

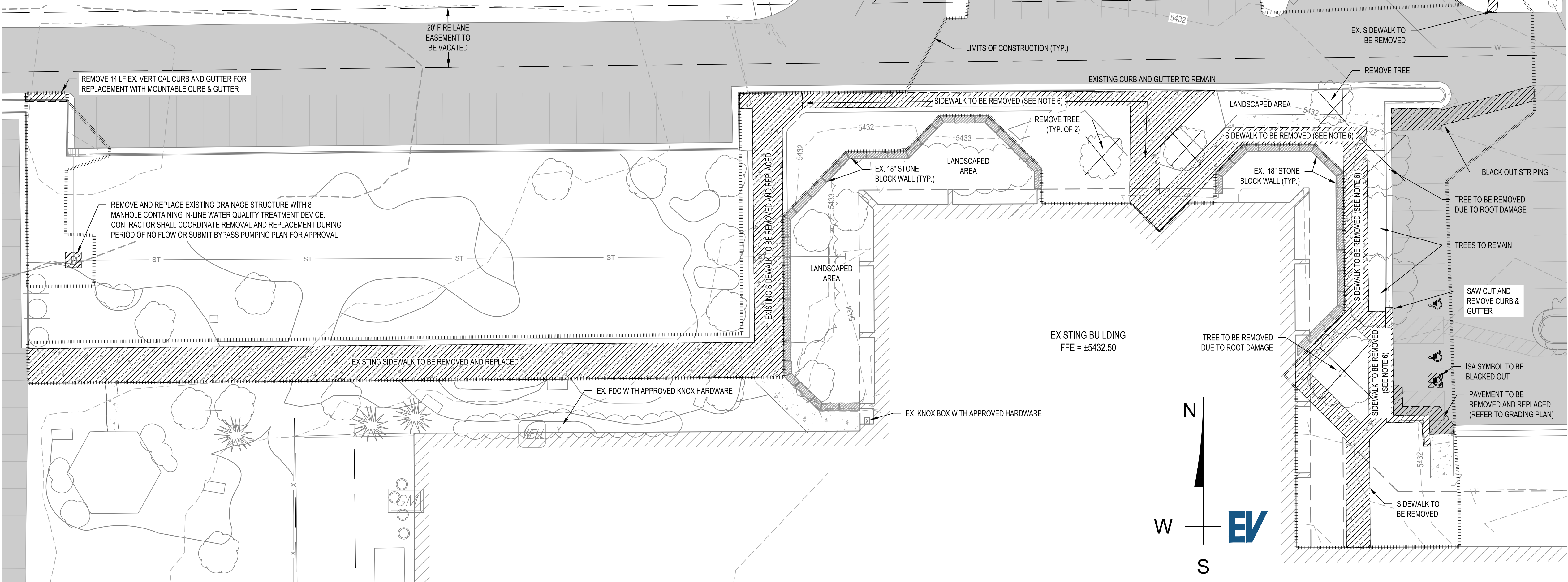
LEGEND

- EXISTING**
- SIDEWALK / CONCRETE
  - BUILDING (PROP. EXTERIOR DOORS AS SHOWN)
  - LANDSCAPING
  - LANDSCAPE WALL
  - TOP OF CURB
  - FLOWLINE
  - PAN
  - EASEMENT LINE
  - STORM SEWER LINE
  - SS
  - SANITARY SEWER LINE
  - W
  - WATER LINE
  - WATER SERVICE LINE
  - WATER FIRE LINE
  - G
  - GAS LINE
  - T
  - TELEPHONE LINE
  - E
  - ELECTRIC LINE
  - ADA PARKING SYMBOL
  - STORM SEWER INLET
  - STORM SEWER MANHOLE
  - SANITARY SEWER MANHOLE
  - TELECOMM MANHOLE
  - LIGHT POLE
  - POWER POLE
  - SIGN
  - FIRE HYDRANT
  - WATER VALVE
  - FLARED END SECTION
  - FENCE
  - MAJOR CONTOUR
  - MINOR CONTOUR
- PROPOSED**
- DEMOLITION LIMITS
  - LIMITS OF CONSTRUCTION

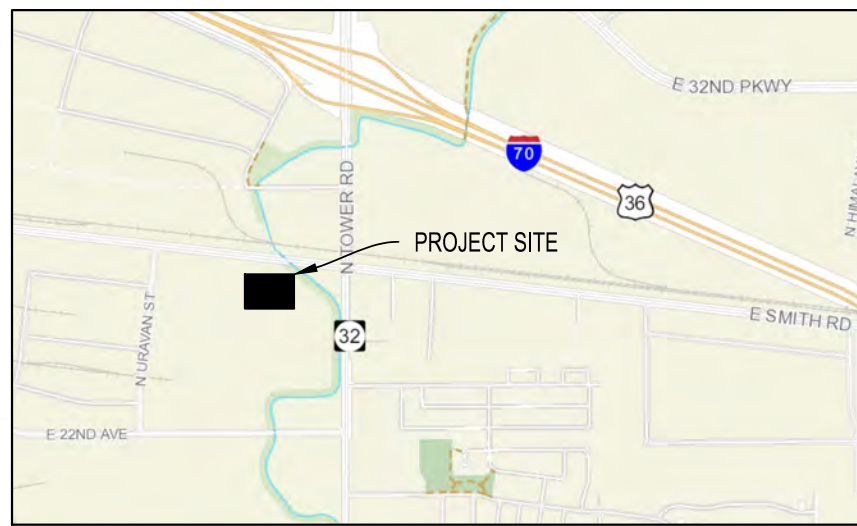
NOTES

- TOTAL DISTURBED AREA SHALL NOT EXCEED 0.5 ACRES.
- PROJECT IS NOT PART OF A COMMON PLAN OF DEVELOPMENT OR SALE. PROJECT HAS NOT BEEN DESIGNATED AS CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD AND IS NOT A SIGNIFICANT CONTIBUTOR OF POLLUTANTS.
- THIS PROJECT DOES NOT REQUIRE AN NPDES PERMIT AND IS COVERED BY COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT GENERAL PERMIT COR400000 - STORMWATER DISCHARGE.
- EMERGENCY INGRESS AND EGRESS - 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".
- EXISTING SIDEWALK ALONG FRONT ENTRANCE AND EAST SIDE OF BUILDING TO BE REMOVED AND RECONFIGURED TO PROPOSED DESIGN ON SHEET C300.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). SHOW THE ACCESSIBLE ROUTE OF TRAVEL ON THE SITE PLAN WITH A HEAVY DASHED LINE. ACCESSIBLE EXTERIOR ROUTES SHALL INTERCONNECT THE PUBLIC SIDEWALKS OF THE ADJACENT PUBLIC STREET WITH THE ACCESSIBLE PARKING SPACES, ACCESSIBLE PASSENGER LOADING ZONES, AT LEAST 60% OF THE ACCESSIBLE PUBLIC BUILDING ENTRANCES THEY SERVE, TO AT LEAST TWO ACCESSIBLE MEANS OF EGRESS (WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED), AND TO ALL BUILDINGS ON THE SITE. THE SITE PLAN MUST INDICATE ALL ENTRANCES AND REQUIRED EXITS OF THE STRUCTURE. PROVIDE AN ACCESSIBLE RAMP IN AREAS WHERE THE ACCESSIBLE ROUTE CROSSES A VERTICAL CURB AND A CROSS WALK IN AREAS WHERE THE ACCESSIBLE ROUTE CROSSES A VEHICULAR DRIVE LANE. CROSSWALKS (MIN. 36" WIDTH) SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP AND SHALL BE PAINTED WITH WHITE STRIPES AND EXTEND THE ACCESSIBLE ROUTE OF TRAVEL INTO, AND THE LENGTH OF, THE ACCESS AISLES ADJACENT TO THE ACCESSIBLE PARKING STALLS.

- PROPOSED**
- DEMOLITION LIMITS
  - LIMITS OF CONSTRUCTION



OVERALL PLAN



VICINITY MAP  
1" = 2000'

**EVstudio**  
Denver, CO  
Evergreen, CO

303.670.7242  
design@evstudio.com  
inspections@evstudio.com  
www.evstudio.com

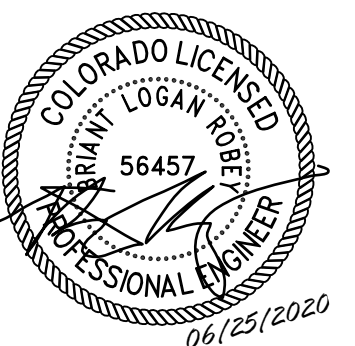
Contact:  
Brian Welch, PE  
brian.welch@evstudio.com  
303.670.7242 x50

UTILITY NOTIFICATION CENTER  
**The Promise.com**

FOR MARKING OF UNDERGROUND MEMBER UTILITIES.  
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**WAGNER  
EQUIPMENT**  
18000 SMITH ROAD, TOWER  
CENTER FOR IND SUB NO. 3,  
AURORA, CO 80011

