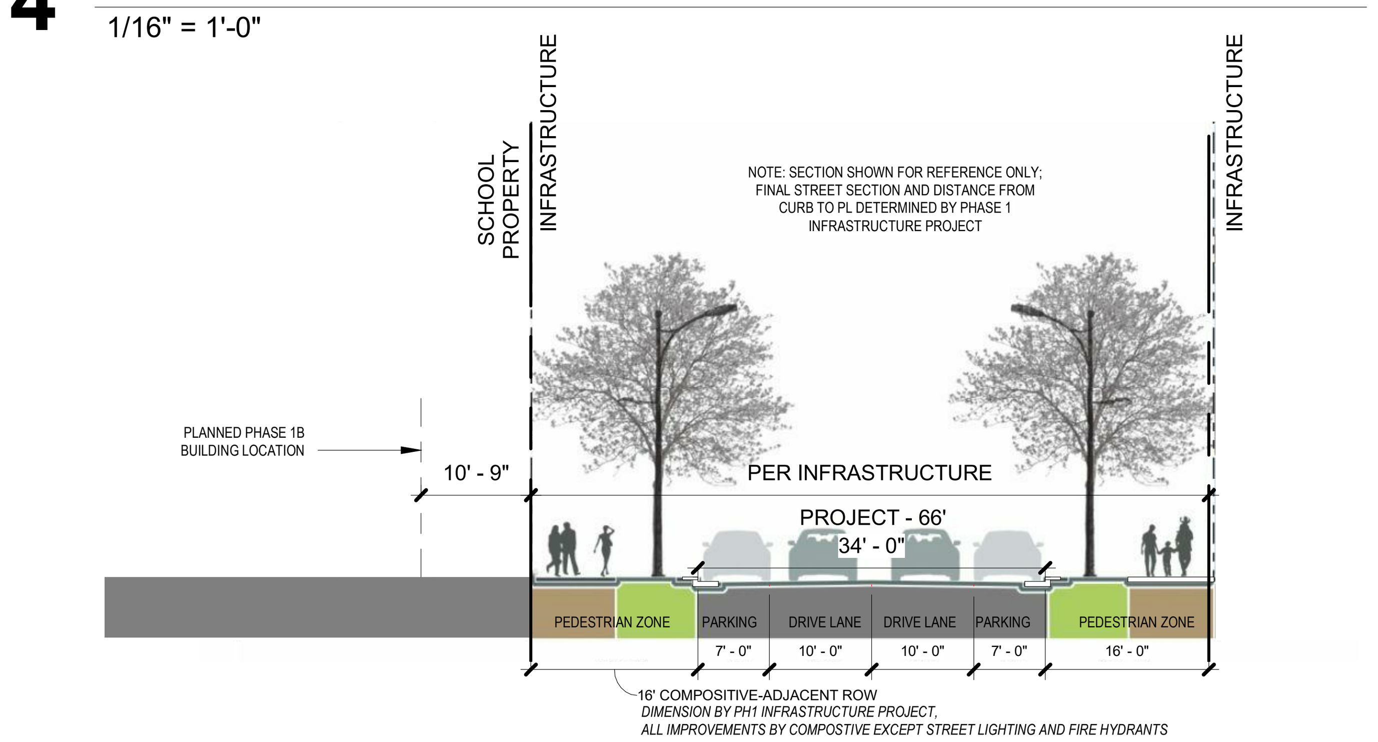
2 SITE PLAN
1" = 40'-0"



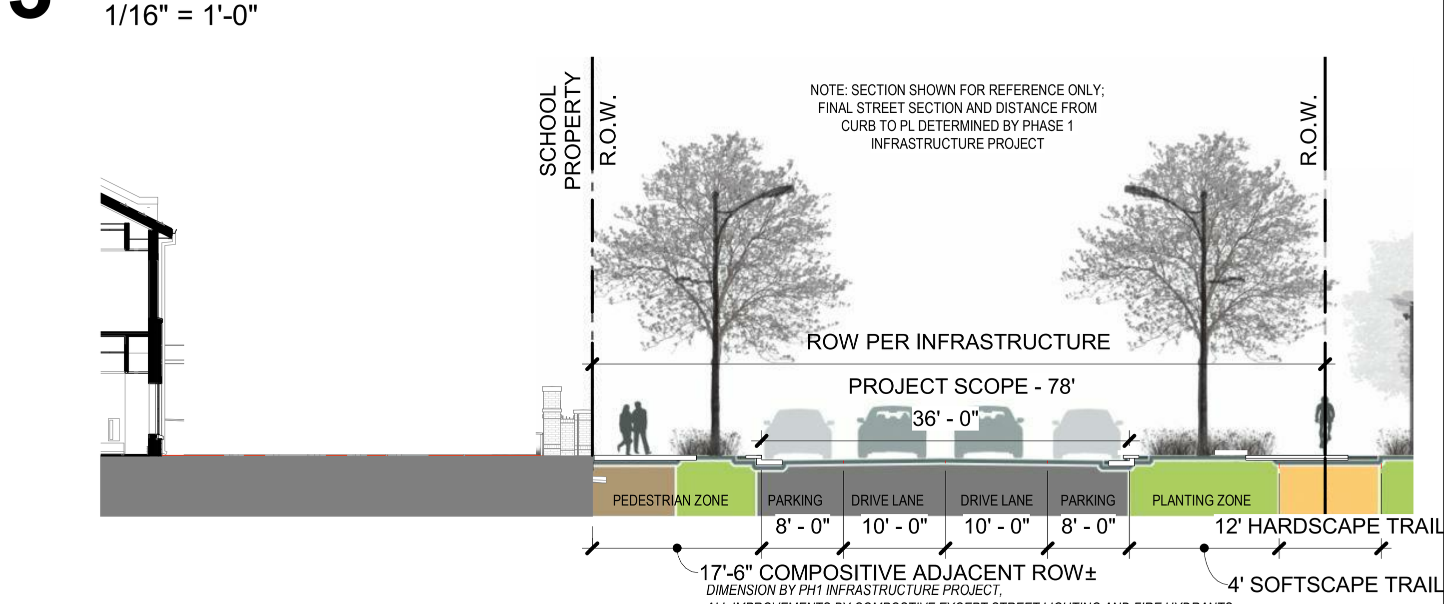
5 STREET SECTION - PRIVATE PARKING
1/16" = 1'-0"



4 STREET SECTION - 23RD AVENUE
1/16" = 1'-0"



3 STREET SECTION - 24TH AVENUE
1/16" = 1'-0"



1 STREET SECTION - URSULA
1/16" = 1'-0"

SITE PLAN GENERAL NOTES

1. SITE ELEMENTS AND LANDSCAPE SHOWN IN THE RIGHT-OF-WAY IS REPRESENTATIVE OF THE FIRST PHASE OF WORK TO BE CONSTRUCTED VIA THIS SITE PLAN REVIEW. FUTURE SITE ELEMENTS AND LANDSCAPING WORK IN THE RIGHT-OF-WAY IS SHOWN ON THE PHASED LANDSCAPE PLANS.

2. SITE LIGHTING SHOWN IN THE PUBLIC RIGHT OF WAY IS SHOWN FOR LOCATION PURPOSES ONLY AND WILL BE CONSTRUCTED AND INSTALLED BY THE PHASE 1 INFRASTRUCTURE PROJECT.

3. SITE WORK, SITE LIGHTING AND SITE FENCING *INTERNAL* TO THE COMPOSITIVE SITE WILL BE INSTALLED BY THE COMPOSITIVE PROJECT. SITE ELEMENTS AND LANDSCAPE SHOWN INTERNAL TO THE COMPOSITIVE SITE IS REPRESENTATIVE OF THE FIRST PHASE OF WORK TO BE CONSTRUCTED VIA THIS SITE PLAN REVIEW. FUTURE SITE AND LANDSCAPING WORK INTERNAL TO THE SITE IS SHOWN IN THE PHASED LANDSCAPE PLANS AND FENCING PLANS.

4. SEE SIGNAGE SHEET FOR SITE AND ROW SIGNAGE LOCATIONS.

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2345 N. URSULA ST
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TRYBA ARCHITECTS
1620 Logan Street
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Compositive

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	11/16/18	Site Plan Submittal 5
1	12/19/18	Amendment to Approved Site Plan

