

SHEET NUMBER: T-1	REVISION: 5
	TEP #:132376.100984

GENERAL NOTES:

1.

ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED SPRINT OR ITS DESIGNATED REPRESENTATIVE.
2.

ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF COLORADO.
3.

STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA/EIA-222-G, 2005, FOR A 90 MPH 3-SECOND GUST WIND LOAD. THIS CONFORMS TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2015 EDITION.
4.

WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2015 EDITION.
5.

UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6.

ALL HARDWARE ASSEMBLY MANUFACTURER’S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7.

IT IS THE CONTRACTOR’S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND IT’S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8.

ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER’S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9.

ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
11.

ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12.

BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13.

ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14.

24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15.

THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
16.

THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17.

ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
18.

THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE RESPONSIBLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

STRUCTURAL STEEL NOTES:

1.

THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 13TH EDITION.
2.

UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

A.

STRUCTURAL STEEL, ASTM DESIGNATION A36 OR A992 GR50.

B.

ALL BOLTS, ASTM A325 TYPE I GALVANIZED HIGH STRENGTH BOLTS.

C.

ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.

D.

ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
3.

ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 13TH EDITION.
4.

HOLES SHALL NOT BE FLAME CUT THRU STEEL UNLESS APPROVED BY THE ENGINEER.
5.

HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
6.

REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTED; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
7.

A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
8.

ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
9.

ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
10.

ALL ASSEMBLY BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
11.

FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
12.

DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS ;MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
13.

PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
14.

GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
15.

WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1-2010 STRUCTURAL WELDING CODE - STEEL.

NOXIOUS WEED PLAN:

- THE FOLLOWING ACTIONS WILL BE TAKEN BY THE APPLICANT TO COMPLY WITH THE COLORADO NOXIOUS WEED ACT 935-5.5-101-119 C.R.S.
- ALL HEAVY EQUIPMENT USED DURING CONSTRUCTION WILL BE WASHED BEFORE DEPARTURE FROM THE EQUIPMENT STORAGE FACILITY TO ENSURE THAT WEED SEED FROM DIFFERENT REGIONS ARE NOT TRANSPORTED ONTO THE HOST PROPERTY.
- APPROXIMATELY 6,400 SQUARE FEET OF GROUND WILL BE DISTURBED FOR THE CONSTRUCTION OF THIS PROJECT. WITHIN THE MERCURY FENCED COMPOUND, GEOTEXTILE FABRIC WILL BE LAID UNDER A 4" LAYER OF GRAVEL TO PREVENT WEED GROWTH WITHIN THE COMPOUND. IF WEEDS GROW INSIDE THE COMPOUND, MERCURY WILL NOTIFY THE CONSTRUCTION MANAGER TO GET A CONTRACTOR OUT TO THE AREA TO ASSESS AND CORRECT THE SITUATION. WEEDS OUTSIDE OF THE COMPOUND WILL BE WORKED OUT BETWEEN THE LANDOWNER AND MERCURY.
- IF CONSTRUCTION OF THE SITE RESULTS IN THE PROPOGATION OF NOXIOUS WEEDS, THE APPLICANT WILL TREAT NOXIOUS WEEDS USING METHODS APPROVED BY THE COUNTY WEED COORDINATOR.

DUST SUPPRESSION PLAN DURING CONSTRUCTION:

APPROXIMATELY 6,400 SQUARE FEET OF LAND WILL BE DISTURBED IN ADDITION TO THE ACCESS ROAD LOCATION. GRADING WILL BE MINIMAL AND TOTAL CONSTRUCTION TIME SHOULD BE 3-4 WEEKS. DUE TO THE SHORT CONSTRUCTION TIME AND MINIMAL CONSTRUCTION TRAFFIC, DUST SUPPRESSION IS GENERALLY NOT NEEDED FOR CONSTRUCTION OF TELECOMMUNICATION FACILITIES AND SHOULD NOT BE A FACTOR. IF REQUIRED, SHORT TERM DUST CONTROL WILL BE PROVIDED BY UTILIZING A WATER TRUCK AND WETTING THE AFFECTED SOILS WITH NON-POTABLE WATER.