19097



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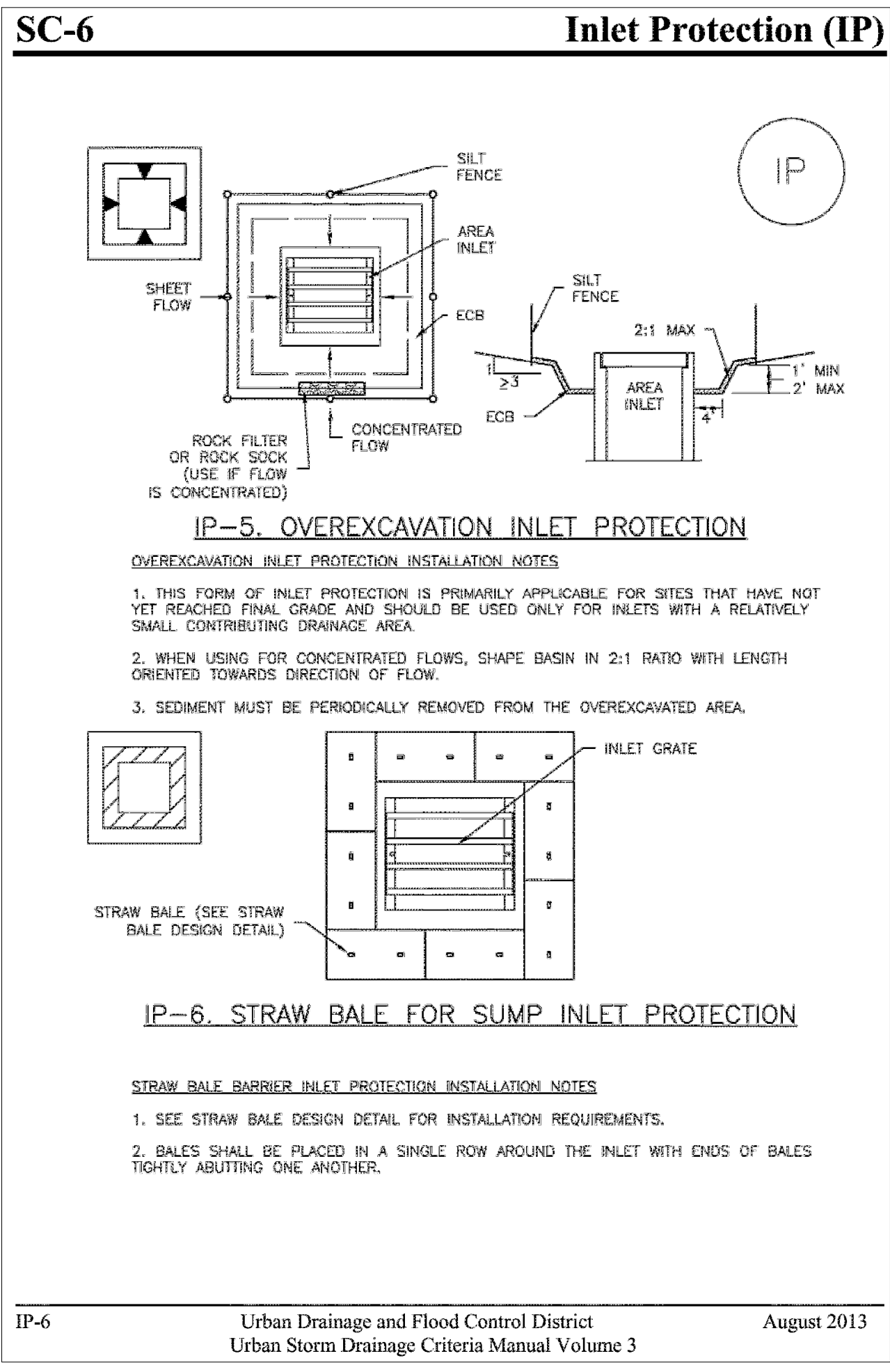
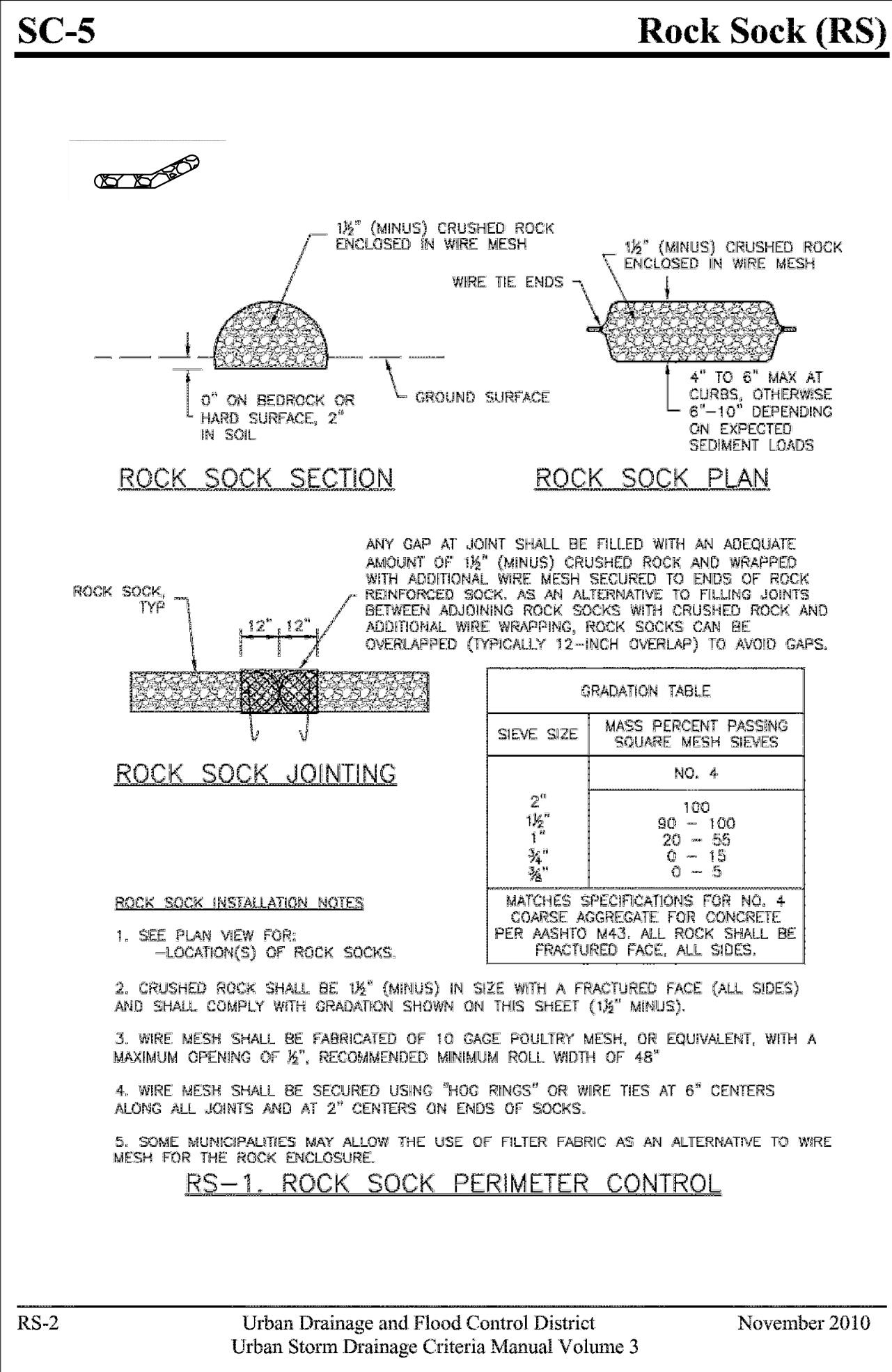
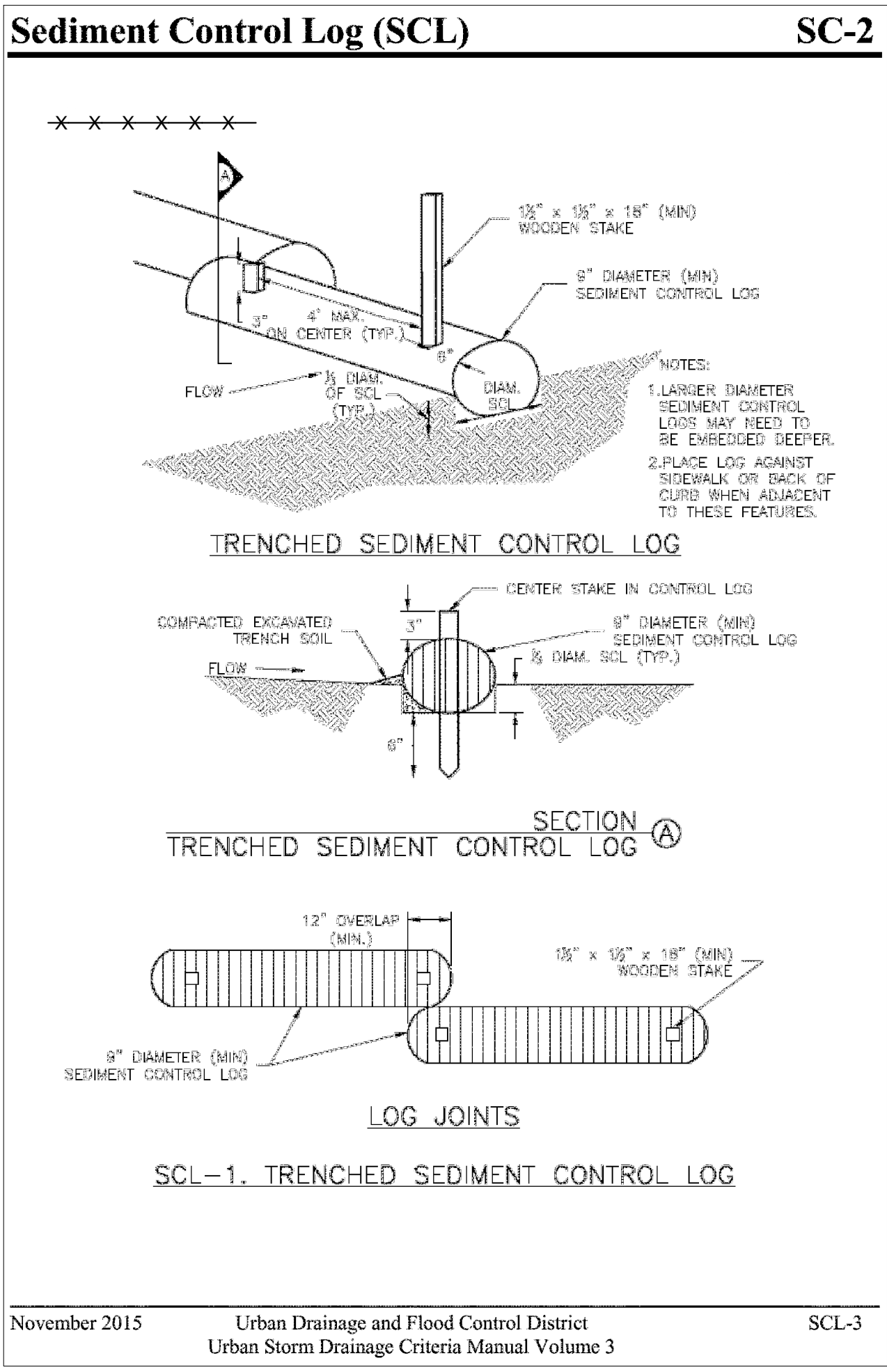
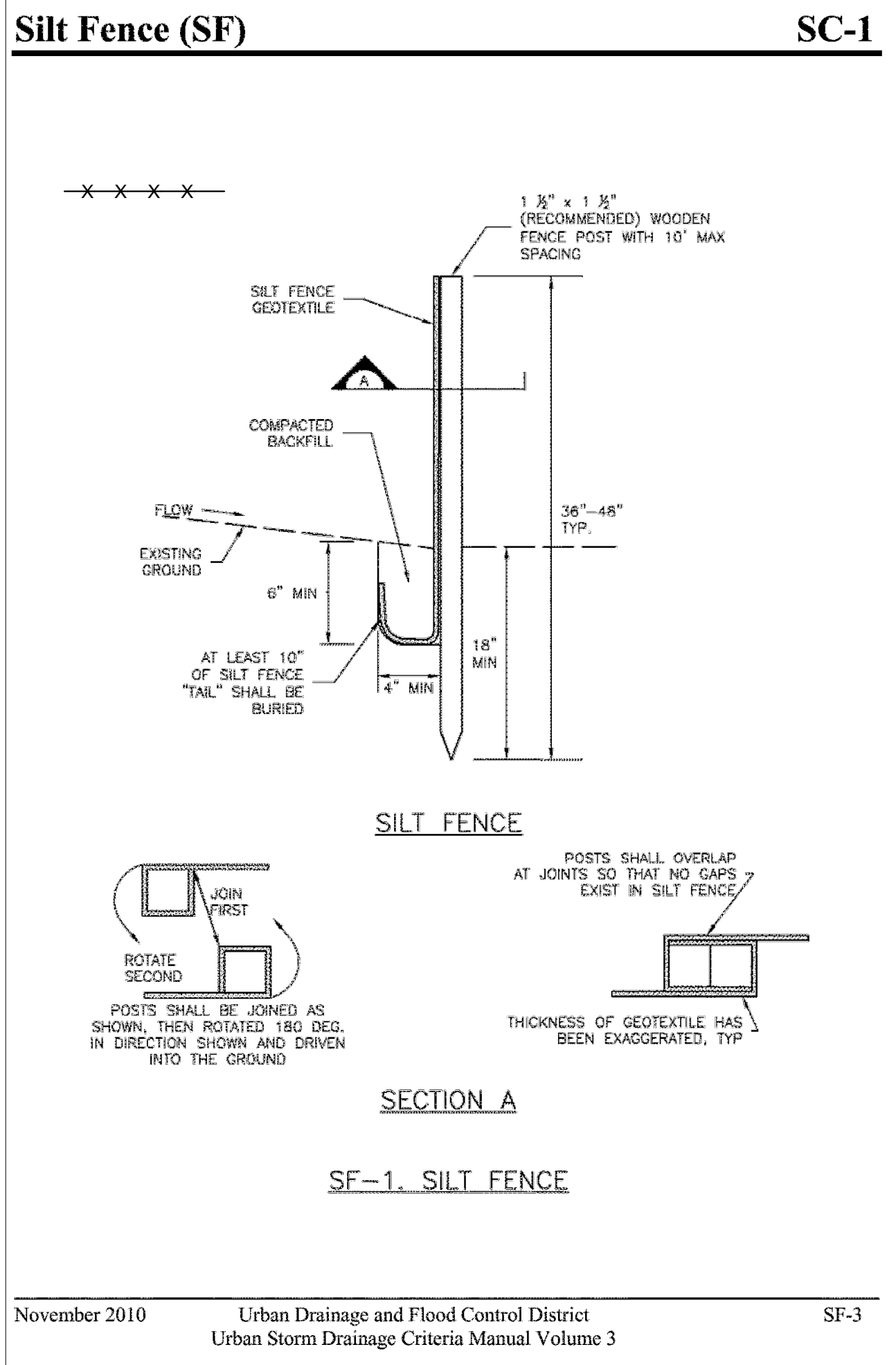
**REVISION:**  
1 06/25/20 COA COMMENTS  
DEV PLAN - MINOR MOD  
RESUBMITTAL #2 - 11/18/2020

**DESIGN DOCUMENTS**  
DATE: 05/14/2020  
DRAWN BY: BLR  
CHECKED BY: BMW

**EX. COND &  
DEMO PLAN**

**C100**

SHEET 1 OF 10



**WAGNER  
EQUIPMENT**  
18000 SMITH ROAD,  
AURORA, CO 80011  
19097

## CONSTRUCTION SEQUENCING

- ROCK SOCKS AND SILT FENCE AND/OR SEDIMENT CONTROL LOGS SHALL BE INSTALLED BEFORE THE COMMENCEMENT OF WORK. REFER TO THE ASSOCIATED DETAILS AND SHEET C100 FOR THE LOCATION OF THESE BMPS.
- DEMOLISH AREAS IDENTIFIED TO BE REMOVED. CONSTRUCT NEW BUILDING ADDITION AND SIDEWALK, AND INSTALL NEW LANDSCAPING WALL AND FEATURES.
- ANY DENUDED AREAS NOT INTENDED TO BE COVERED WITH OTHER SITE IMPROVEMENTS OR LANDSCAPE FEATURES SHALL BE PERMANENTLY SEEDED WITHIN 14 DAYS OF FINAL GRADING - REFER TO THE SEEDING DETAIL FOR REQUIREMENTS.
- ONCE SLOPES HAVE BEEN STABILIZED AND COVER HAS BEEN ESTABLISHED, REMOVE ALL BMPS.

## BMP MAINTENANCE

- INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
- SEDIMENT ACCUMULATED UPSTREAM OF ALL EROSION CONTROL BMPS SHALL BE REMOVED WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, OR AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS. FOR SILT FENCE, THIS IS TYPICALLY WHEN ACCUMULATED SEDIMENT REACHES A DEPTH OF 6" FOR ROCK SOCKS, REMOVE SEDIMENT WHEN IT ACCUMULATES TO A DEPTH OF 1/2 THE HEIGHT OF THE SOCK.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

## PERMANENT SEEDING

COMMON NAME	BOTANICAL NAME	SEEDS/LB.	LB./ACRE
EPHRIM CRESTED WHEATGRASS	<i>Agropyron cristatum 'Ephrium'</i>	175,000	2.0
DURAL HARD FESCUE	<i>Festuca ovina 'duriscula'</i>	565,000	1.0
LINCOLN SMOOTH BROME	<i>Bromus inermis leysii 'Lincoln'</i>	130,000	3.0
SODAR STREAMBANK WHEATGRASS	<i>Agropyron riparium 'Sodar'</i>	170,000	2.5
ARRIBA WESTERN WHEATGRASS	<i>Agropyron smithii 'Arriba'</i>	110,000	7.0
TOTAL			15.5

THE RATES IN THE TABLE ABOVE ARE BASED ON DRILL SEEDING FOLLOWED BY CRIMPED STRAW MULCH. THESE RATES SHOULD BE DOUBLED IF SEED IS BROADCAST, AND SHOULD BE INCREASED BY 50% IF THE SEEDING IS DONE USING A BRILLION DRILL.