PROJECT NO. 1716
DATE: 12/19/18
COMPOSITIVE PRIMARY

DRAWING TITLE: SITE PLAN

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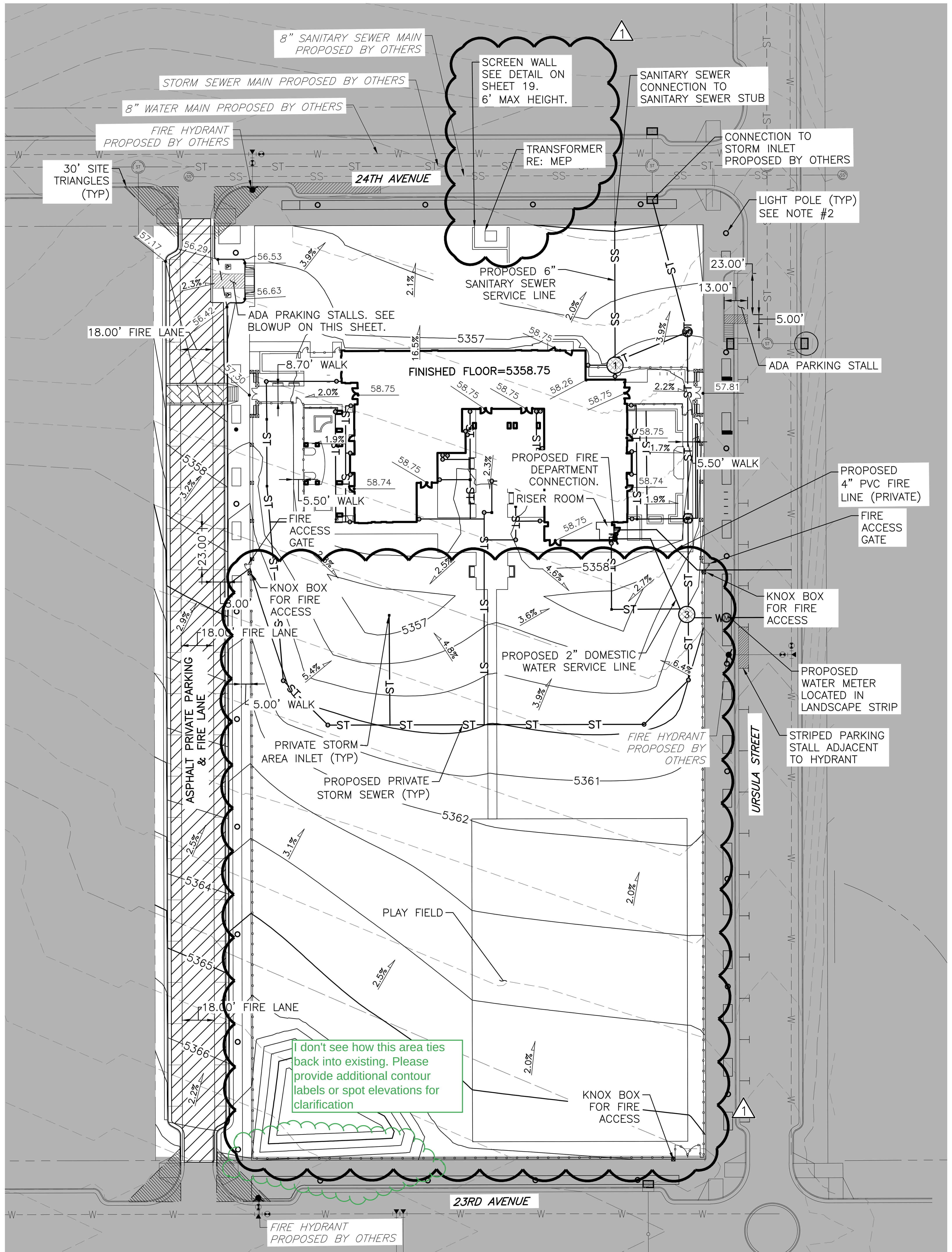
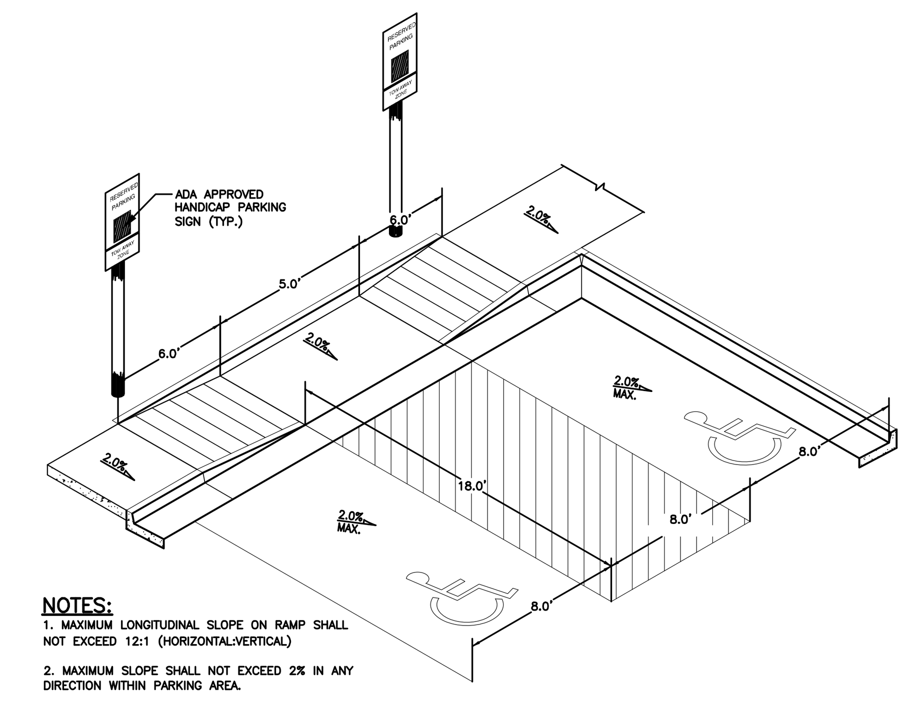
COMPOSITIVE

AN ECE - 5TH GRADE SCHOOL

SITE DEVELOPMENT PLAN





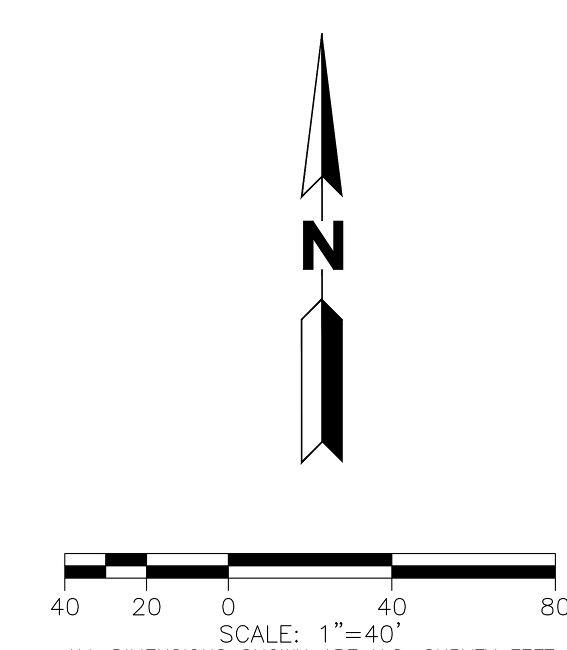
HANDICAP RAMP AND PARKING DETAIL
NOT TO SCALE

LEGEND

EXISTING/PROPOSED BY OTHERS		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	HANDICAP RAMPS	
	UTILITY CROSSING	#
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	CO
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
DRIVE	DESCRIPTIONS	DRIVE
	ASPHALT PAVEMENT	
	FIRE DEPARTMENT CONNECTION	FDC
	CIVIL WORK PROPOSED BY OTHERS	

NOTES:

1. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
2. ALL LIGHTING IN ROW SHOWN FOR REFERENCE ONLY. TO BE CONSTRUCTED BY OTHERS AS PART OF INFRASTRUCTURE PROJECT (APPLICATION #DA-1233-36).
3. OFFSITE INFRASTRUCTURE IS TO BE CONSTRUCTED BY OTHERS AND IS SHOWN ON THE INFRASTRUCTURE PLAN SET (APPLICATION #DA-1233-36).
4. MINIMUM SLOPE AWAY FROM BUILDING IS 5% IN LANDSCAPE AND 2% IN IMPERVIOUS AREAS.
5. ALL SIDEWALKS TO BE CONCRETE.



UTILITY CROSSINGS

CROSSING #	DETAILS	CLEARANCE (FEET)
1	BOST=5352.71', TOS=5351.09'	1.62
2	BOW=5352.23', TOST=5349.97'	2.26
3	BOW=5354.97', TOST=5350.07'	4.90

ABBREVIATIONS

BOST= BOTTOM OF STORM PIPE
TOS= TOP OF SANITARY PIPE
BOW= BOTTOM OF WATER PIPE
TOST= TOP OF STORM PIPE

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

COMPOSITIVE PRIMARY
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PROJECT NO.: 1716
DATE: 10/17/18
COMPOSITIVE PRIMARY

DRAWING TITLE:
GRADING AND UTILITY SCHEMATIC

COMPOSITIVE

AN ECE - 5TH GRADE SCHOOL

SITE DEVELOPMENT PLAN

GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
3. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
4. THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SP APPROVAL AND MAY NOT SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS.
5. REFER TO GEOTECHNICAL REPORT FOR MINIMUM IRRIGATION AND DRAINAGE SLOPE DISTANCES FROM BUILDING FOUNDATIONS.

TREE PROTECTION PLAN SUMMARY

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION
44"	0"	14.5"

NOTE: THE FITZSIMONS INNOVATION CAMPUS HAS AN OVERALL TREE MITIGATION PROGRAM THAT ENCOMPASSES THE ENTIRE CAMPUS. REMAINING CALIPER INCHES WILL BE MITIGATED ON FUTURE PARCELS AS DEVELOPMENT OCCURS.

1

Building Perimeter Landscape Table

Elevation	*Building Perimeter Landscape Description*	*Length*	*Trees Required*	*Trees Provided*	*Shrubs Required*	*Shrubs Provided*	*Transfers*
East	East Building Elevation (1 Tree Equivalent Per 40 LF of Frontage)	106 LF	3	3	0	132	
North	North Building Elevation (1 Tree Equivalent Per 40 LF of Frontage)	158 LF	4	9	0	0	
	Totals:		7	12	0	132	

Standard Rights-of-Way Street Tree Table

Street Tree Description	*Length*	*Trees Required*	*Trees Provided*	*Transfers*
E. 24th Avenue (1 Tree / 30 LF)	280 LF	7	2*	
Ursula Street (1 Tree / 30 LF)	537 LF	14	16	
E. 23rd Avenue (1 Tree / 30 LF)	280 LF	7	0**	
Totals:		28	18	

NOTES:

1.) **Trees and streetscape along 23rd are to be designed and installed during Phase 1B.

2.) *Trees and streetscape along 24th are to be designed and installed during Phase 1B.

3.) Distances measured between tangent points, intersecting drives are excluded.

Water Use Table

Area	*Water Conserving Irrigation (Non-Sod)*	*Non-Water Conserving Irrigation (Sod)*	*Non-Irrigated Area/ Pavement*	*Total Area (SF)*
Phase 1a	83777	23390	41012	148179
ROW	1100	0	2421	0
Totals:	84877	23390	43433	148179

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YRDS / 1,000SF.
2. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
3. THE OWNER/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, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 1461435 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.
5. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
6. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
7. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
8. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
9. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF DOUBLE SHREDDED CEDAR. FOR AREAS SPECIFIED AS COBBLE, USE A MIX OF (75%) 2-4" WHITE COBBLE AND (25%) 1-1/2" WHITE ROCK MULCH. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH.
10. ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'.
11. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, 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.