PLANS PREPARED FOR:



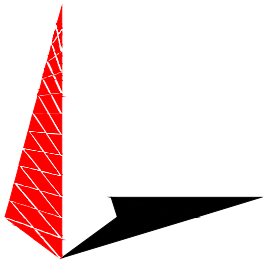
333 INVERNESS DRIVE SOUTH
ENGLEWOOD, CO 80112
OFFICE: (408) 560-1040

PROJECT INFORMATION:

COLONY HOUSE
APARTMENTS
SITE #: DN90XCD35

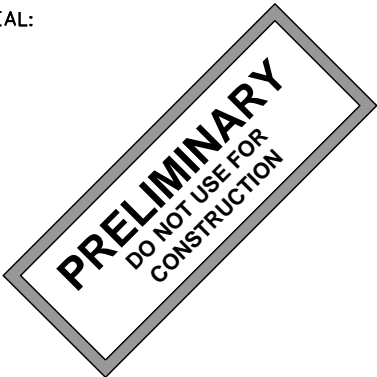
152 DEL MAR CIRCLE
AURORA, CO 80011
(ARAPAHOE COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



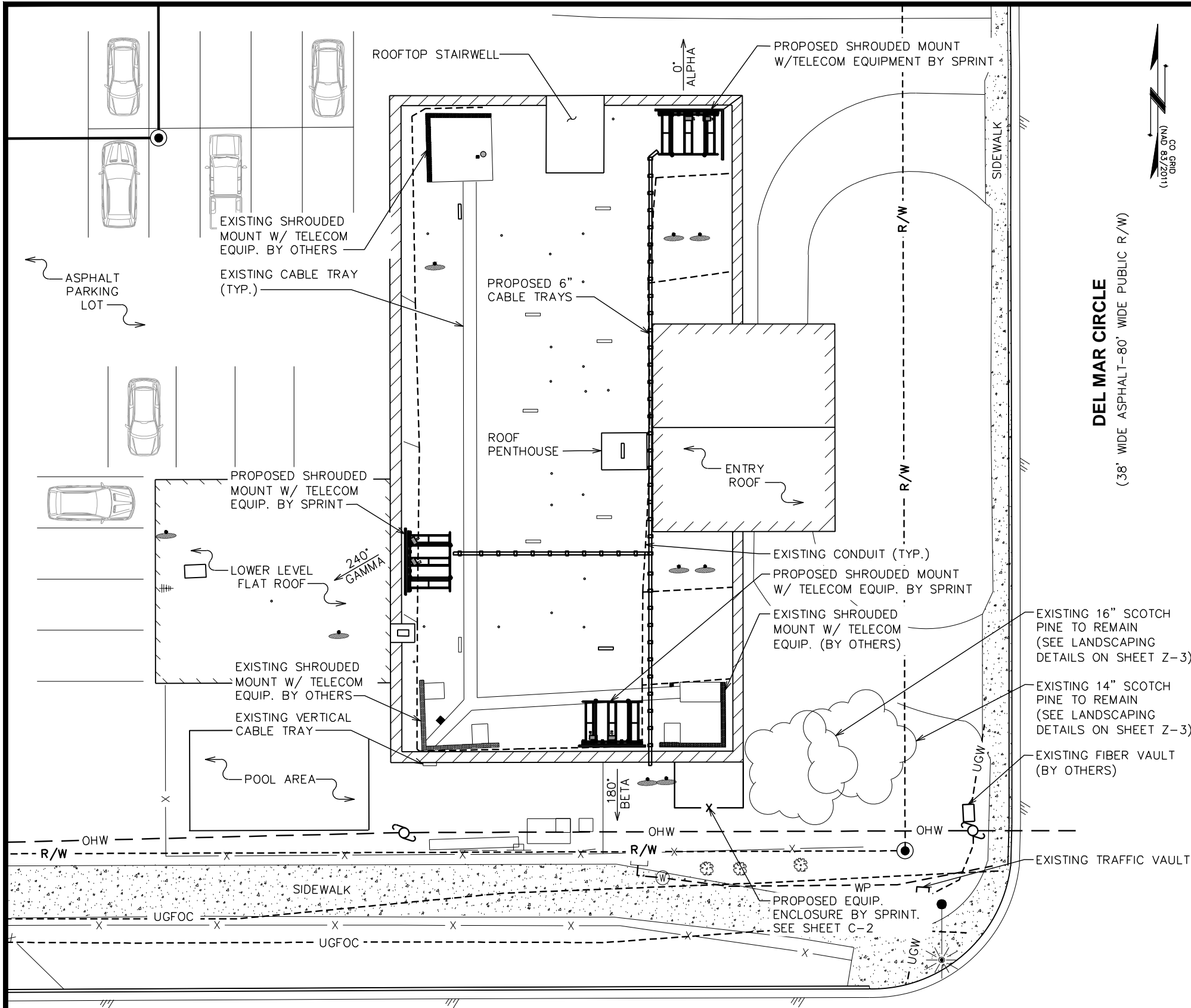
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4	05-17-18	ZONING
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SHEET TITLE:

GENERAL
NOTES

SHEET NUMBER: N-1	REVISION: 5 TEP #132376.100984
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LEGEND

EXIST. PROPERTY LINE

EXIST. UTILITY POLE

-- UGFOC --

BURIED FIBER OPTIC

— OHW —

OVERHEAD WIRE

--- R/W ---

RIGHT-OF-WAY

— X —

EXIST. FENCE (AS NOTED)

-- WATER --

BURIED WATER LINE**BUILDING COORDINATES**

LATITUDE

N 39.726120° (NAD '83)

LONGITUDE

W 104.843476° (NAD'83)

ROOF ELEV. (AMSL)

5,469.30' (NAVD '88)

- NOTES:**
1. BASIS OF THE BEARINGS AND COORDINATES IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM (NAD 83/2011), TIED TO THE NATIONAL SPATIAL REFERENCE SYSTEM VIA CORS STATIONS AND OPUS AND EXPRESSED IN U.S. SURVEY FEET.

2. THE ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988, IN U.S. SURVEY FEET.

3. ALL DISTANCES ARE 'GROUND' DISTANCES IN U.S. SURVEY FEET, UNLESS OTHERWISE NOTED.

4. THE TOWER IS LOCATED IN AN AREA WHERE THE FEMA FLOOD MAP HAS NOT BEEN PRINTED. FLOOD ZONE UNABLE TO BE DETERMINED.

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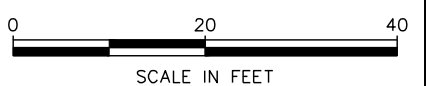
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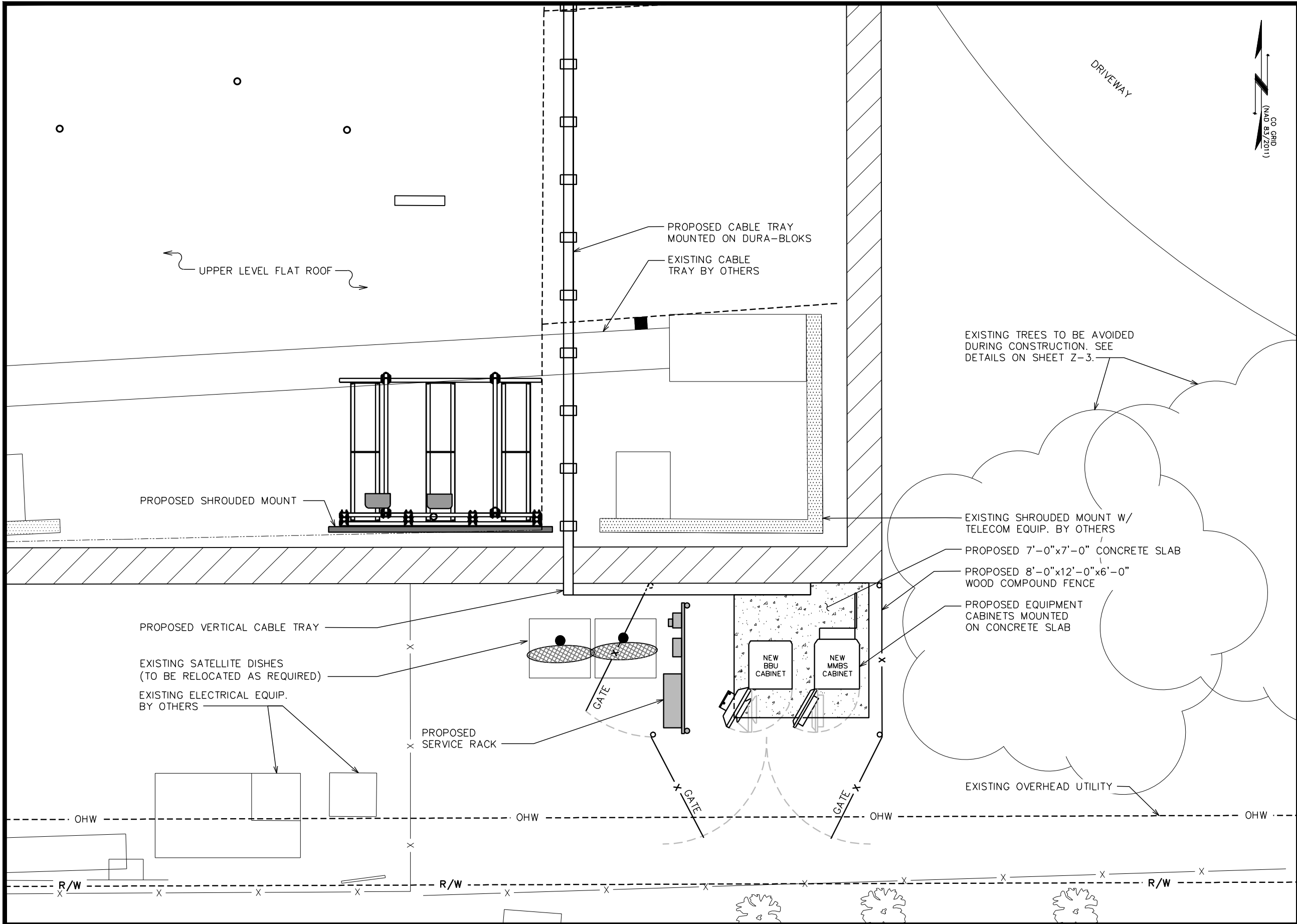
SITE PLAN