SEED BETWEEN OCTOBER 1 AND APRIL 30.

COVER SEEDED AREAS WITH MULCH OR AN APPROPRIATE ROLLED EROSION CONTROL PRODUCT TO PROMOTE ESTABLISHMENT OF VEGETATION. ANCHOR MULCH BY CRIMPING, NETTING OR USE OF A NON-TOXIC TACKIFIER.

PS

## SEEDING MAINTENANCE

- MONITOR AND OBSERVE SEEDED AREAS TO IDENTIFY AREAS OF POOR GROWTH OR AREAS THAT FAIL TO GERMINATE. RESEED AND MULCH THESE AREAS, AS NEEDED.
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- SEEDED AREAS MAY REQUIRE IRRIGATION, PARTICULARLY DURING EXTENDED DRY PERIODS. TARGETED WEED CONTROL MAY ALSO BE NECESSARY.
- PROTECT SEEDED AREAS FROM CONSTRUCTION EQUIPMENT AND VEHICLE ACCESS.

## DESIGN DOCUMENTS

DATE: 2/25/2020  
DRAWN BY: BLR  
CHECKED BY: BMW

## E&SC DETAILS

C101

LEGEND

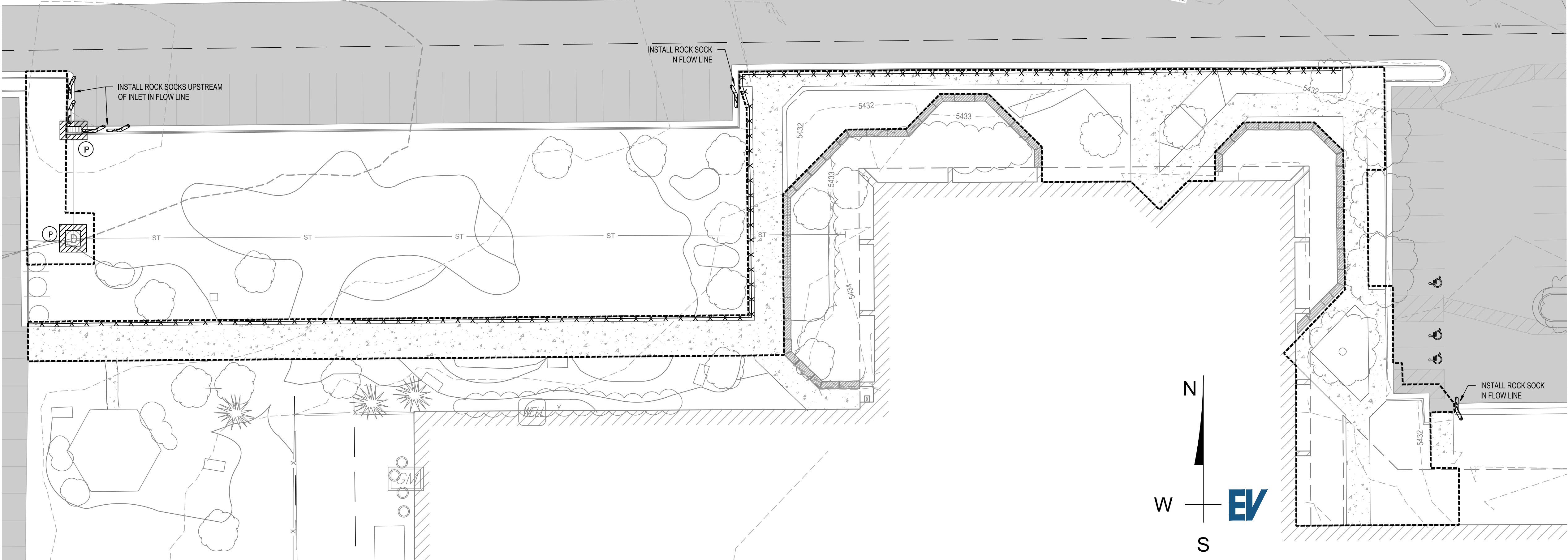
EXISTING	
	SIDEWALK / CONCRETE
	BUILDING (PROP. EXTERIOR DOORS AS SHOWN)
	LANDSCAPING
	LANDSCAPE WALL
	TOP OF CURB
	FLOWLINE
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	WATER VALVE
	FLARED END SECTION
	FENCE
	MAJOR CONTOUR
	MINOR CONTOUR
PROPOSED	
	LIMITS OF DISTURBANCE
	PERIMETER CONTROL (SILT FENCE OR SEDIMENT CONTROL LOGS)
	ROCK SOCK
	INLET PROTECTION

NOTES

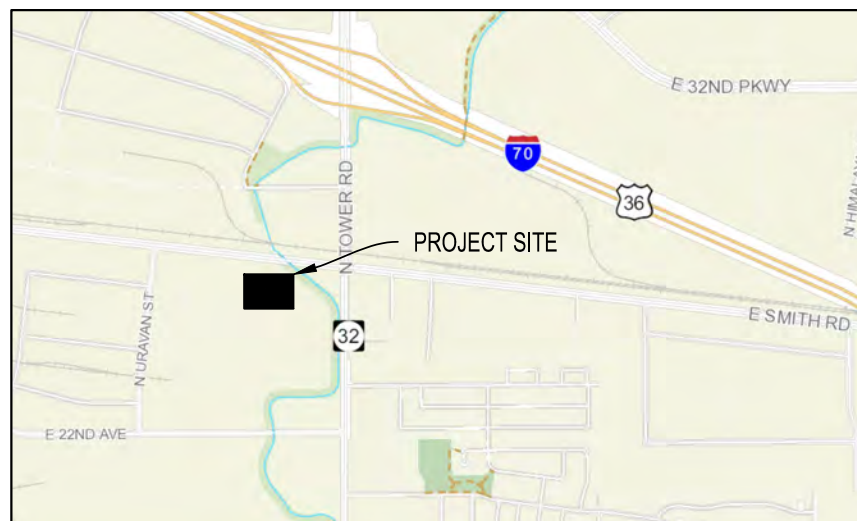
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QUANTITY

465 LF
8 EA
2 EA



E&SC PLAN - INITIAL



VICINITY MAP  
1" = 2000'

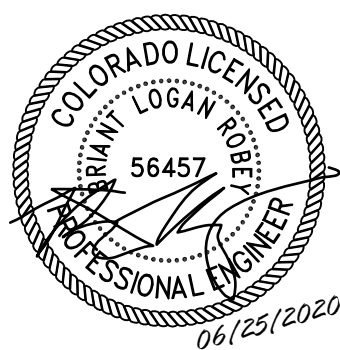
**EVstudio**  
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Evergreen, CO  
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design@evstudio.com  
inspections@evstudio.com  
www.evstudio.com

Contact:  
Brian Welch, PE  
brian.welch@evstudio.com  
303.670.7242 x50

UTILITY NOTIFICATION CENTER  
**The .Promise.com**

FOR MARKING OF UNDERGROUND MEMBER UTILITIES.  
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**WAGNER  
EQUIPMENT**  
18000 SMITH ROAD, TOWER  
CENTER FOR IND SUB NO. 3,  
AURORA, CO 80011  
19097



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REVISION:  
1 06/25/20 COA COMMENTS  
DEV PLAN - MINOR MOD  
RESUBMITTAL #2 - 11/18/2020

DESIGN DOCUMENTS  
DATE: 05/14/2020  
DRAWN BY: BLR  
CHECKED BY: BLR

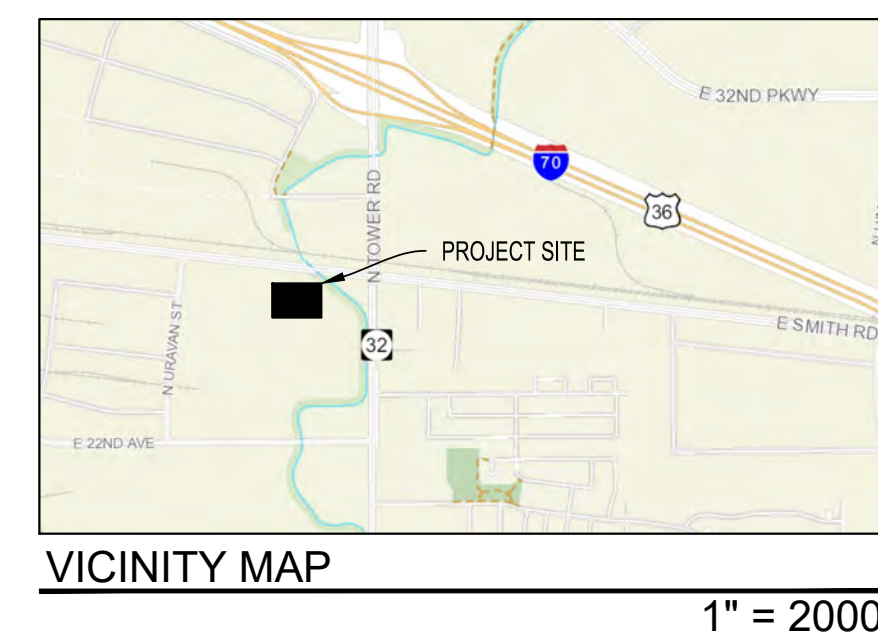
E&SC PLAN -  
INITIAL

**C200**

PROPOSED

 SEEDING AND MULCHING

- QUANTITY  
0.16 AC.