SITE AMENITY SCHEDULE

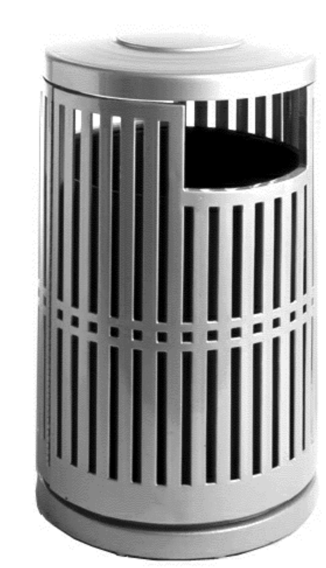
1 DESCRIPTION: BENCH

MANUFACTURER: LANDSCAPE FORMS

MODEL: "STAY" BACKED. 69" LENGTH

COLOR / FINISH: POWDERCOATED SILVER

NOTES: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS



2 DESCRIPTION: TRASH RECEPTACLE

MANUFACTURER: LANDSCAPE FORMS

MODEL: "CHASE PARK"

COLOR / FINISH: POWDERCOATED SILVER

NOTES: EMBED MOUNT PER MANUFACTURER'S SPECIFICATIONS

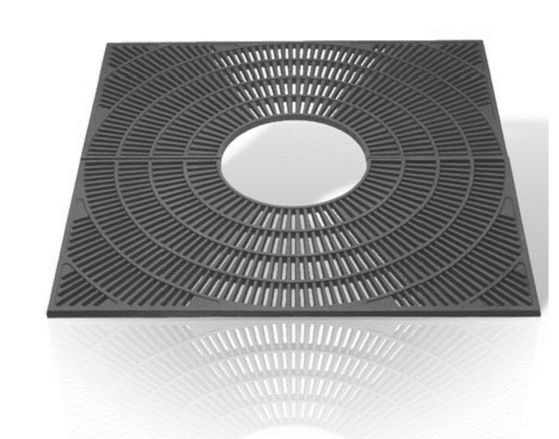
3 DESCRIPTION: BIKE RACK

MANUFACTURER: LANDSCAPE FORMS

MODEL: "RING"

COLOR / FINISH: STAINLESS STEEL

NOTES: EMBED MOUNT PER MANUFACTURER'S SPECIFICATIONS



4 DESCRIPTION: TREE GRATE

MANUFACTURER: URBAN ACCESSORIES

MODEL: "FAN"

COLOR / FINISH: STANDARD RAW CAST GRAY IRON

NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS

NOT FOR CONSTRUCTION NORRIS DESIGN

COMPOSITIVE PRIMARY

2375 URSULA ST
AURORA, COLORADO 80045

TRYBA ARCHITECTS
1620 Logan Street
Denver Colorado 80203
303-831-4010

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PROJECT NO.: 1716

DATE: 12/19/18

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DRAWING TITLE:

LANDSCAPE NOTES & TABLES

8/23/2018 10:02:33 AM

COMPOSITIVE

AN ECE - 5TH GRADE SCHOOL

SITE DEVELOPMENT PLAN

PLANT PALETTE (PHASE 1A)

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & CONT.
DECIDUOUS CANOPY TREES				
2	GIN	AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	3" CAL. B&B
4	PSG	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'	3" CAL. B&B
5	SHA	SHADEMASTER LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	3" CAL. B&B
6	ALE	ALLEE ELM	ULMUS PARVIFOLIA 'EMER II' ALLEE	3" CAL. B&B
3	VFE	VALLEY FORGE ELM	ULMUS AMERICANA 'VALLEY FORGE'	3" CAL. B&B
9	SCH	JAPANESE PAGODA TREE	STYPHNOLOBIUM JAPONICA 'HALKA'	3" CAL. B&B
ORNAMENTAL TREES				
2	SPR	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CAL. B&B
2	BIG	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	2" CAL. B&B
11	POP	LOMBARDY POPLAR	POPULUS NIGRA 'ITALICA'	2" CAL. B&B
EVERGREEN SHRUBS				
198	GVB	GREEN VELVET BOXWOOD	BUXUS 'GREEN VELVET'	#5 CONT.
84	GOJ	GREEN OWL JUNIPER	JUNIPERUS VIRGINIANA 'GREY OWL'	#5 CONT.
52	GMJ	GREEN MOUND JUNIPER	JUNIPERUS PROCUMBENS NANA	#5 CONT.
8	TAY	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	#5 CONT.
DECIDUOUS SHRUBS				
3	BBD	BUTTERFLY BUSH 'NANHO PURPLE'	BUDDLEJA DAVIDII 'NANHO PURPLE'	#5 CONT.
10	IVO	IVORY HALO DOGWOOD	CORNUS ALBA 'BAIL HALO'	#5 CONT.
110	ART	ARCTIC FIRE DOGWOOD	CORNUS SERICEA 'FARROW'	#5 CONT.
8	DBB	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	#5 CONT.
33	FOR	SPRING GLORY FORSYTHIA	FORSYTHIA X INTERMEDIA 'SPRING GLORY'	#5 CONT.
20	RSA	DWARF RUSSIAN SAGE	PEROVSKIA ARTIPICIFOLIA 'LITTLE SPIRE'	#5 CONT.
14	DMV	DWARF MINN. SNOWFLAKE MOCKORANGE	PHILADELPHUS X VIRGINALIS 'DWARF SNOWFLAKE'	#5 CONT.
3	PBS	PAWNEE BUTTES SANDCHERRY	PRUNUS BESSEI 'P011S'	#5 CONT.
10	TLS	THREE LEAF SUMAC	RHUS TRILOBATA	#5 CONT.
4	AAS	AUTUMN AMBER THREE LEAF SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.
7	DFV	DOUBLEFILE VIBURNUM	VIBURNUM PLICATUM TOMENTOSUM 'SUMMER SNOWFLAKE'	#5 CONT.
ORNAMENTAL GRASSES				
53	BAG	BLONDE AMBITION GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.
20	FRG	KARL FOERSTER GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.
30	KRG	KOREAN FEATHER REED GRASS	CALAMAGROSTIS BRACHYTRICHA	#1 CONT.
80	ARG	AVALANCHE MAIDEN GRASS	MISCANTHUS SINENSIS 'YAKU JIMA'	#1 CONT.
27	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS PURPURASCEMS	#1 CONT.
4	RSG	RED SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.
280	HFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELIN'	#1 CONT.
60	LBS	LITTLE BLUE STEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	#1 CONT.
52	PDS	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.
PERENNIALS				
20	BAP	FALSE INDIGO	BAPTISIA AUSTRALIS	#1 CONT.
6	VAL	RED VALERIAN	CENTRANTHUS RUBER	#1 CONT.
32	COR	MOONBEAM COREOPSIS	COREOPSIS VERTCILLATA 'MOONBEAM'	#1 CONT.
16	BLA	BURGUNDY BLANKET FLOWER	GAILLARDIA X GRADIFLORA 'BURGUNDY'	#1 CONT.
79	WHR	SUMMER BREEZE WHIRLING BUTTERFLIES	GAURA LINDHEIMERI 'SUMMER BREEZE'	#1 CONT.
96	IRS	SIBERIAN IRIS	IRIS SIBIRICA 'CAESER'S BROTHER'	#1 CONT.
38	LAV	ENGLISH LAVENDAR	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	#1 CONT.
23	BBB	BLUE BEE BALM	MONARDA 'BLUE STOCKING'	#1 CONT.
9	RUD	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	#1 CONT.
155	TYM	LEMON THYME	THYMUS CITRIODORUS	#1 CONT.
6	VER	CRYSTAL RIVER SPEEDWELL	VERONICA 'REAVIS'	#1 CONT.

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NORRIS DESIGN

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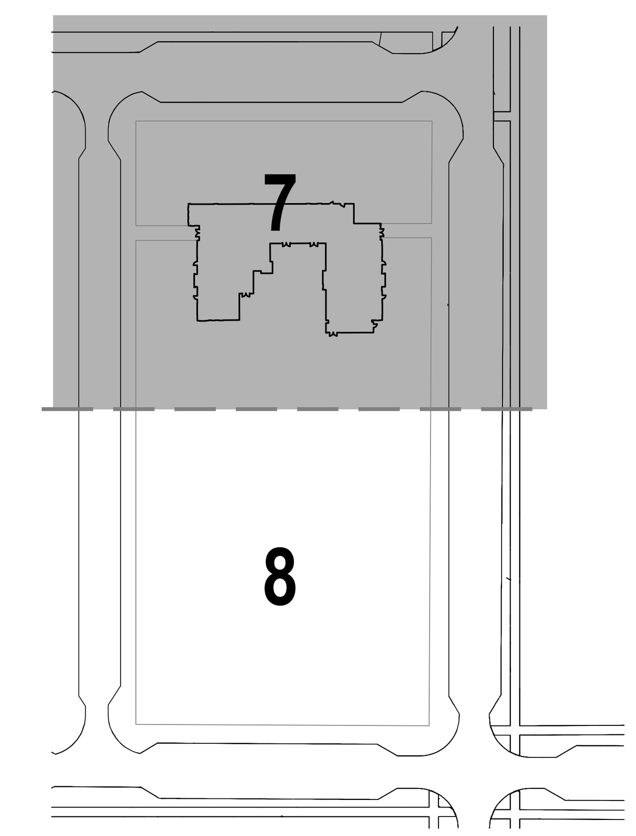
DRAWING TITLE:

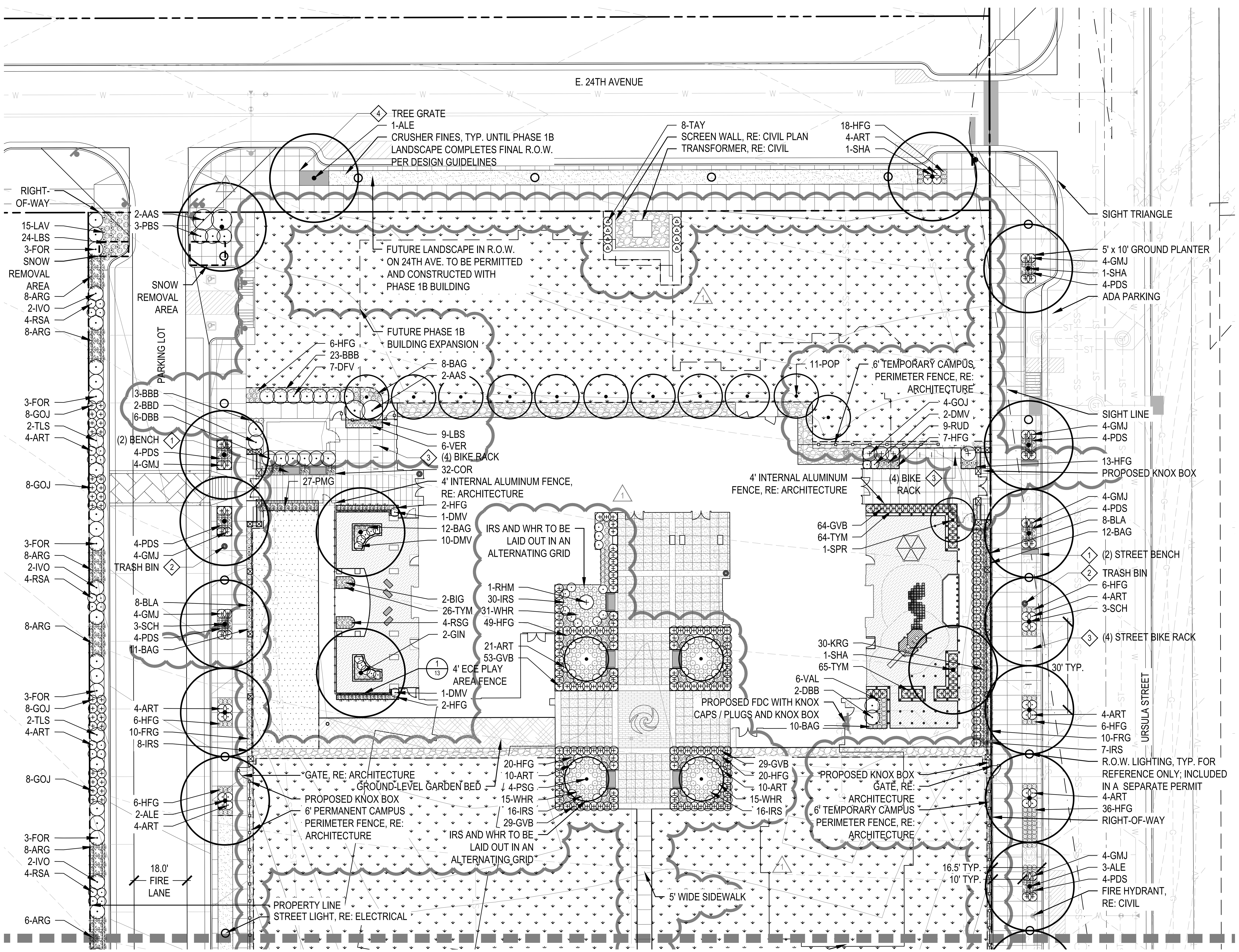
PLANT SCHEDULE

8/23/2018 10:02:33 AM

COMPOSITIVE
AN ECE - 5TH GRADE SCHOOL
SITE DEVELOPMENT PLAN

KEY MAP: N.T.S.





MATCHLINE: SHEET 8

LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- UPRIGHT EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIAL
- SOD
- NATIVE SEED
- COBBLE
- CRUSHER FINES
- POUR-IN-PLACE SURFACING
- STEEL EDGER
- SPADE-CUT EDGER
- WALL
- PERMANENT CAMPUS PERIMETER FENCE (6'), RE: ARCH
- TEMPORARY CAMPUS PERIMETER FENCE (6'), RE: ARCH
- ECE PLAY AREA FENCE (4'), RE: ARCH
- INTERNAL ALUMINUM FENCE (4'), RE: ARCH
- BENCH
- BIKE RACK
- STREETLIGHT, RE: ELECTRICAL
- FDC WITH KNOX CAPS / PLUGS
- PROPOSED KNOX BOX

GENERAL NOTES:

1. LANDSCAPING SHOWN IS FOR PHASE 1A, CURRENTLY BEING REVIEWED FOR PERMIT. FUTURE ROW LANDSCAPING, TO BE PERMITTED AT A LATER DATE, IS SHOWN ON THE PHASED LANDSCAPING SHEET FOR REFERENCE.
2. ROW DIMENSIONS AND INTERSECTION CONFIGURATION UNDER SEPARATE PERMIT, SHOWN FOR REFERENCE ONLY.

NORTH

0 10 20 40

SCALE 1" = 20'

NOT FOR CONSTRUCTION

NORRIS DESIGN

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LANDSCAPE PLAN

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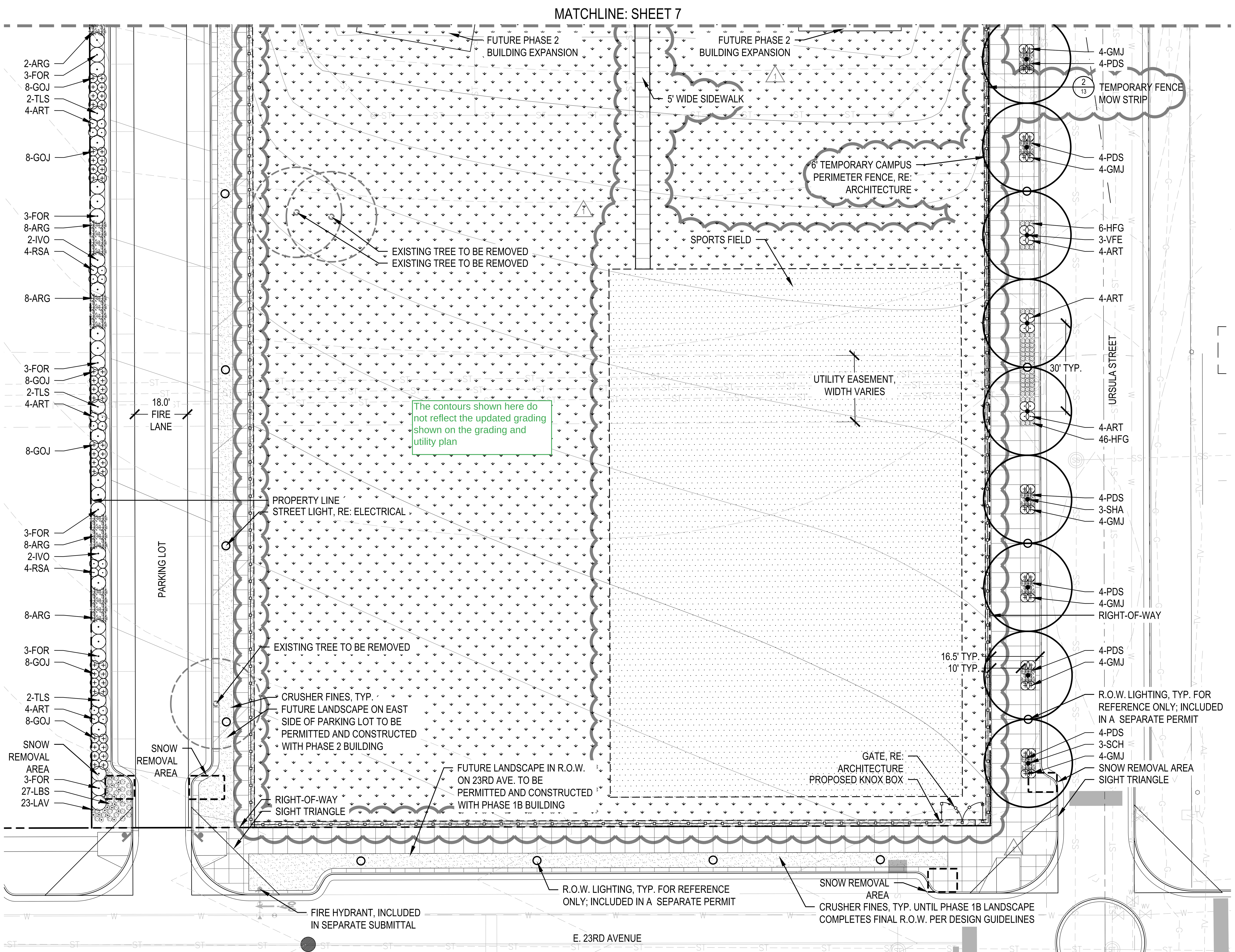
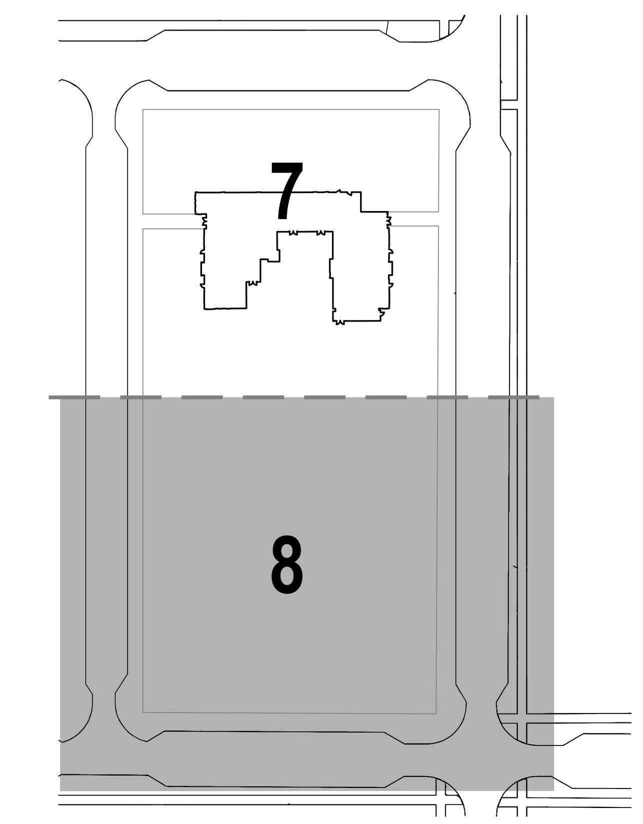
COMPOSITIVE
AN ECE - 5TH GRADE SCHOOL
SITE DEVELOPMENT PLAN



KEY MAP: N.T.S.



LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- UPRIGHT EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIAL
- SOD
- NATIVE SEED
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- INTERNAL ALUMINUM FENCE (4'), RE: ARCH
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2. ROW DIMENSIONS AND INTERSECTION CONFIGURATION UNDER SEPARATE PERMIT, SHOWN FOR REFERENCE ONLY.