SHEET NUMBER:	REVISION:
Z-1	5
	TWP #132376.100984


SITE PLAN

SCALE: 1" = 20'





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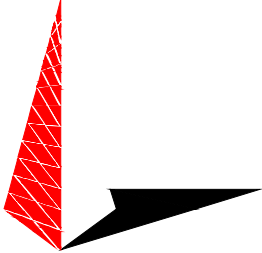
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**COLONY HOUSE
APARTMENTS**

SITE #: DN90XCD35

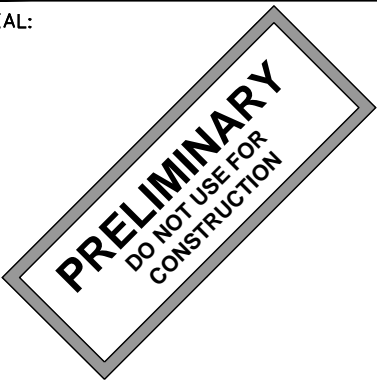
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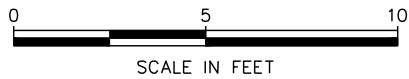
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DETAIL**





SHEET NUMBER:
Z-2

REVISION:
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TEP #132376.100984

SITE PLAN
SCALE: 1" = 5'

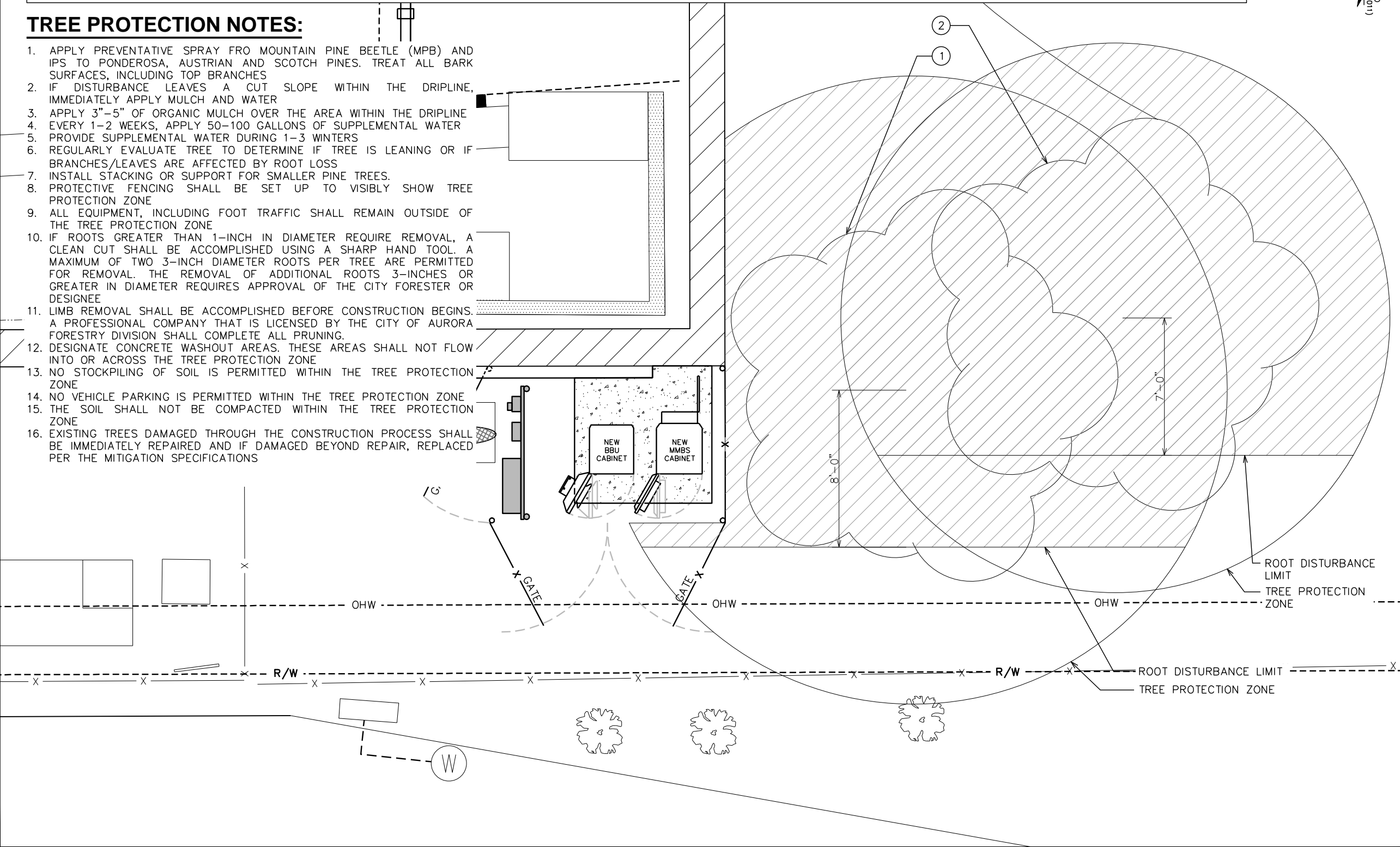


TREE MITIGATION CHART

ITEM	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	MARK	TREE PROTECTION ZONE	LIMIT OF ROOT DISTURBANCE	INCHES REMOVED (CALIPER)	INCHES RELOCATED (CALIPER)	INCHES REPLACED FOR MITIGATION (CALIPER)
①	1	(Pinus Sylvestris)	SCOTCH PINE	16"	☼	32'-0" 	8'-0" 	0"	0"	0"
②	1	(Pinus Sylvestris)	SCOTCH PINE	14"	☼	28'-0" 	7'-0" 	0"	0"	0"

TREE PROTECTION NOTES:

1. APPLY PREVENTATIVE SPRAY FRO MOUNTAIN PINE BEETLE (MPB) AND IPS TO PONDEROSA, AUSTRIAN AND SCOTCH PINES. TREAT ALL BARK SURFACES, INCLUDING TOP BRANCHES