Contact:  
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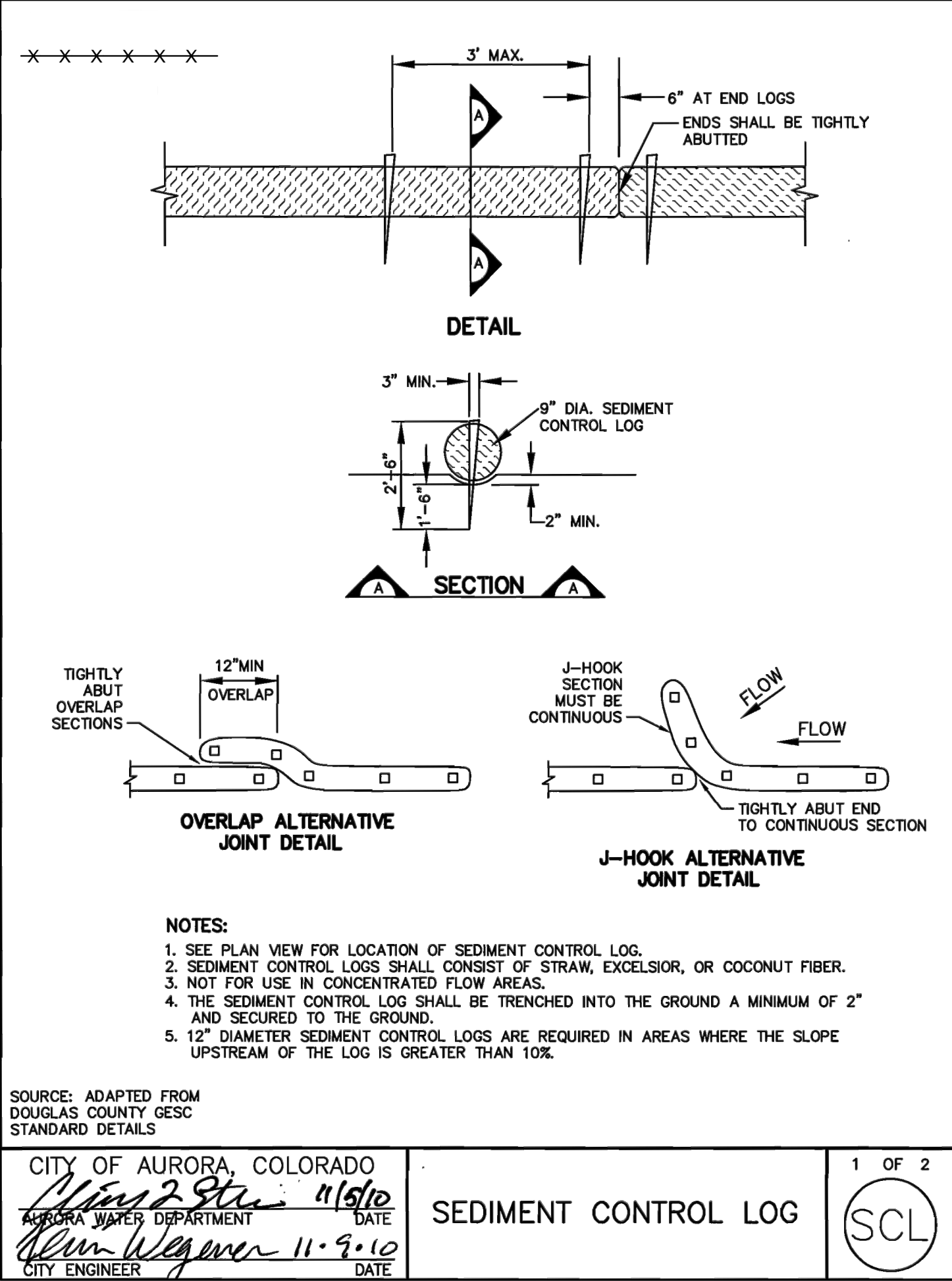
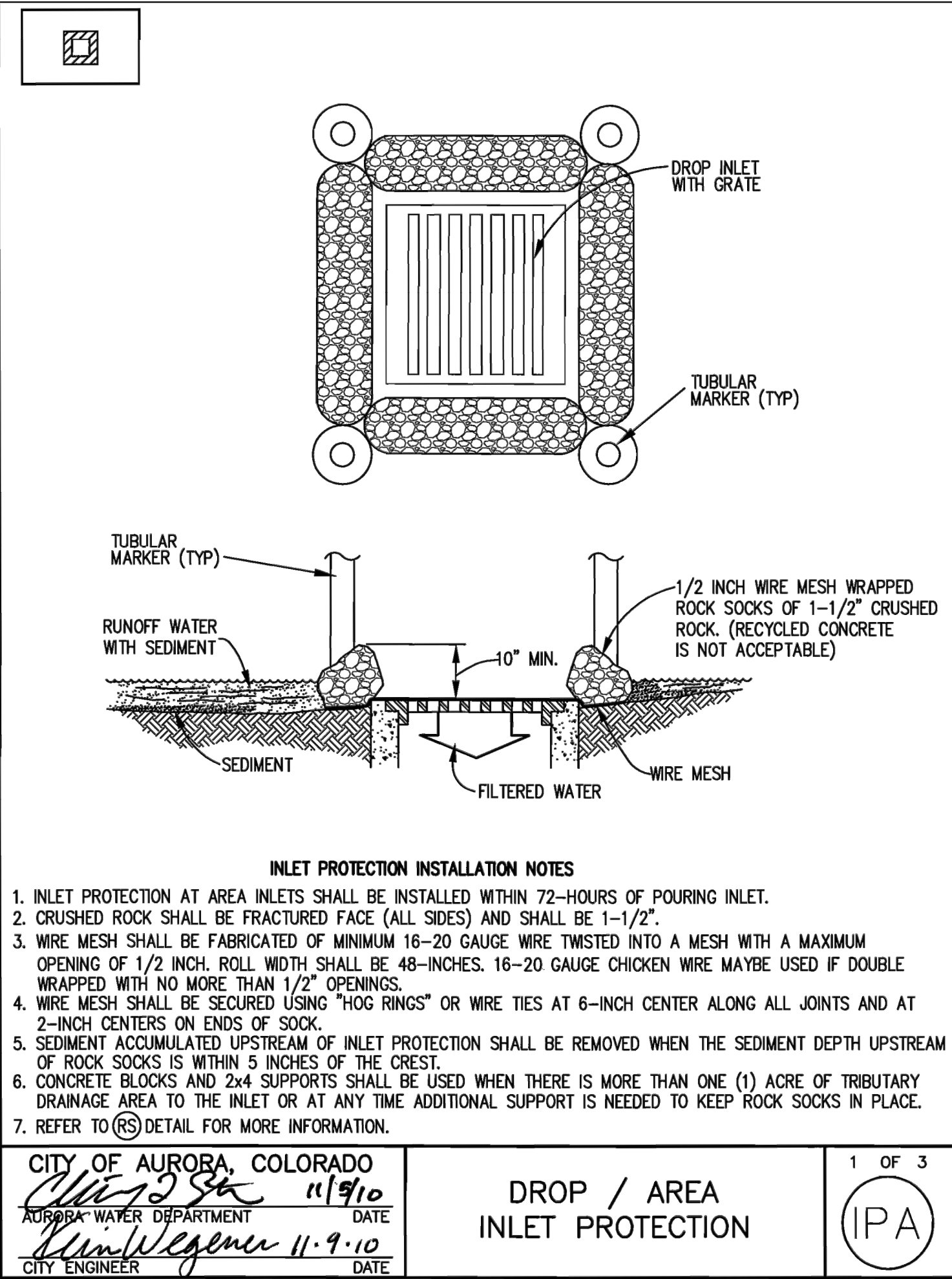
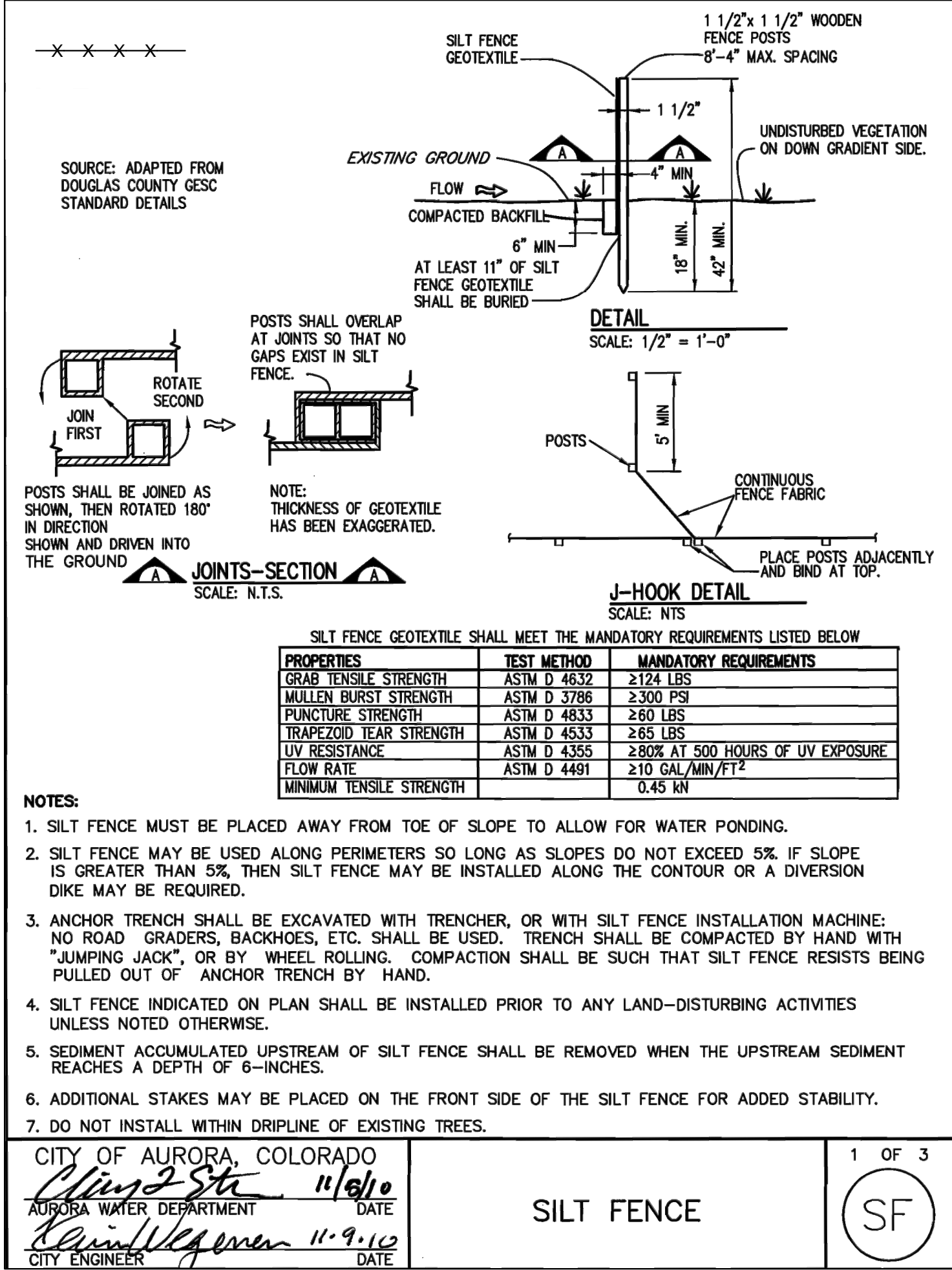
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DEV PLAN - MINOR MOD  
RESUBMITTAL #2 - 11/18/2020

E&SC PLAN -  
FINAL

SHEET 3 OF 10

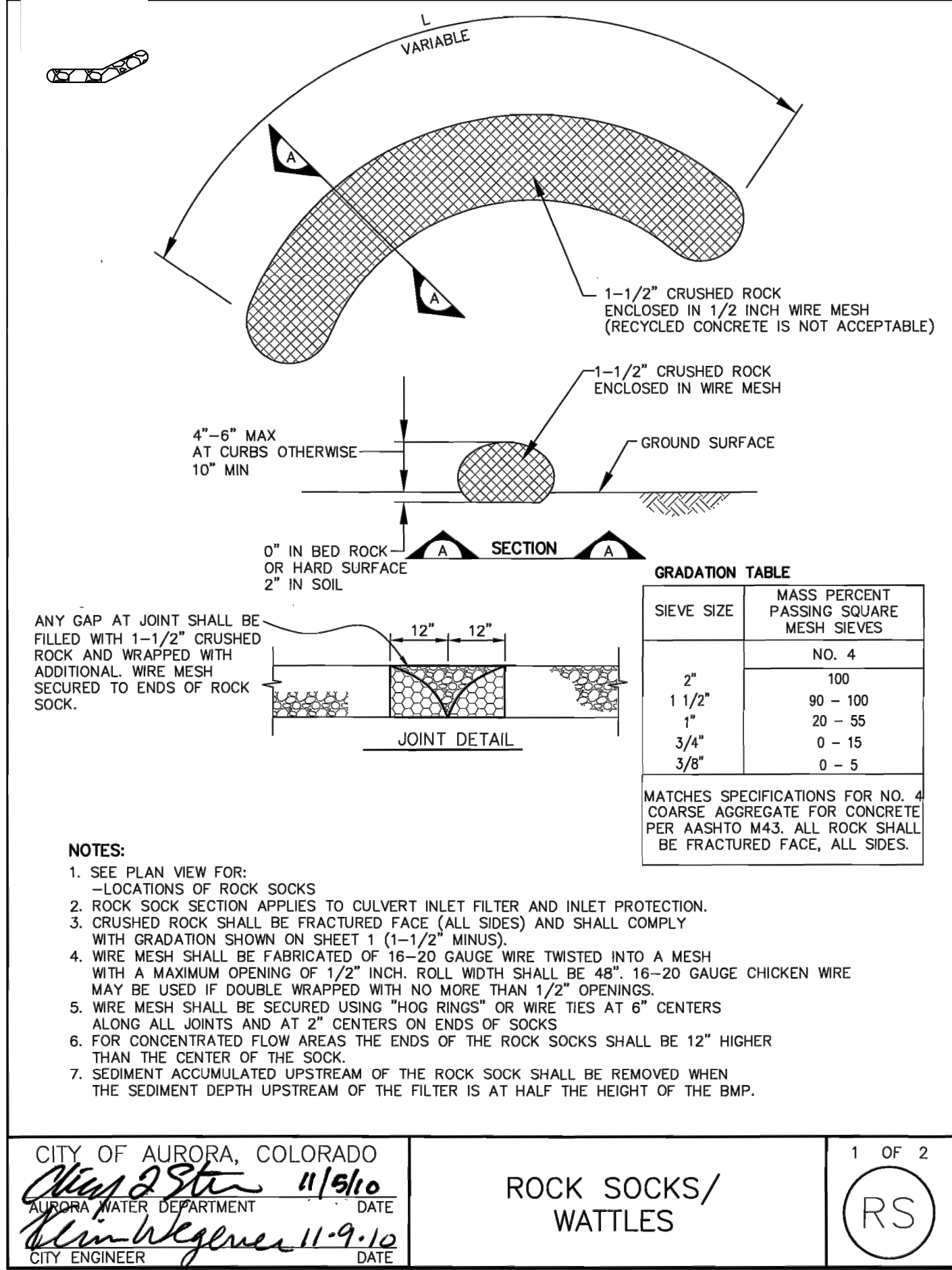


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- PROTECT SEEDED AREAS FROM CONSTRUCTION EQUIPMENT AND VEHICLE ACCESS.