0 10 20 40
NORTH
SCALE 1" = 20'

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NORRIS DESIGN

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DATE: 12/19/18
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DRAWING TITLE:
LANDSCAPE PLAN

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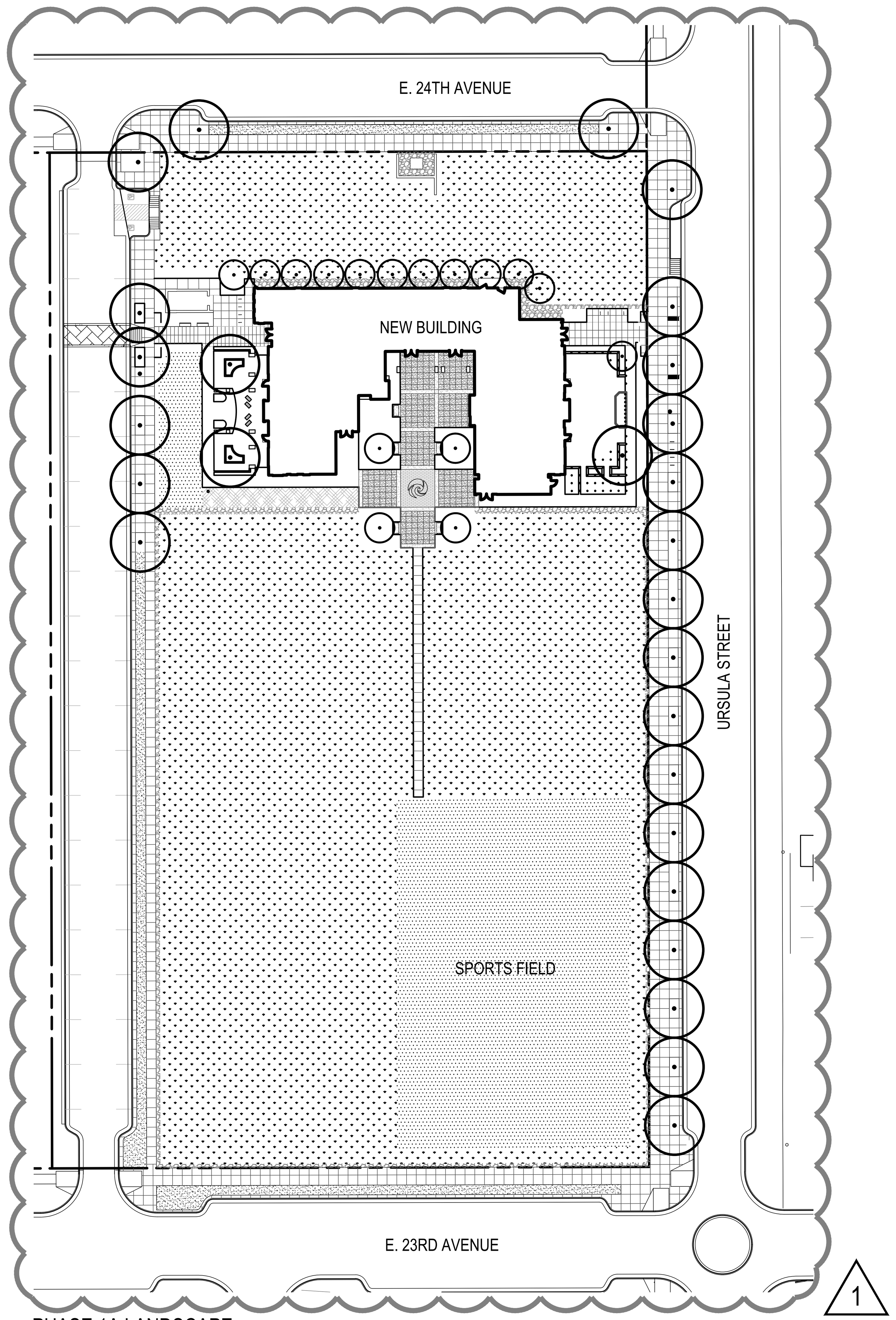
COMPOSITIVE

AN ECE - 5TH GRADE SCHOOL

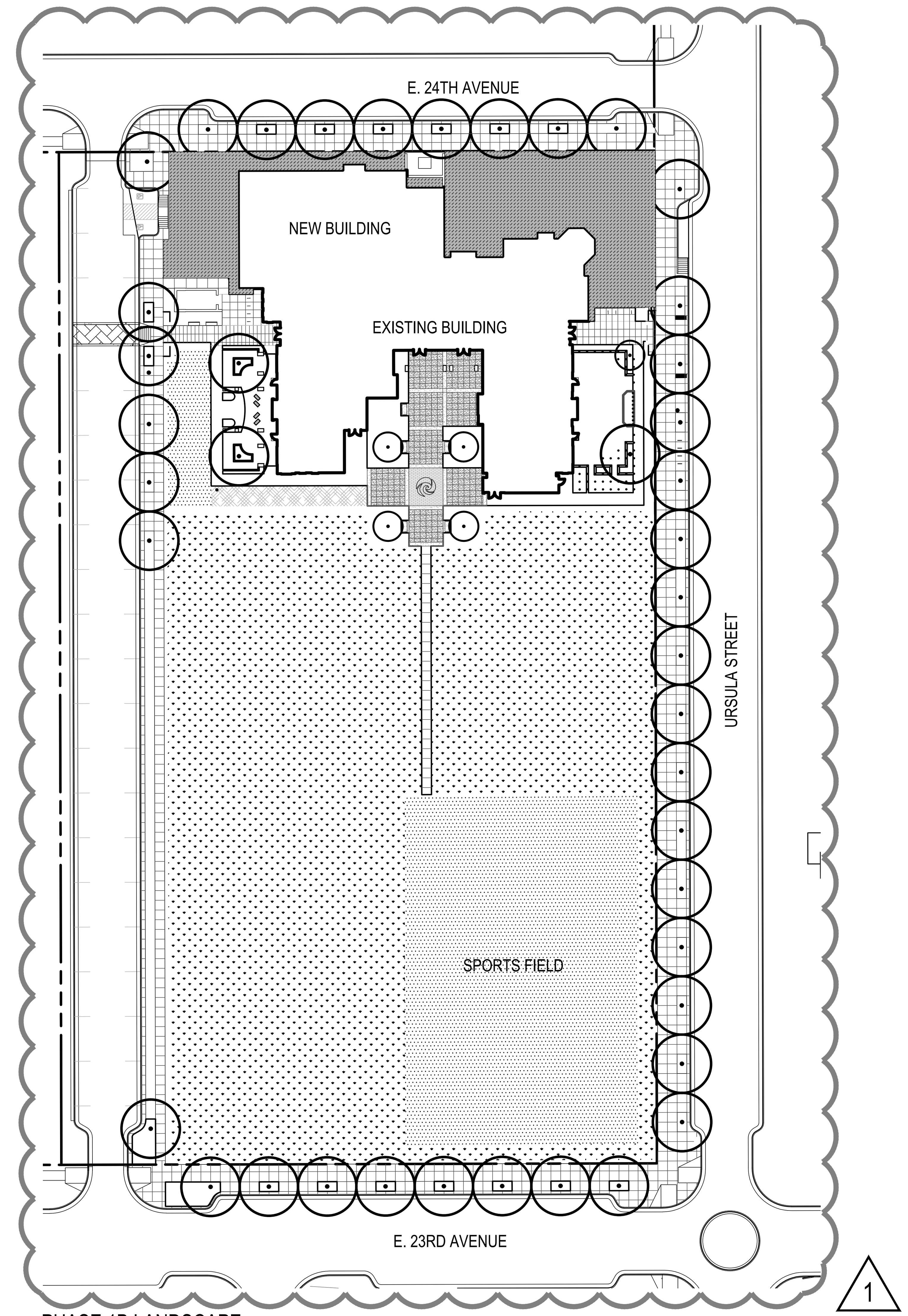
SITE DEVELOPMENT PLAN



PHASE 1A LANDSCAPE

NOTES:

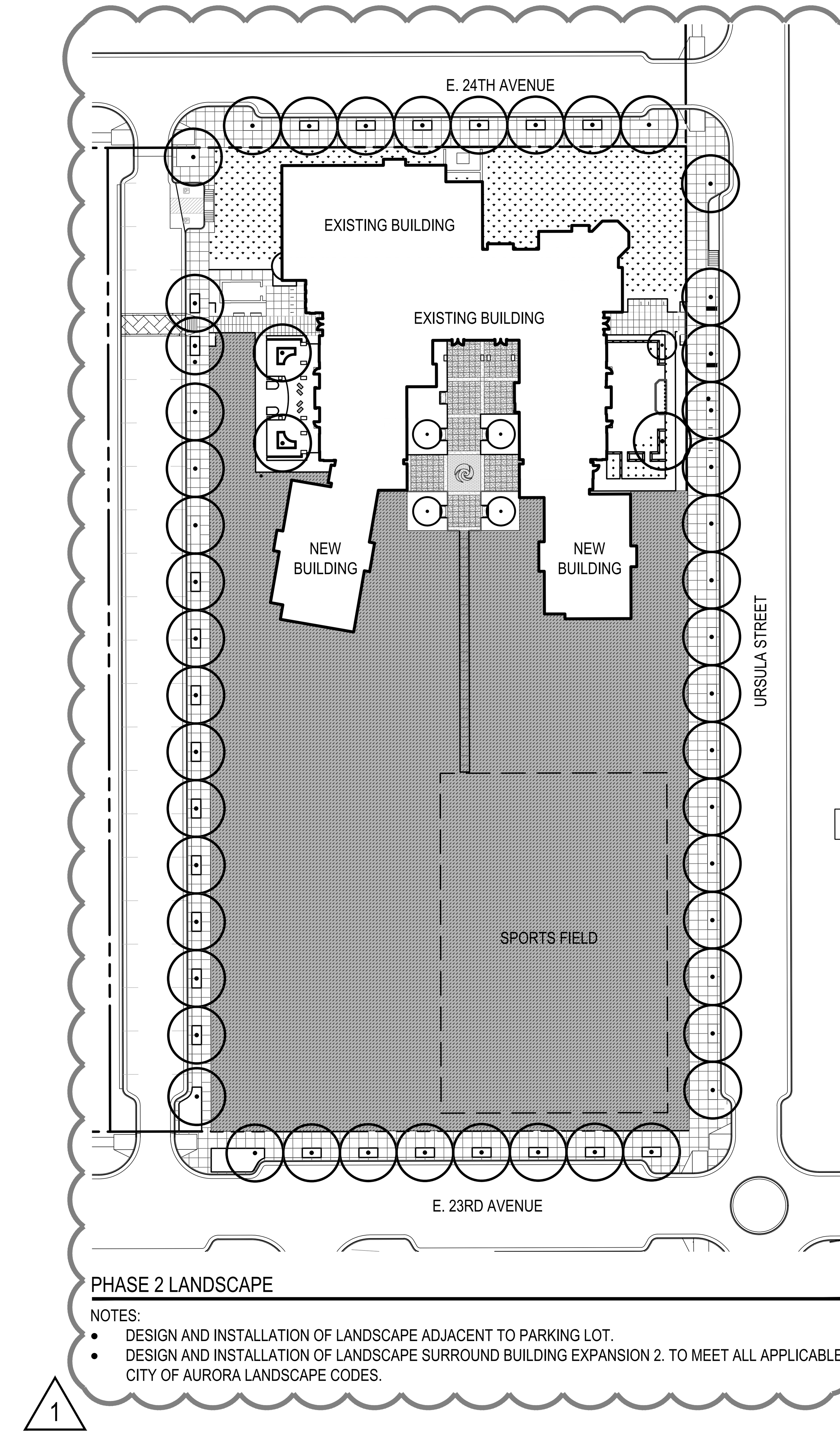
- EQUAL TO THE LANDSCAPE PLANS IN THIS SUBMITTAL. REFER TO SHEETS 7 AND 8.