2. IF DISTURBANCE LEAVES A CUT SLOPE WITHIN THE DRIPLINE, IMMEDIATELY APPLY MULCH AND WATER
3. APPLY 3"-5" OF ORGANIC MULCH OVER THE AREA WITHIN THE DRIPLINE
4. EVERY 1-2 WEEKS, APPLY 50-100 GALLONS OF SUPPLEMENTAL WATER
5. PROVIDE SUPPLEMENTAL WATER DURING 1-3 WINTERS
6. REGULARLY EVALUATE TREE TO DETERMINE IF TREE IS LEANING OR IF BRANCHES/LEAVES ARE AFFECTED BY ROOT LOSS
7. INSTALL STACKING OR SUPPORT FOR SMALLER PINE TREES.
8. PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW TREE PROTECTION ZONE
9. ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE
10. IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR DESIGNEE
11. LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING.
12. DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW INTO OR ACROSS THE TREE PROTECTION ZONE
13. NO STOCKPILING OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE
14. NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE
15. THE SOIL SHALL NOT BE COMPACTED WITHIN THE TREE PROTECTION ZONE
16. EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS



LANDSCAPING DETAILS

SCALE: 3/16" = 1'-0"

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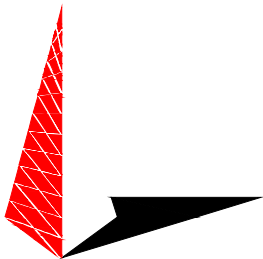
PROJECT INFORMATION:

COLONY HOUSE
APARTMENTS

SITE #: DN90XCD35

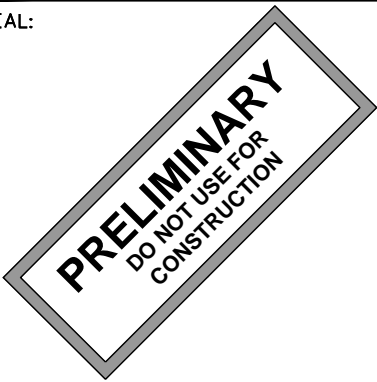
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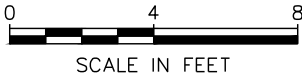
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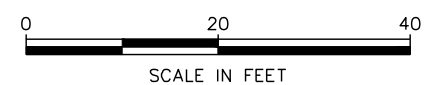
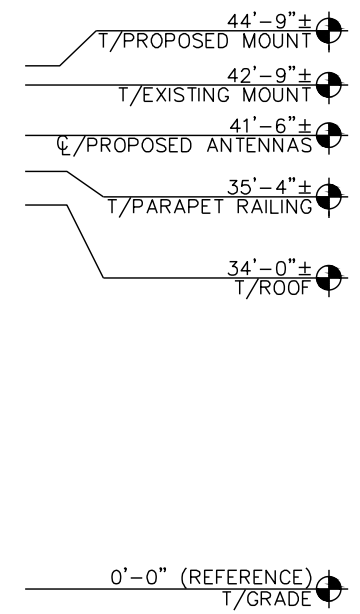
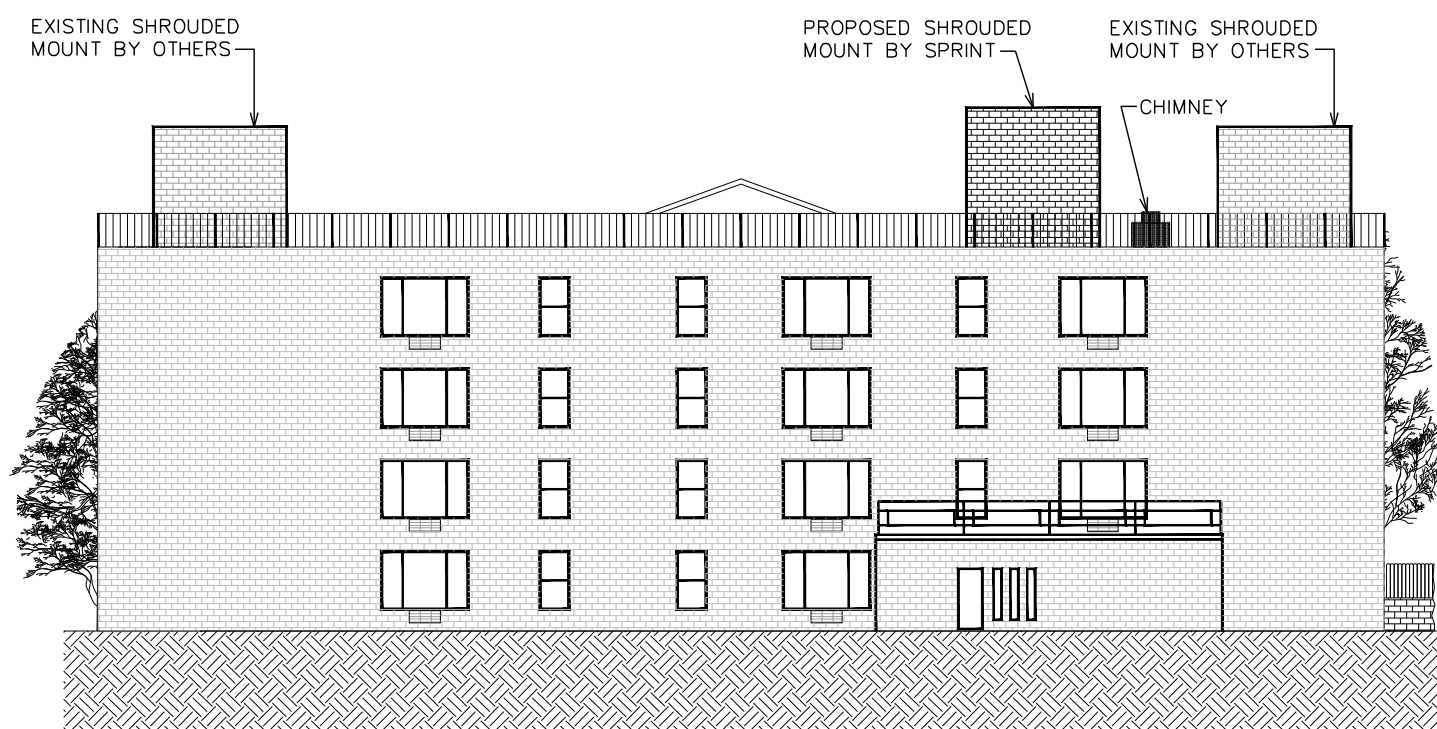
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LANDSCAPING
DETAIL

SHEET NUMBER:	REVISION:
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	TEP #132376.100984



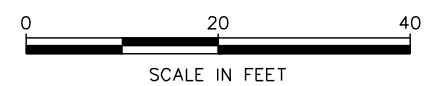
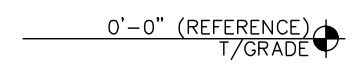
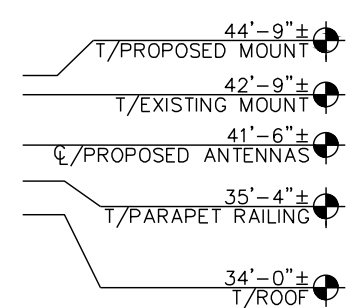


WEST ELEVATION

SCALE: 1" = 20'

TOWER NOTES:

PROPOSED CABLE TRAY TO MATCH EXISTING BUILDING.