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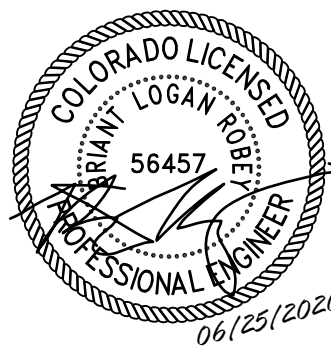
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**WAGNER EQUIPMENT**  
18000 SMITH ROAD, TOWER  
CENTER FOR IND SUB NO. 3,  
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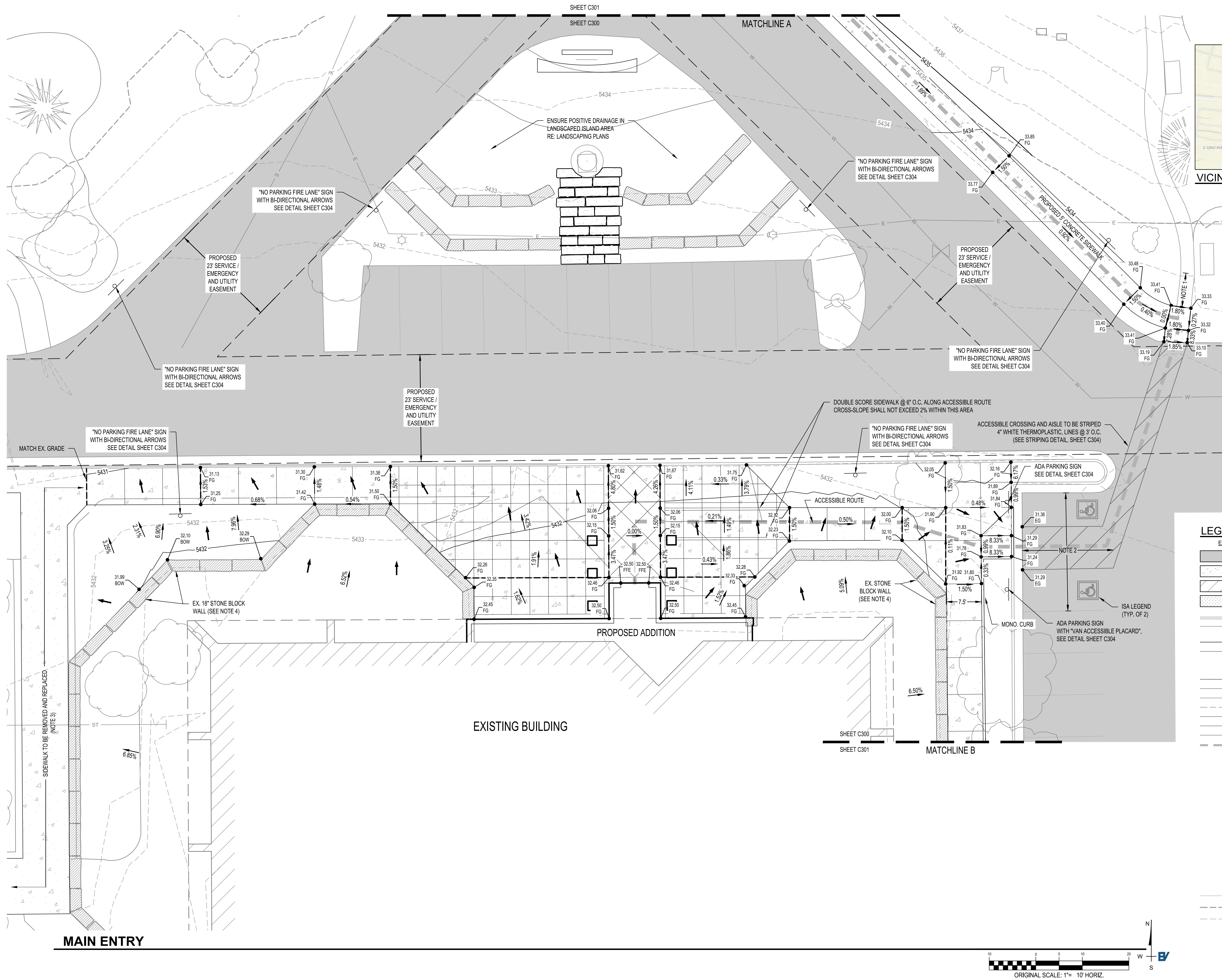
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1 06/25/20 COA COMMENTS  
DEV PLAN - MINOR MOD  
RESUBMITTAL #2 - 11/18/2020

**DESIGN DOCUMENTS**  
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DRAWN BY: BLR  
CHECKED BY: BMW

**E&SC DETAILS**

**C202**

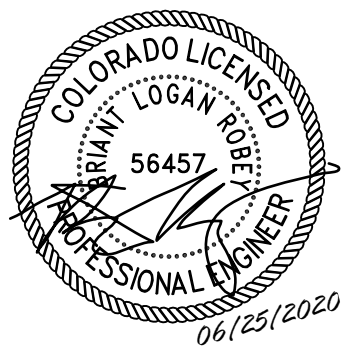


VICINITY MAP  
1" = 2000'

- NOTES:
- CONTRACTOR SHALL VERIFY EXISTING SIDEWALK GRADES AND REMOVE AND REPLACE AS NECESSARY TO CONNECT TO PROPOSED SIDEWALK.
  - PAVEMENT GRADES SHALL NOT EXCEED 2% ANY DIRECTION IN THIS AREA. CONTRACTOR SHALL VERIFY AND COORDINATE WITH ENGINEER FOR POTENTIAL ASPHALT MILL AND OVERLAY TO ENSURE EXISTING GRADES ARE COMPLIANT WITH ADA PARKING REQUIREMENTS.
  - SIDEWALK WITHIN THIS AREA TO BE REMOVED AND REPLACED AT GRADE FOR INSTALLATION OF SNOW-MELT SIDEWALK. CONTRACTOR SHALL ENSURE NEW SIDEWALK MATCHES EXISTING FINISHED GRADE.
  - SITE CONDITIONS SHOWN AS REPORTED BY OWNER AND CONTRACTOR ON FEBRUARY 4, 2020. SURVEY INFORMATION MAY BE OUTDATED ADJACENT TO BUILDING. CONTRACTOR TO VERIFY EXISTING RENOVATED PLANTER BED SLOPE IS COMPLIANT WITH 5% MINIMUM REQUIREMENT.

LEGEND		
EXISTING	PROPOSED	
		ASPHALT
		SIDEWALK / CONCRETE
		BUILDING (PROP. EXTERIOR DOORS AS SHOWN)
		LANDSCAPING
		TOP OF CURB
		FLOWLINE
		PAN
		EASEMENT LINE
		STORM SEWER LINE
		ROOF DRAIN LEADER (SIZE IN INCHES)
		SANITARY SEWER LINE
		WATER LINE
		WATER SERVICE LINE
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		GAS LINE
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		FIRE HYDRANT
		WATER VALVE
		FLARED END SECTION
		STORM CLEANOUT
		SIGN
		FENCE
		MAJOR CONTOUR
		MINOR CONTOUR
		SPOT ELEVATION TRUNCATION
		PROPOSED GRADE
		FLOW DIRECTION

**WAGNER  
EQUIPMENT**  
18000 SMITH ROAD, TOWER  
CENTER FOR IND SUB NO. 3,  
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19097



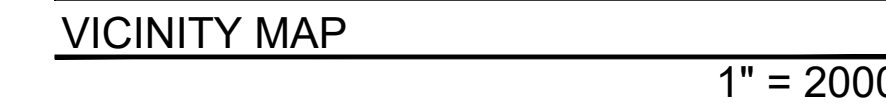
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DESIGN DOCUMENTS  
DATE: 05/14/2020  
DRAWN BY: BLR  
CHECKED BY: BMW

**GRADING PLAN  
MAIN ENTRY**

**C300**



## NOTES

1. ALL ROOF DRAIN LEADERS SHALL MAINTAIN 1.0% MIN. SLOPE.
2. ROOF DRAIN LEADER SIZES HAVE BEEN BASED ON DOWNSPOUT SIZE. CONTRACTOR SHALL VERIFY ADEQUACY BASED ON ROOF AREA AND COORDINATE WITH ENGINEER.
3. SITE CONDITIONS SHOWN AS REPORTED BY OWNER AND CONTRACTOR ON FEBRUARY 4, 2020. SURVEY INFORMATION MAY BE OUTDATED ADJACENT TO BUILDING. CONTRACTOR TO VERIFY EXISTING RENOVATED PLANTER BED SLOPE IS COMPLIANT WITH 5% MINIMUM REQUIREMENT.



Contact:  
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brian.welch@evstudio.com  
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UTILITY NOTIFICATION CENTER  
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FOR MARKING OF UNDERGROUND MEMBER UTILITIES.

THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

19097  
WAGNER  
EQUIPMENT  
18000 SMITH ROAD, TOWER  
CENTER FOR IND SUB NO. 3,  
AURORA, CO 80011



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**REVISION:**  
1 06/25/20 COA COMMENTS  
DEV PLAN - MINOR MOD  
RESUBMITTAL #2 - 11/18/2020

DESIGN DOCUMENTS

DATE: 05/14/2020

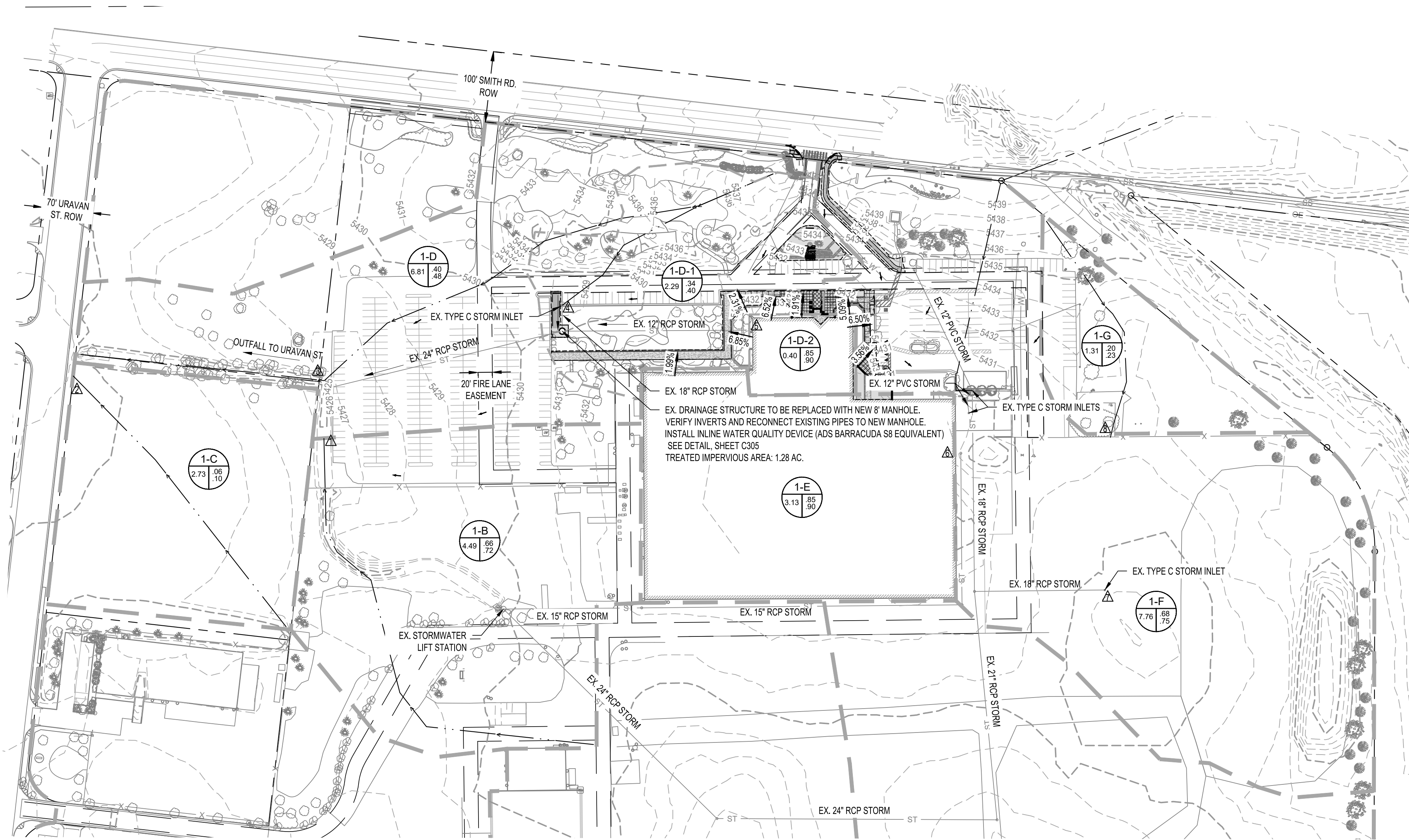
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CHECKED BY: BMW