PHASE 1B LANDSCAPE

NOTES:

- DESIGN AND INSTALLATION OF LANDSCAPE ON 24TH AVENUE.
- DESIGN AND INSTALLATION OF LANDSCAPE ON 23RD AVENUE.
- DESIGN AND INSTALLATION OF LANDSCAPE SURROUND BUILDING EXPANSION 1B. TO MEET ALL APPLICABLE CITY OF AURORA LANDSCAPE CODES.



PHASE 2 LANDSCAPE

NOTES:

- DESIGN AND INSTALLATION OF LANDSCAPE ADJACENT TO PARKING LOT.
- DESIGN AND INSTALLATION OF LANDSCAPE SURROUND BUILDING EXPANSION 2. TO MEET ALL APPLICABLE CITY OF AURORA LANDSCAPE CODES.

LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- PHASE 1B AND 2 LANDSCAPE
- SOD
- NATIVE SEED (UNTIL PHASE 2)
- COBBLE
- CRUSHER FINES

GENERAL NOTE:

1. PHASE 1A LANDSCAPE IS THE TOPIC OF THIS REVIEW. PHASE 1B AND PHASE 2 LANDSCAPE SHOWN FOR REFERENCE OF WHAT IS TRIGGERED DURING FUTURE PHASES OF SCHOOL EXPANSION. R.O.W. TREES AND OTHER STREETSCAPING TO BE COMPLETED ON 23RD AND 24TH DURING FUTURE PHASES AS SHOWN, PER FIC DESIGN GUIDELINE STANDARDS.

NORTH

0 25 50 100

SCALE 1" = 50'

NOT FOR CONSTRUCTION

NORRIS DESIGN

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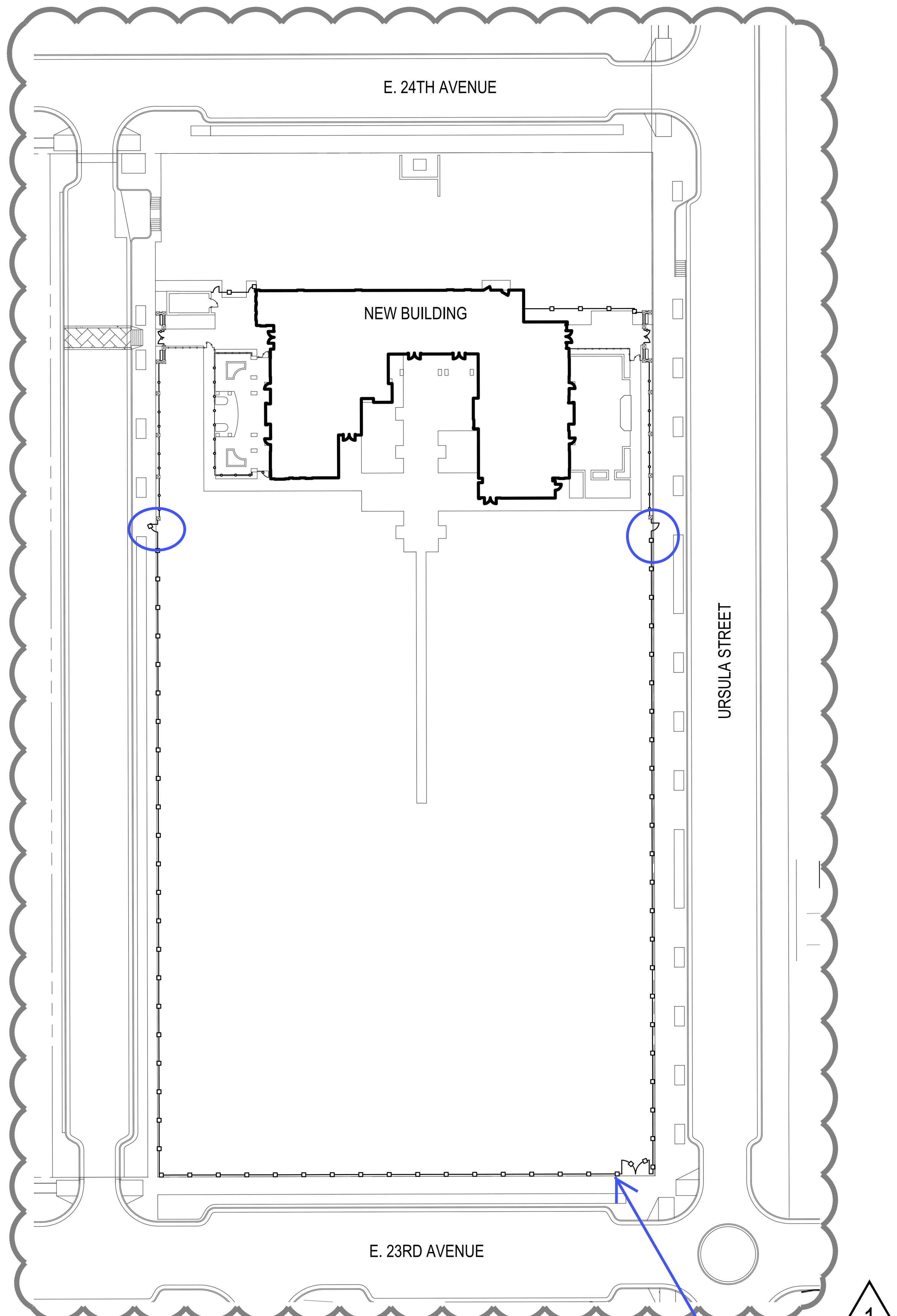
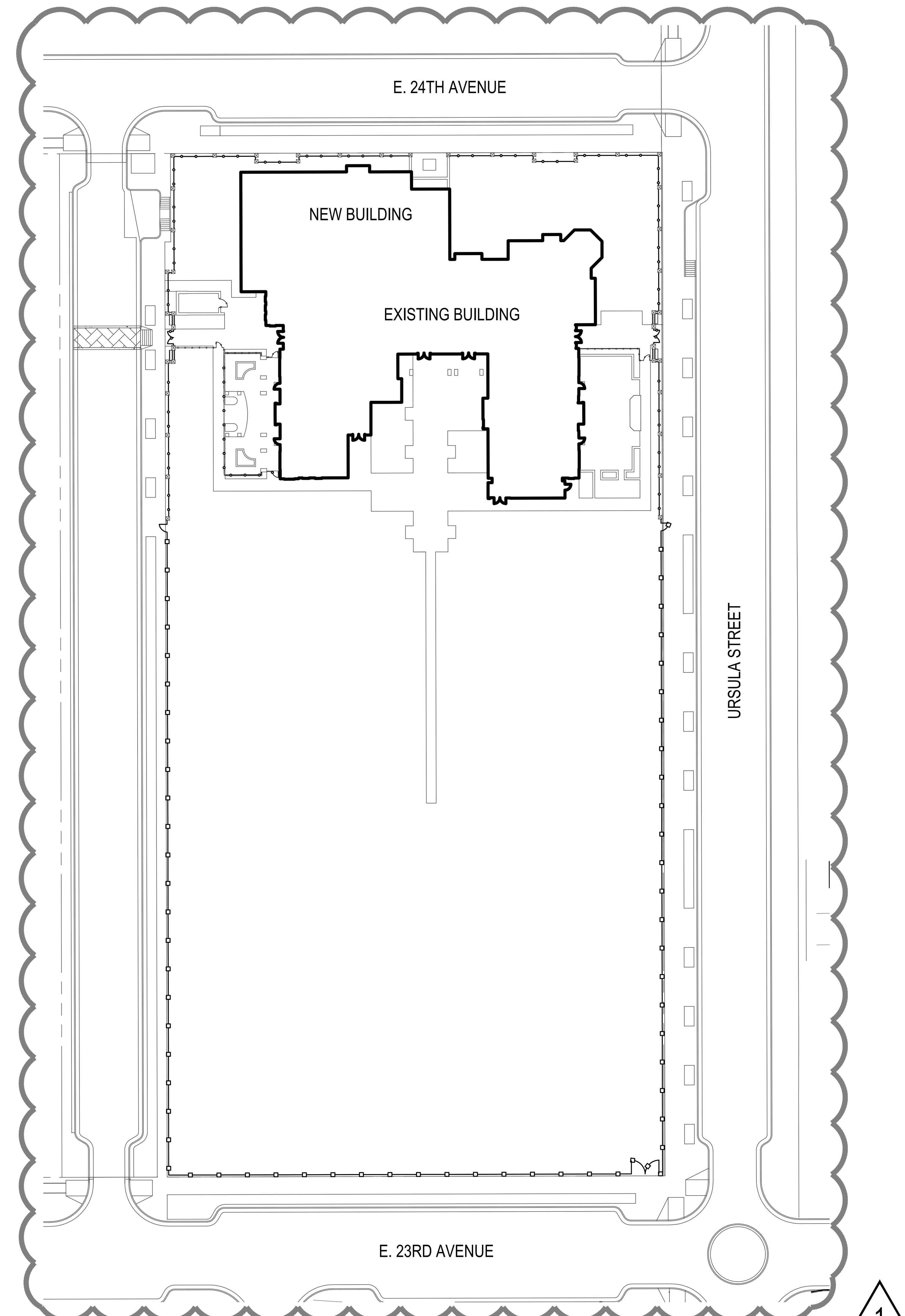
PHASED LANDSCAPE PLANS