EAST ELEVATION

SCALE: 1" = 20'

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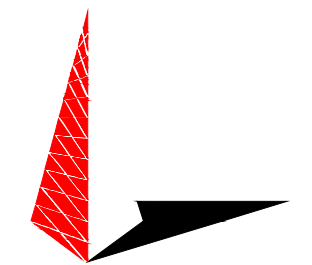
PROJECT INFORMATION:

COLONY HOUSE APARTMENTS

SITE #: DN90XCD35

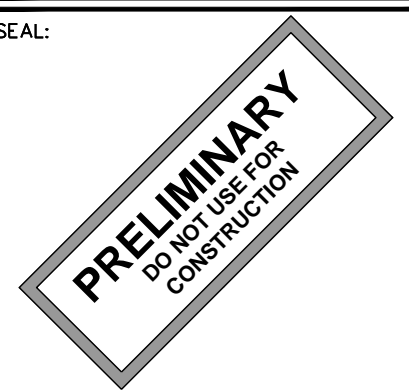
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SEAL:



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DRAWN BY: CWR CHECKED BY: JDS

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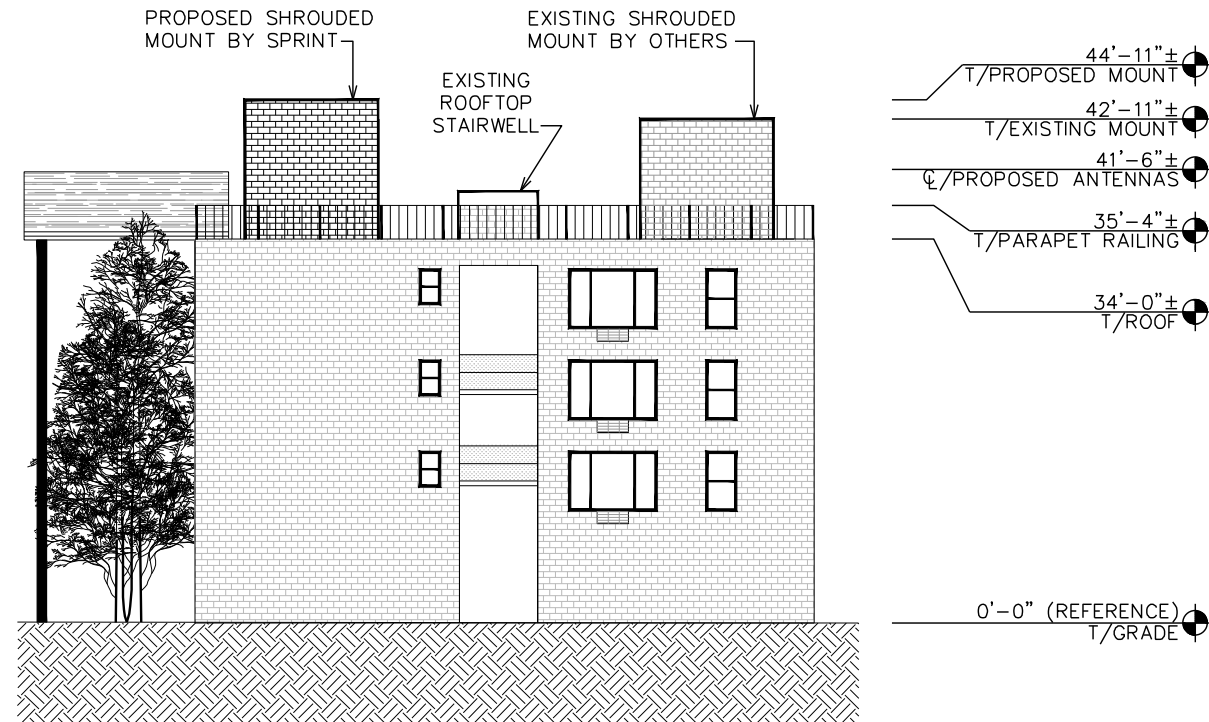
BUILDING ELEVATIONS I

SHEET NUMBER: REVISION:

Z-4

5

TEP #132376.100984



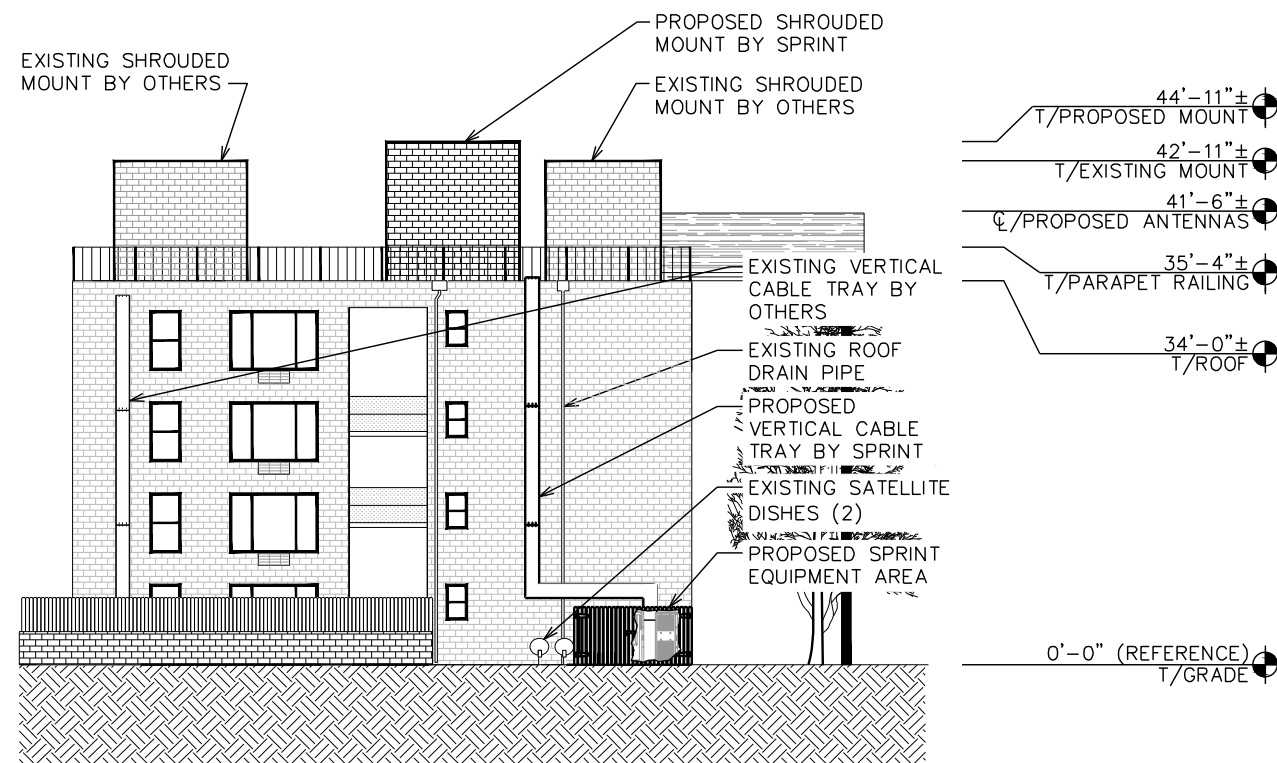
NORTH ELEVATION

SCALE: 1" = 20'



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SOUTH ELEVATION

SCALE: 1" = 20'



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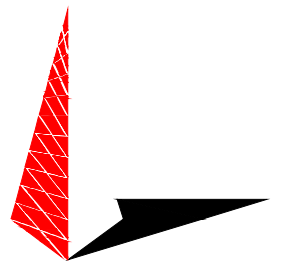
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COLONY HOUSE APARTMENTS

SITE #: DN90XCD35

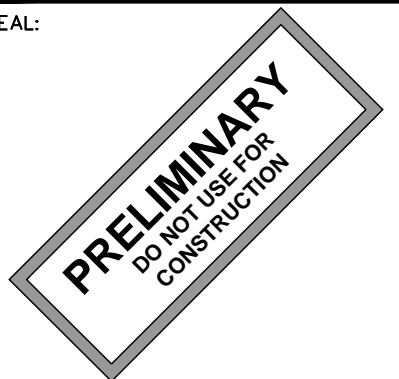
152 DEL MAR CIRCLE
AURORA, CO 80011
(ARAPAHOE COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



5	06-20-18	ZONING
4	05-17-18	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: CWR CHECKED BY: JDS

SHEET TITLE:

BUILDING ELEVATIONS II

SHEET NUMBER:	REVISION:
Z-5	5
	TEP #132376.100984