## GRADING PLAN

# C301

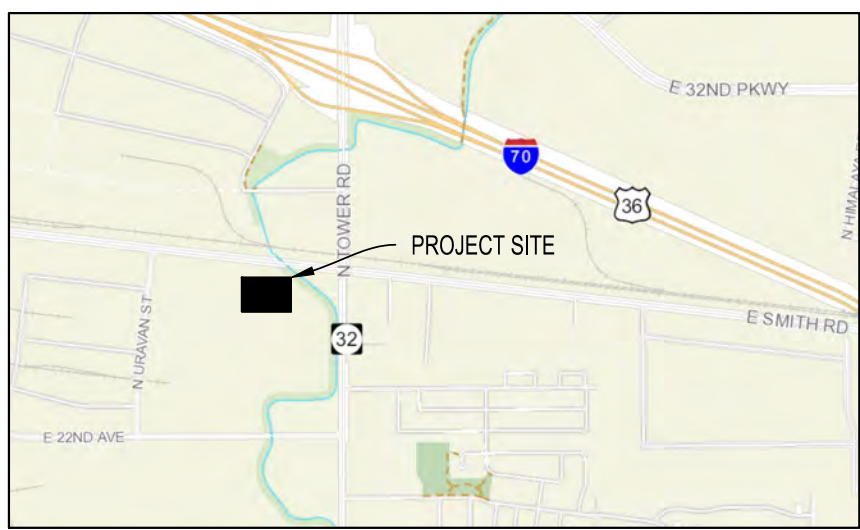
SHEET 6 OF 10



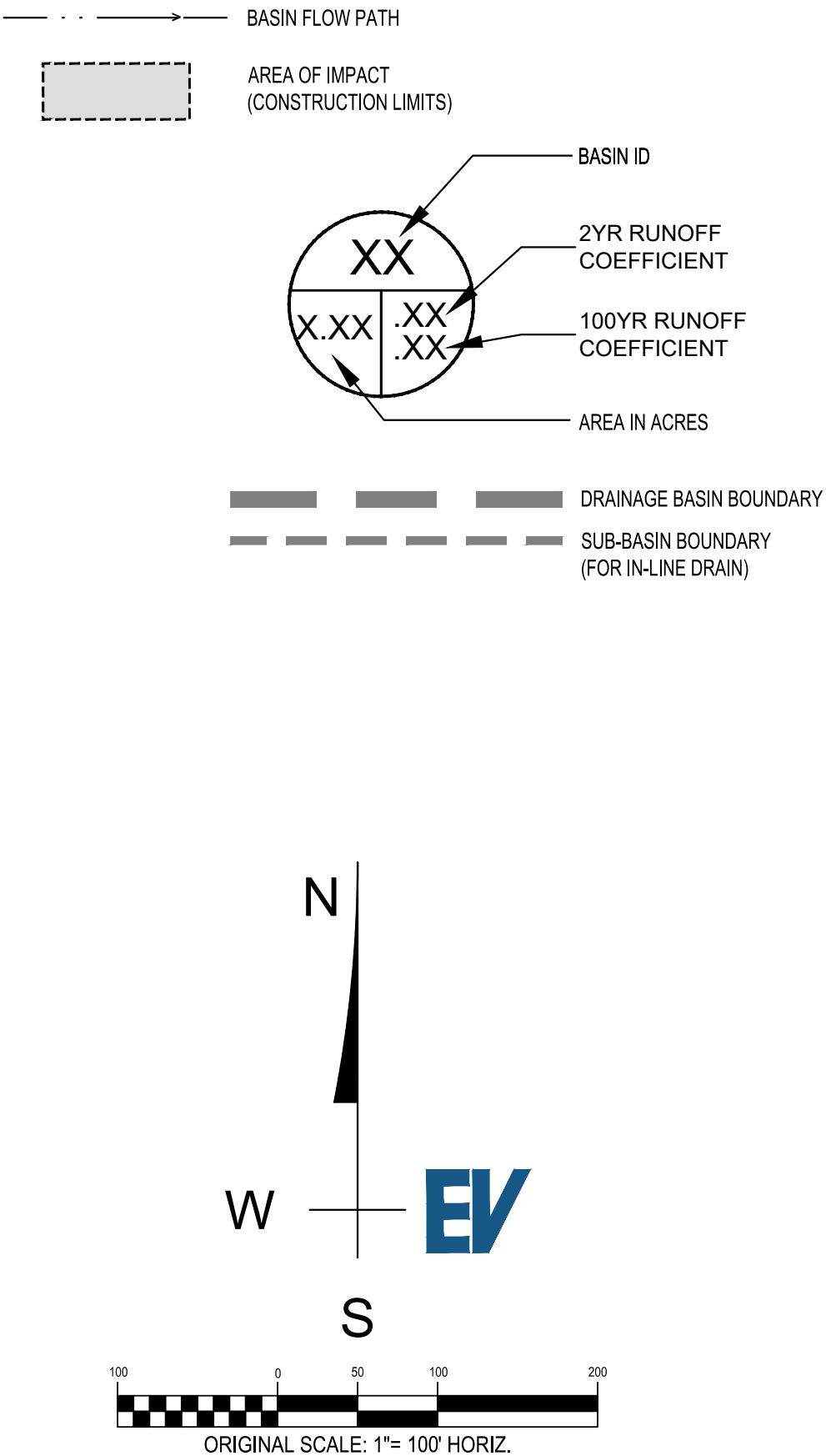
EXISTING SITE DRAINAGE								
BASIN ID	DESIGN POINT	AREA (ACRES)	PERCENT IMPERVIOUS	RUNOFF COEFFICIENT		DIRECT RUNOFF		TOTAL RUNOFF
				C 5-YR	C 100-YR	Q 5-YR (CFS)	Q 100-YR (CFS)	Q 5-YR (CFS)
1-B	1	4.49	72.12%	0.66	0.72	9.66	20.05	9.66
1-C	2	2.73	2.00%	0.06	0.10	0.55	1.76	0.55
1-D	3	6.81	43.61%	0.40	0.48	8.28	18.75	8.28
1-D-1	4	2.29	32.28%	0.34	0.40	2.69	6.08	2.69
1-D-2	5	0.40	90.00%	0.85	0.90	1.55	3.13	3.85
1-E	6	3.13	90.00%	0.85	0.90	12.27	24.75	28.41
1-F	7	7.76	74.05%	0.68	0.75	24.29	51.44	19.17
1-G	8	1.31	17.79%	0.20	0.23	0.89	2.02	0.89

PROPOSED SITE DRAINAGE								
BASIN ID	DESIGN POINT	AREA (ACRES)	PERCENT IMPERVIOUS	RUNOFF COEFFICIENT		DIRECT RUNOFF		TOTAL RUNOFF
				C 5-YR	C 100-YR	Q 5-YR (CFS)	Q 100-YR (CFS)	Q 5-YR (CFS)
1-B	1	4.49	72.12%	0.66	72.00	9.66	20.05	9.66
1-C	2	2.73	2.00%	0.06	0.10	0.55	1.76	0.55
1-D	3	6.81	44.30%	0.41	0.48	8.40	18.98	8.40
1-D-1	4	2.29	33.52%	0.35	0.41	2.77	6.23	2.77
1-D-2	5	0.40	90.00%	0.85	0.90	1.55	3.13	3.92
1-E	6	3.13	90.00%	0.85	0.90	12.27	24.75	28.89
1-F	7	7.76	76.23%	0.70	0.77	24.92	52.61	10.13
1-G	8	1.31	17.79%	0.20	0.23	0.89	2.02	0.89

- NOTES:
- CONTRACTOR TO VERIFY ALL EXISTING STORM INVERTS.
  - ALL EXISTING INFRASTRUCTURE IS PRIVATE UNLESS OTHERWISE NOTED.



VICINITY MAP  
1" = 2000'



**EVstudio**  
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Evergreen, CO  
  
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inspections@evstudio.com  
www.evstudio.com

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**WAGNER  
EQUIPMENT**  
18000 SMITH ROAD, TOWER  
CENTER FOR IND SUB NO. 3,  
AURORA, CO 80011  
19097



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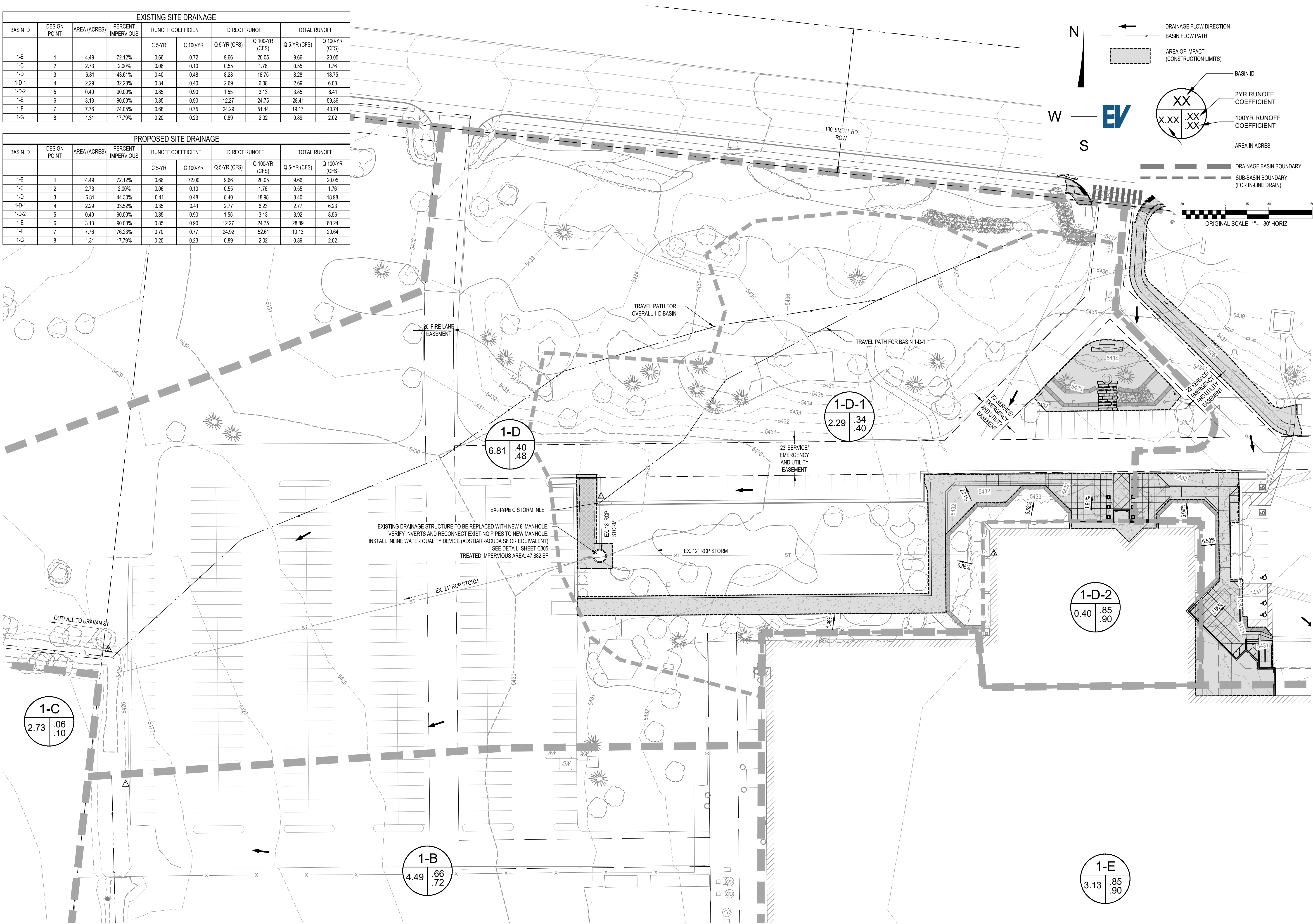
**REVISION:**  
1 06/25/20 COA COMMENTS  
DEV PLAN - MINOR MOD  
RESUBMITTAL #2 - 11/18/2020

DESIGN DOCUMENTS  
DATE: 05/14/2020  
DRAWN BY: BLR  
CHECKED BY: BLR

PROPOSED  
DRAINAGE & WQ  
OVERVIEW  
**C302**

EXISTING SITE DRAINAGE									
BASIN ID	DESIGN POINT	AREA (ACRES)	PERCENT IMPERVIOUS	RUNOFF COEFFICIENT		DIRECT RUNOFF		TOTAL RUNOFF	
				C 5-YR	C 100-YR	Q 5-YR (CFS)	Q 100-YR (CFS)	Q 5-YR (CFS)	Q 100-YR (CFS)
1-B	1	4.49	72.12%	0.66	0.72	9.66	20.05	9.66	20.05
1-C	2	2.73	2.00%	0.06	0.10	0.55	1.76	0.55	1.76
1-D	3	6.81	43.61%	0.40	0.48	8.28	18.75	8.28	18.75
1-D-1	4	2.29	32.28%	0.34	0.40	2.69	6.08	2.69	6.08
1-D-2	5	0.40	90.00%	0.85	0.90	1.55	3.13	3.85	8.41
1-E	6	3.13	90.00%	0.85	0.90	12.27	24.75	28.41	59.36
1-F	7	7.76	74.05%	0.68	0.75	24.29	51.44	19.17	40.74
1-G	8	1.31	17.79%	0.20	0.23	0.89	2.02	0.89	2.02

PROPOSED SITE DRAINAGE									
BASIN ID	DESIGN POINT	AREA (ACRES)	PERCENT IMPERVIOUS	RUNOFF COEFFICIENT		DIRECT RUNOFF		TOTAL RUNOFF	
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1-D-2	5	0.40	90.00%	0.85	0.90	1.55	3.13	3.92	8.56
1-E	6	3.13	90.00%	0.85	0.90	12.27	24.75	26.89	60.24
1-F	7	7.76	76.23%	0.70	0.77	24.92	52.61	10.13	20.64
1-G	8	1.31	17.79%	0.20	0.23	0.89	2.02	0.89	2.02



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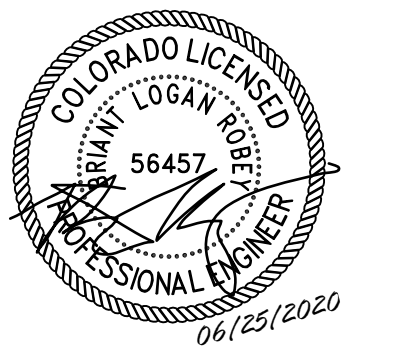
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18000 SMITH ROAD, TOWER  
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19097