8/23/2018 10:02:33 AM

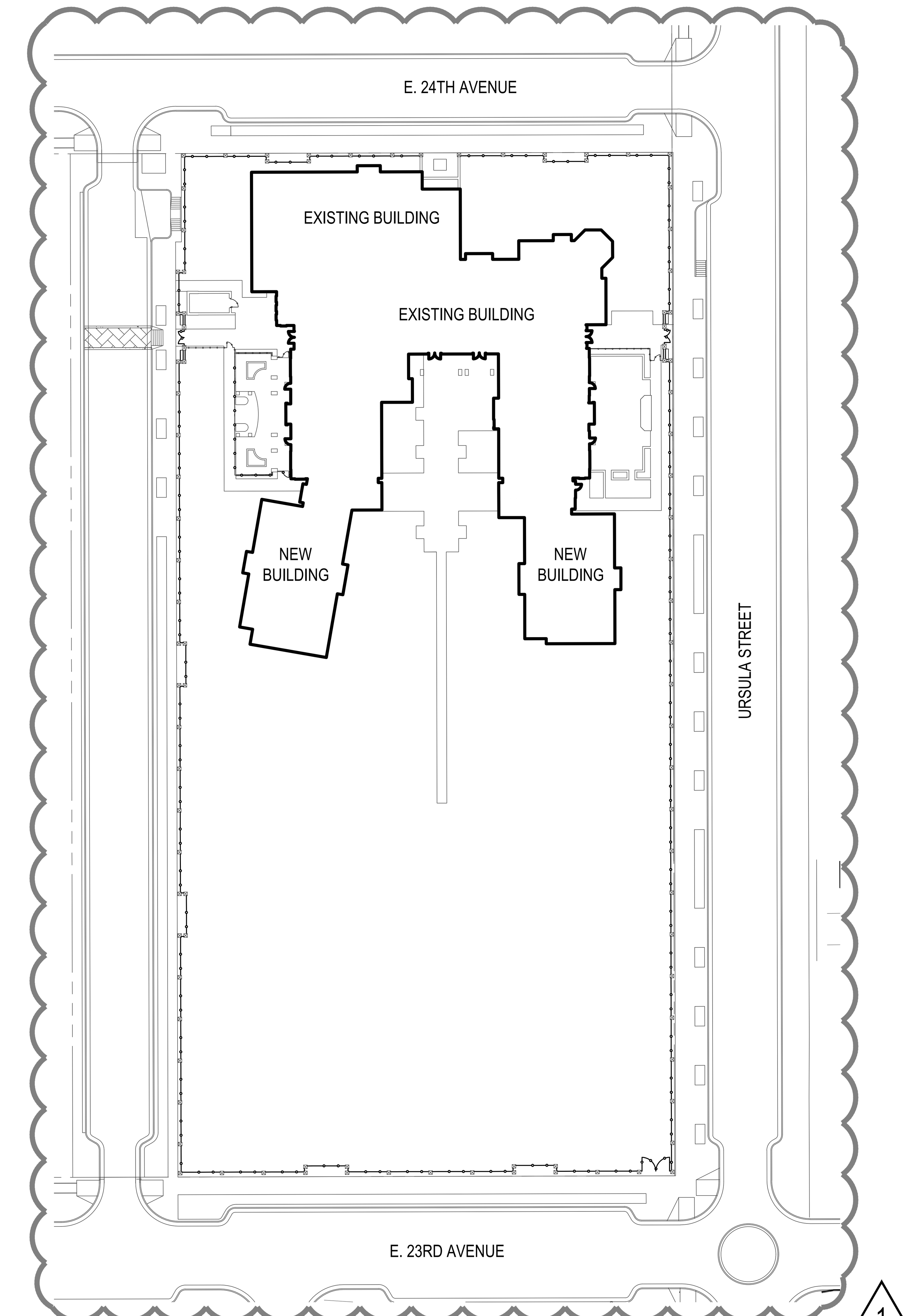
COMPOSITIVE
AN ECE - 5TH GRADE SCHOOL
SITE DEVELOPMENT PLAN



PHASE 1A FENCING



PHASE 1B FENCING



PHASE 2 FENCING

Please label and show all Knox Boxes associated with the fencing phasing plan 1A. Reference sheets 7 & 8.

LEGEND

- PERMANENT CAMPUS PERIMETER FENCE (6'), RE: ARCH
- TEMPORARY CAMPUS PERIMETER FENCE (6'), RE: ARCH
- ECE PLAY AREA FENCE (4'), SEE DETAIL 1/19
- INTERNAL ALUMINUM FENCE (4'), RE: ARCH

NOT FOR CONSTRUCTION NORRIS DESIGN

NORTH

0 25 50 100
SCALE 1" = 50'

COMPOSITIVE PRIMARY
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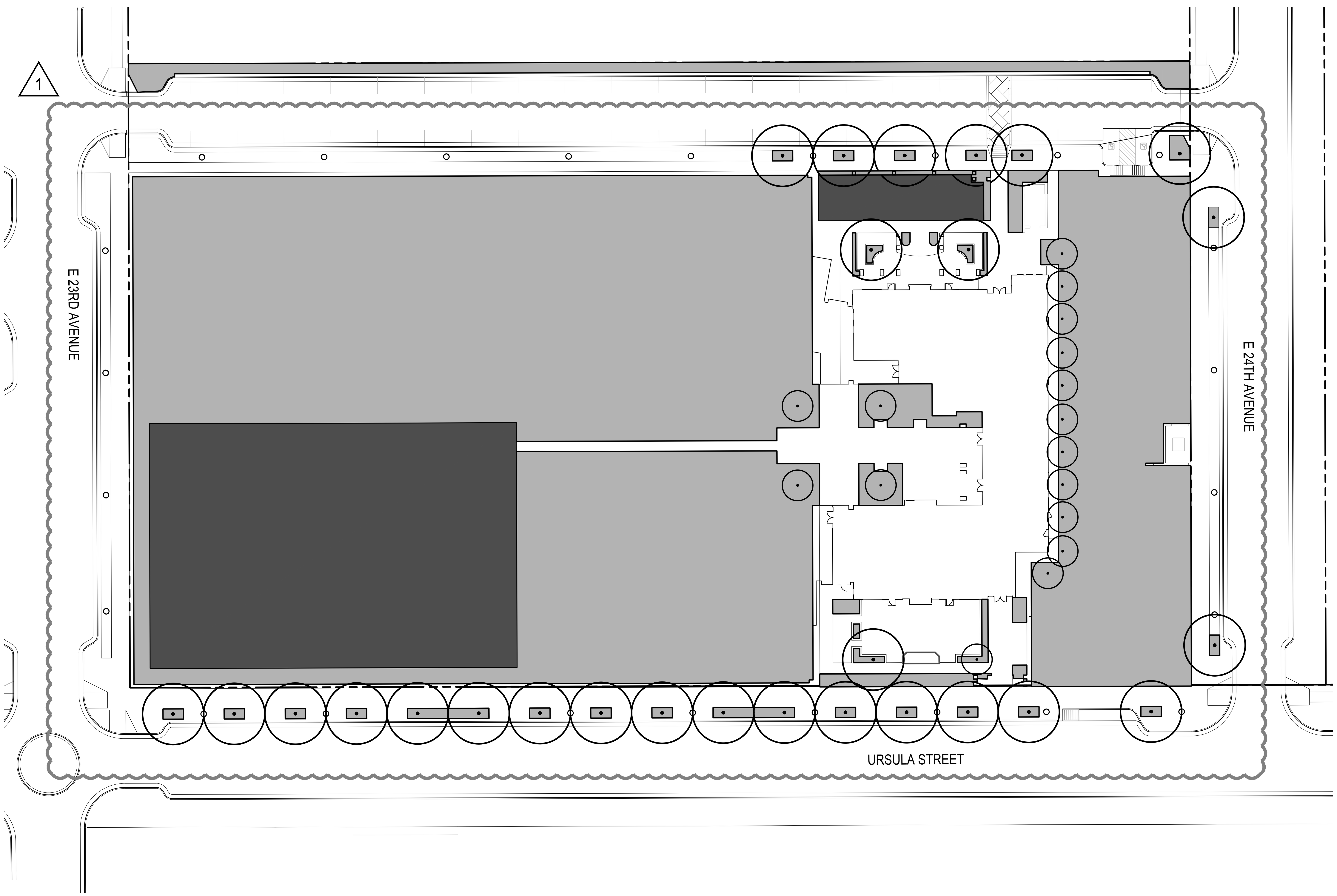
DRAWING TITLE:
PHASED FENCING PLANS

8/23/2018 10:02:33 AM

COMPOSITIVE

AN ECE - 5TH GRADE SCHOOL

SITE DEVELOPMENT PLAN



LEGEND

- CANOPY TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- LOW WATER USE: SHRUB BED AND NATIVE
- HIGH WATER USE: SOD
- PROPERTY LINE / RIGHT-OF-WAY

HYDROZONE TABLE

TAP #TBD PERMANENT TAP (BUILDING CONNECTION)

WATER USE TYPE	AREA (SF)
HIGH WATER USE	23,390 SF (21.5% OF LANDSCAPE AREA)
LOW WATER USE	85,506 SF
NON-IRRIGATED MULCH	7,697 SF
Z-TAP ZONE	0 SF
NON-IRRIGATED NATIVE	0 SF

	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	0	706	0 SF
EVERGREEN/ORNAMENTAL TREES	0	177	0 SF
TOTAL			0 SF

TOTAL IRRIGATED AREA TAP #TBD 108,896 SF

1

COMPOSITIVE PRIMARY

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DRAWING TITLE:
LANDSCAPE HYDROZONE MAP

NOT FOR CONSTRUCTION

NORRIS DESIGN

NORTH

0 15 30 60

SCALE 1"=30'