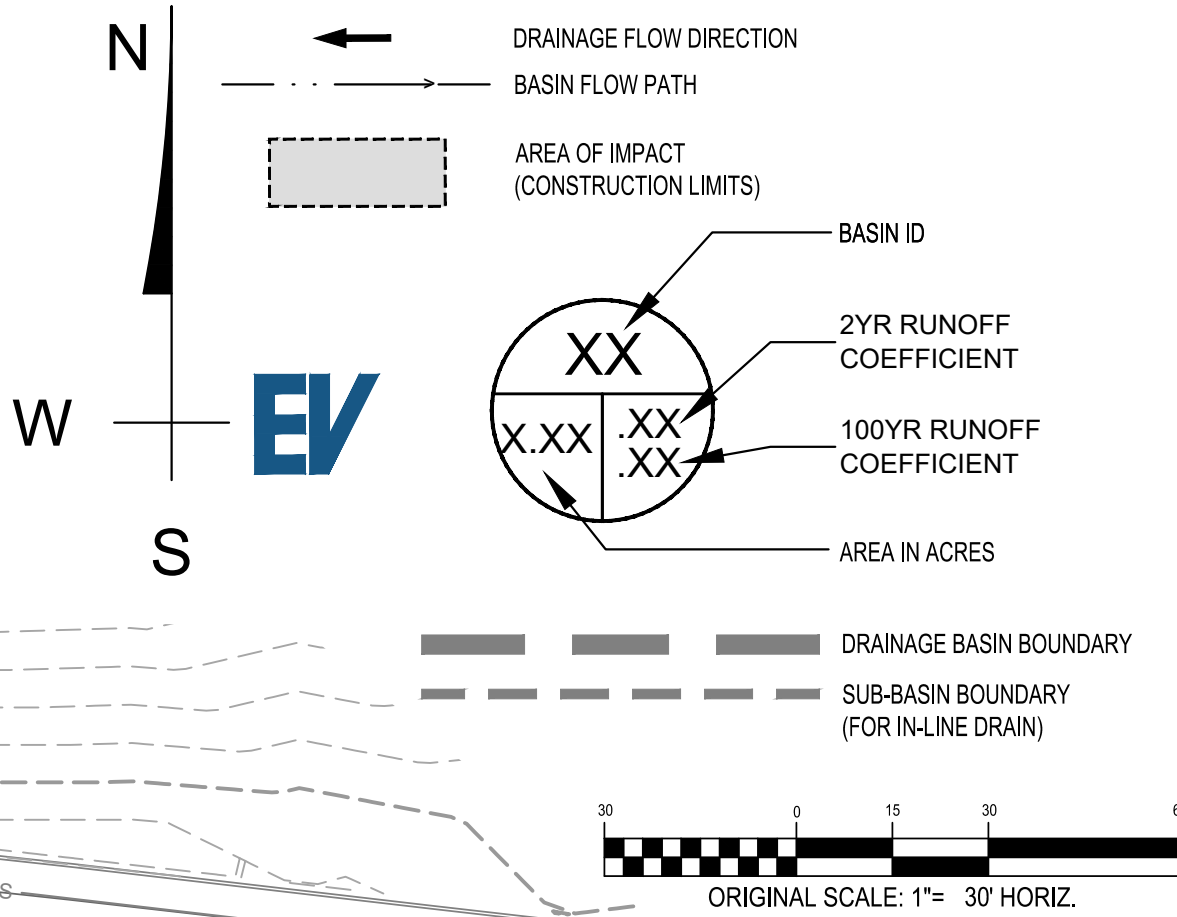
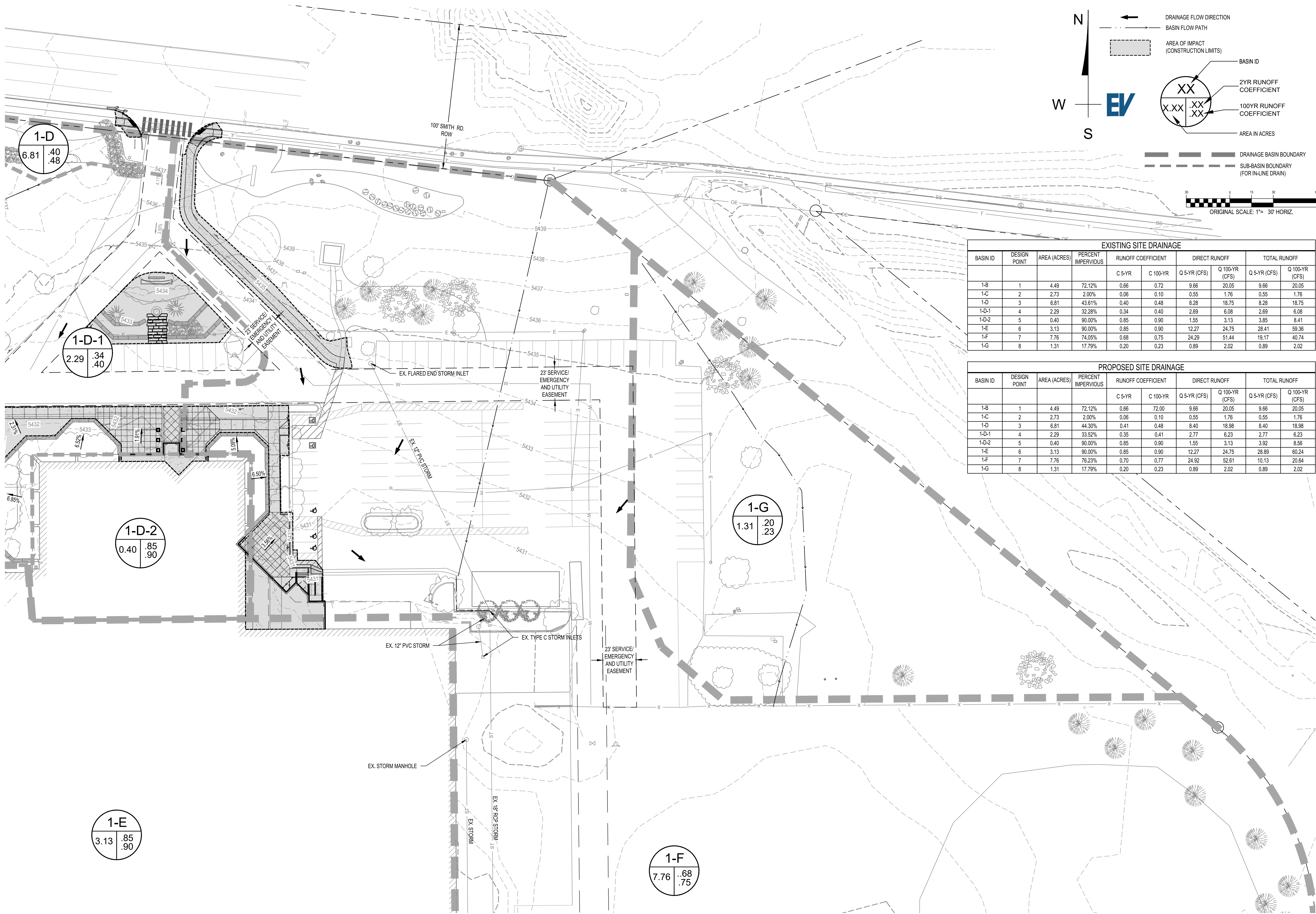


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REVISION:  
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RESUBMITTAL #2 - 11/18/2020

DESIGN DOCUMENTS  
DATE: 05/14/2020  
DRAWN BY: BLR  
CHECKED BY: BLR

PROPOSED  
DRAINAGE & WQ  
PLAN WEST  
**C303**



EXISTING SITE DRAINAGE									
BASIN ID	DESIGN POINT	AREA (ACRES)	PERCENT IMPERVIOUS	RUNOFF COEFFICIENT		DIRECT RUNOFF		TOTAL RUNOFF	
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1-C	2	2.73	2.00%	0.06	0.10	0.55	1.76	0.55	1.76
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PROPOSED SITE DRAINAGE									
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19097



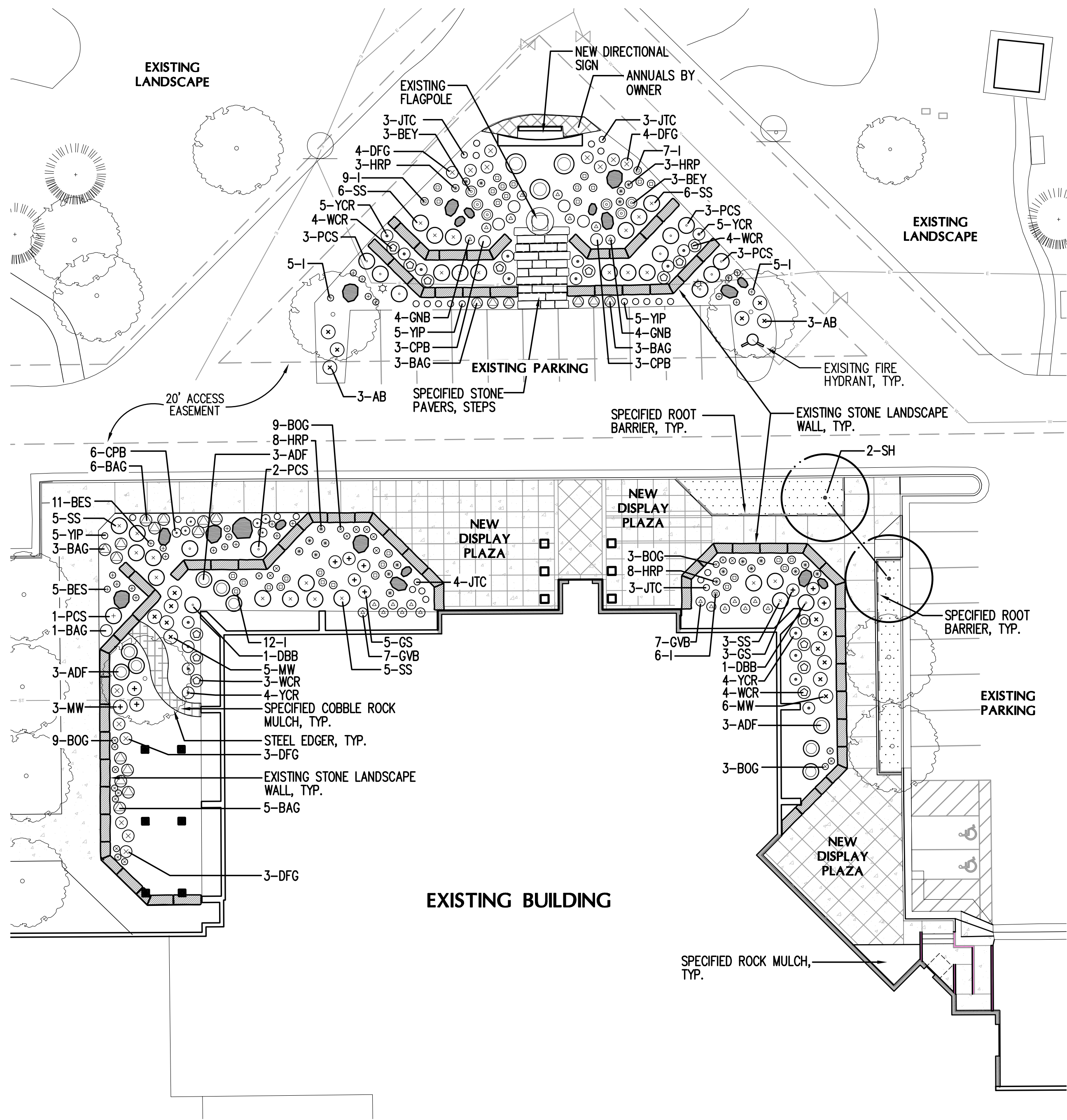
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RESUBMITTAL #2 - 11/18/2020

DESIGN DOCUMENTS  
DATE: 05/14/2020  
DRAWN BY: BLR  
CHECKED BY: BLR

PROPOSED  
DRAINAGE & WQ  
PLAN EAST  
**C304**





LANDSCAPE NOTES:

- THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC COMPOST MATTER AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
- ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING). COLOR TO BE DARK GREEN.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR SYNTHETIC TURF, NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS 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.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THIER ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OFF 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.
- ALL VEHICULAR DRIVES AND PARKING AREAS TO BE CONSTRUCTED OF ASPHALT AND ALL PEDESTRIAN SIDEWALKS ADJACENT TO PUBLIC STREETS TO BE CONSTRUCTED OF CONCRETE.
- LANDSCAPE MATERIALS 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.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- ALL PROPOSED PLANTS WITHIN THE SIGHT TRIANGLES MUST COMPLY WITH THE CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

GROUNDCOVER LEGEND:

- NILEX HYDROTURF SYNTHETIC TURF
- IRRIGATED SEED MIX  
BLUE GRAMA 'HACHITA' (100%)
- 3"-6" ROUNDED RIVER COBBLE  
MULCH OVER SPEC. FILTER FABRIC,  
OR APPROVED EQUAL

- MULCH NOTES:
- ALL NEW ROCK MULCH IN SHRUB BEDS SHALL MATCH EXISTING ROCK MULCH IN SIZE, SHAPE, AND COLOR. PLACE FILTER FABRIC UNDER ROCK MULCH.
  - ALL NEW TREE RINGS SHALL BE MULCHED WITH 4" DEPTH WESTERN RED CEDAR WOOD MULCH. DO NOT PLACE FILTER FABRIC UNDER WOOD MULCH.