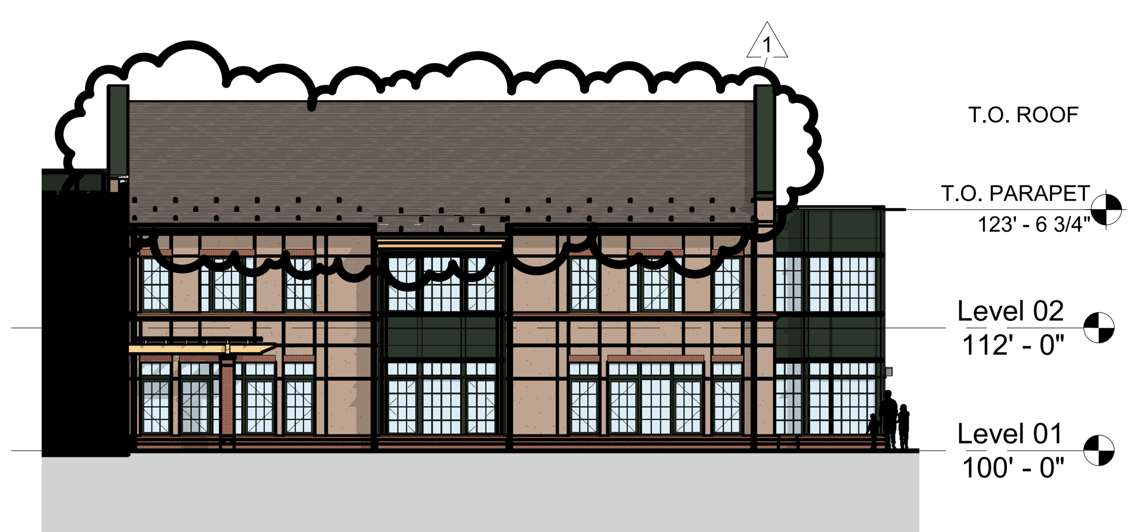
8/23/2018 10:02:33 AM

COMPOSITIVE

AN ECE - 5TH GRADE SCHOOL
SITE DEVELOPMENT PLAN

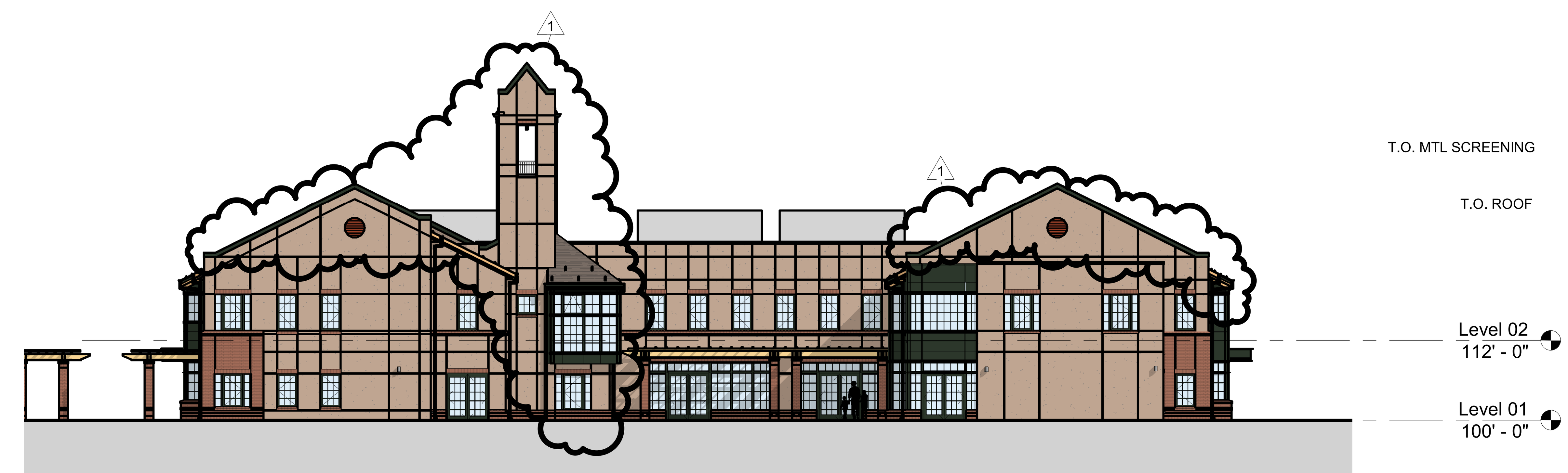
MATERIAL LEGEND

BRICK	GLAZING
STUCCO - COLOR 1	ASPHALT SINGLES
STUCCO - COLOR 2	WOOD
METAL PANEL	STAINLESS STEEL
LIMESTONE	



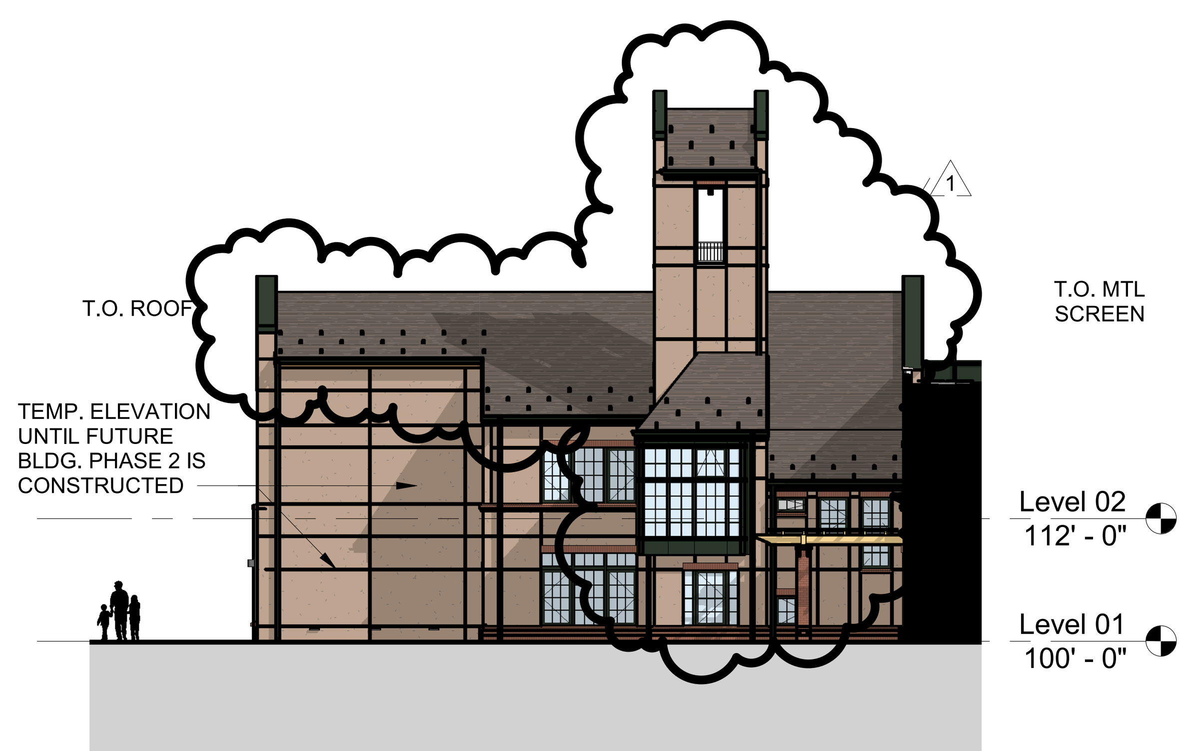
4 COURTYARD WEST ELEVATION
1/16" = 1'-0"

STUCCO:	31%
BRICK:	10%
METAL PANEL & SCREENING:	16%
GLAZING:	43%



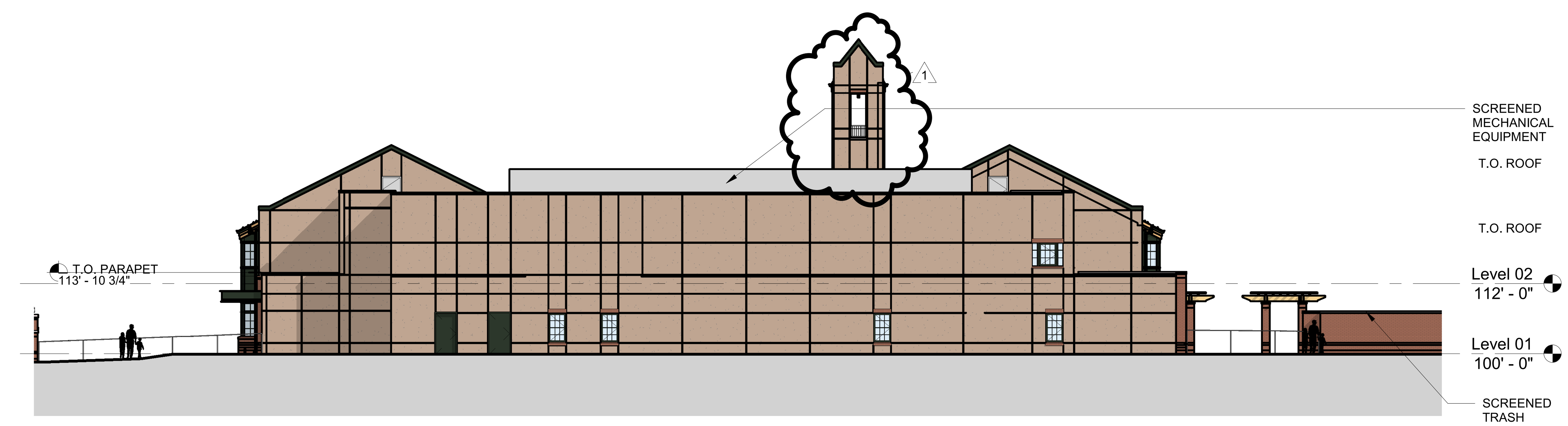
2 SOUTH ELEVATION
1/16" = 1'-0"

STUCCO:	48%
BRICK:	16%
METAL PANEL & SCREENING:	17%
GLAZING:	19%



3 COURTYARD EAST ELEVATION
1/16" = 1'-0"

STUCCO:	60%
BRICK:	21%
METAL PANEL & SCREENING:	4%
GLAZING:	15%



*Note this is a temporary elevation until future Phase 1B is constructed (under separate permit). The final north elevation will consist of higher percentages of brick and glazing and comply with the FIC Design Guidelines for Building Design.

1 NORTH ELEVATION
1/16" = 1'-0"

STUCCO:	82%
BRICK:	3%
METAL PANEL & SCREENING:	13%
GLAZING:	2%

COMPOSITIVE PRIMARY
2345 N. URSULA ST
AURORA, COLORADO 80045

TRYBA ARCHITECTS
1620 Logan Street
Denver Colorado 80203
303.831.4010

Compositive

ISSUE

NO.	DATE	DESCRIPTION
	06/28/18	Site Plan Submittal 1
	08/23/18	Site Plan Submittal 2
	10/4/18	Site Plan Submittal 3
	10/31/18	Site Plan Submittal 4
	11/16/18	Site Plan Submittal 5
1	12/19/18	Amendment to Approved Site Plan

PROJECT NO.
1716
DATE:
12/19/18

COMPOSITIVE PRIMARY

DRAWING TITLE:
BUILDING ELEVATIONS

12/20/2018 12:59:59 PM

COMPOSITIVE
AN ECE - 5TH GRADE SCHOOL
SITE DEVELOPMENT PLAN

MATERIAL LEGEND

BRICK	GLAZING
STUCCO - COLOR 1	ASPHALT SINGLES
STUCCO - COLOR 2	WOOD
METAL PANEL	STAINLESS STEEL
LIMESTONE	

2 WEST ELEVATION
1/16" = 1'-0"

STUCCO:	23%
BRICK:	35%
METAL PANEL & SCREENING:	17%
GLAZING:	25%

1 EAST ELEVATION
1/16" = 1'-0"

STUCCO:	39%
BRICK:	10%
METAL PANEL & SCREENING:	16%
GLAZING:	43%

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12/20/2018 1:01:18 PM