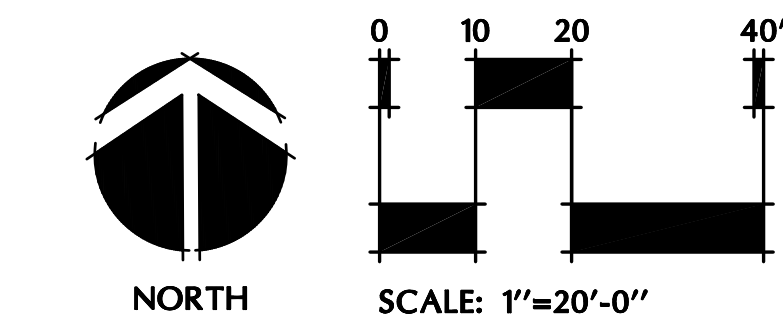
LANDSCAPE LEGEND

- NEW DECIDUOUS SHADE TREE
- NEW DECIDUOUS SHRUBS
- NEW PERENNIALS
- NEW ORNAMENTAL GRASSES
- SALVAGED BOULDERS
- EXISTING DECIDUOUS SHADE TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN

PLANT LIST

QTY.	SYM.	COMMON/ BOTANIC NAME	SIZE	COMMENTS
DECIDUOUS SHADE TREES				
2	SH	Shademaster Honeylocust Gleditsia triacanthos inermis 'Shademaster'	2-1/2" cal.	Specimen quality, full crown, B&B, staked
DECIDUOUS SHRUBS				
6	AB	Admiral Barberry Berberis 'Admiral'	#3 cont.	container, 5 canes min. 24" ht.
8	GNB	Golden Nugget Barberry Berberis 'Golden Nugget'	#3 cont.	container, 5 canes min. 18" ht.
12	CPB	Crimson Pygmy Barberry Berberis 'Crimson Pygmy'	#3 cont.	container, 5 canes min. 24" ht.
14	GVB	Green Velvet Boxwood Buxus 'Green velvet'	#5 cont.	container, 5 canes min. 4" ht.
2	DBB	Dwarf Brning Bush Euonymus alatus 'Compacta'	#5 cont.	container, 5 canes min. 6' ht.
12	ADF	Arnold Dwarf Forsythia Forsythia 'Arnold Dwarf'	#5 cont.	container, 5 canes min. 3' ht.
19	YCR	Yellow Carpet Rose Rosa 'Yellow Carpet'	#5 cont.	container, 5 canes min. 30" ht.
15	WCR	White Carpet Rose Rosa 'White Carpet'	#5 cont.	container, 5 canes min. 2' ht.
8	GS	Goldmound Spirea Spiraea 'Goldmound'	#5 cont.	container, 5 canes min. 2' ht.
25	SS	Summer Sumac Rhus 'Summer'	#5 cont.	container, 5 canes min. 3' ht.
14	MW	Midnight Wine Weigela Weigela florida 'Midnight Wine'	#5 cont.	container, 5 canes min. 2' ht.
6	BEY	Bright Edge Yucca Yucca filamentosa 'Bright Edge'	#5 cont.	container, 5 canes min. 30" ht.
PERENNIALS/ORNAMENTAL GRASSES				
24	BOG	Basket-of-Gold Aurinia saxatilis	#1 cont.	container, 12" ht.
26	BES	Black-Eyed Susan Rudbeckia fulgida 'Goldsturm'	#1 cont.	container, 24" ht.
13	JTC	Jethro Tull Coreopsis Coreopsis 'Jethro Tull'	#1 cont.	container, 24" ht.
34	I	Yellow/Dark Purple Iris Iris sp.	#1 cont.	container, 24" ht.
15	YIP	Yellow Iceplant Delosperma nubigenum	#1 cont.	container, 3" ht.
22	HRP	Husker Red Penstemon Penstemon 'Husker Red'	#1 cont.	container, 36" ht.
9	PCS	Powis Castle Sage Artemisia 'Powis Castle'	#1 cont.	container, 36" ht.
14	DFG	Dwarf Fountain Grass Pennisetum alopec. 'Hameln'	#1 cont.	container, 24" ht.
21	BAG	Blue Avena Grass Helictotrichon sempervirens	#1 cont.	container, 30" ht.

REFER TO SHEET L2 FOR  
LANDSCAPE DETAILS



NOT FOR CONSTRUCTION

JWNA  
architects

105 East Moreno Avenue, Suite 102  
Colorado Springs, Colorado 80903  
Tele : (719) 635-2142

meuran  
designgroup

site design  
landscape architecture  
site planning

700 colorado blvd., suite 131  
denver, colorado 80206  
303.512.0649 www.meuran.com

Wagner  
Equipment  
MAIN  
ENTRY

18000 Smith Road  
Aurora, CO 80011

Remodel & Addition

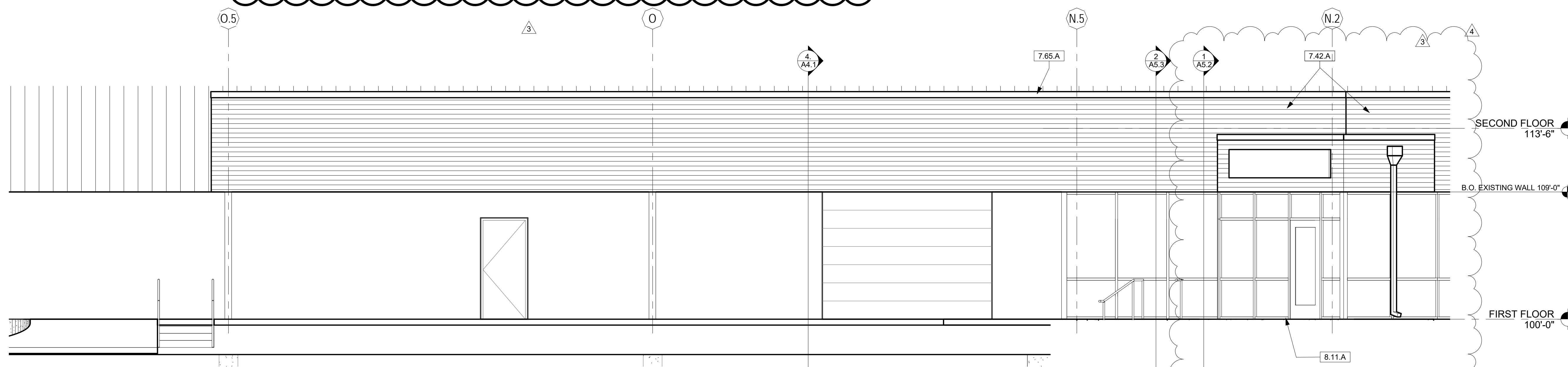
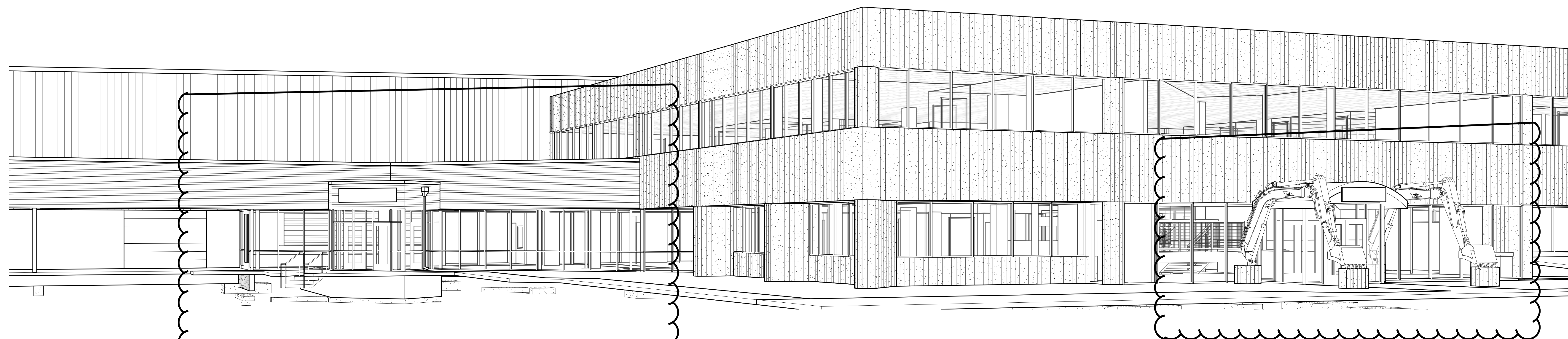
ISSUE RECORD:	
11.22.19	CITY SUBMITTAL
02.24.20	CITY SUBMITTAL
08.19.20	CITY SUBMITTAL
DEV PLAN - MINOR MOD	
RESUBMITTAL #2 - 11/18/2020	

SHEET DESCRIPTION:  
LANDSCAPE PLAN

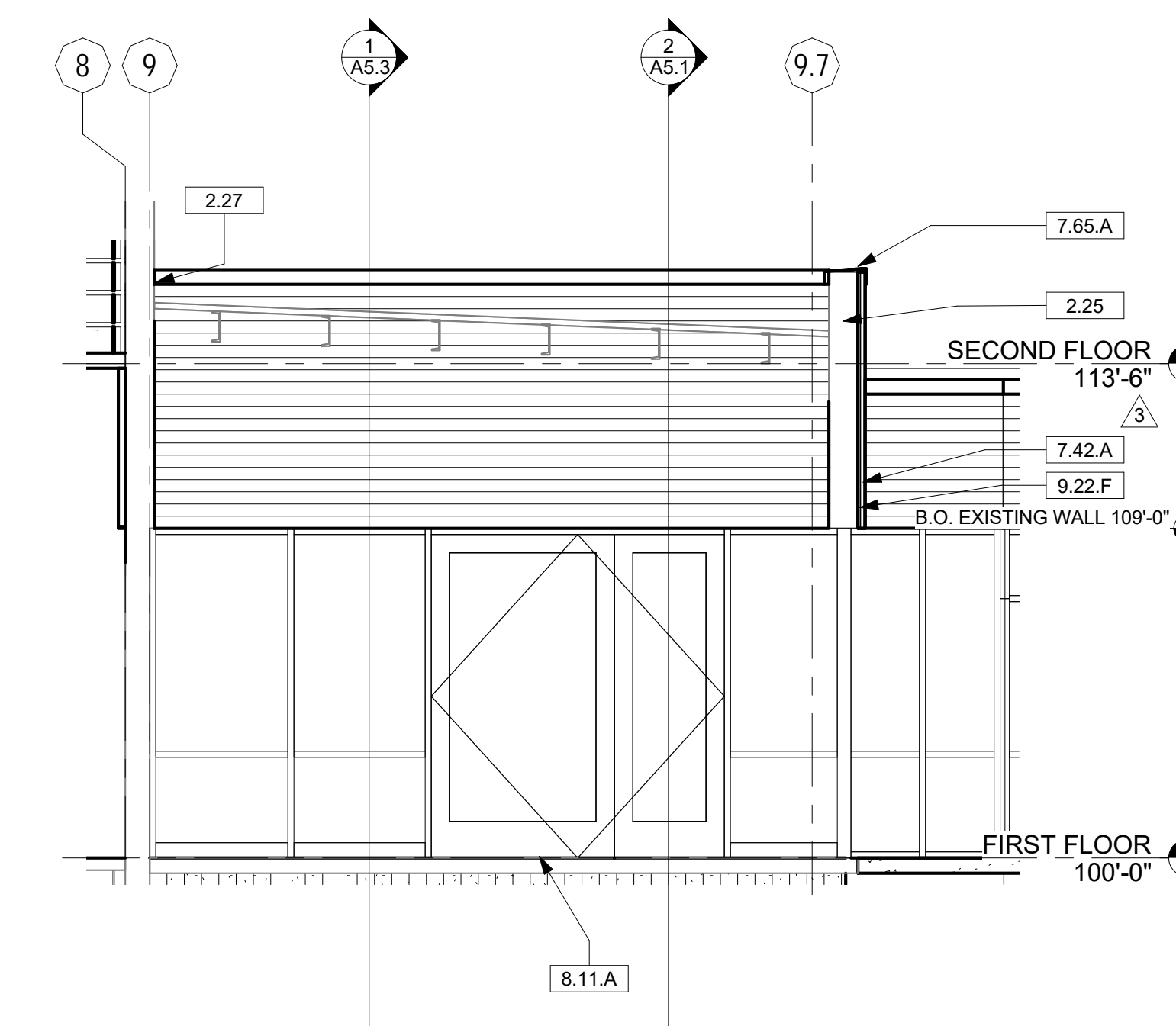
JOB NO.	19.122
DRAWN BY:	kts
CHECKED BY:	kts
DATE OF ISSUE:	11-20-19
SHEET NUMBER:	

L1

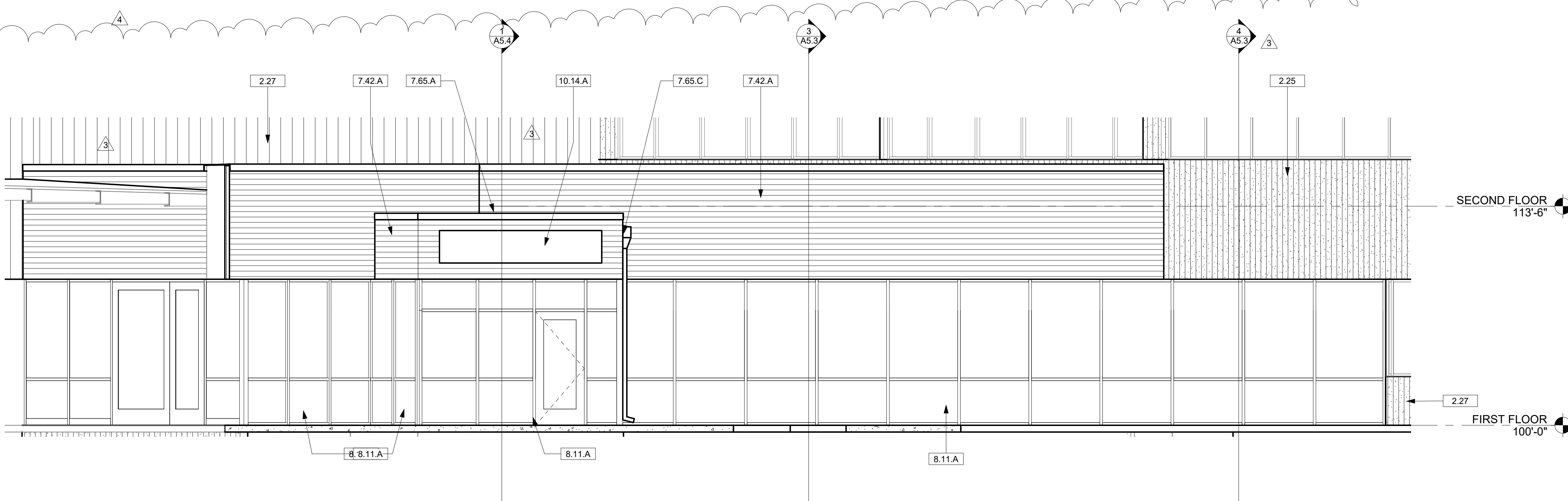




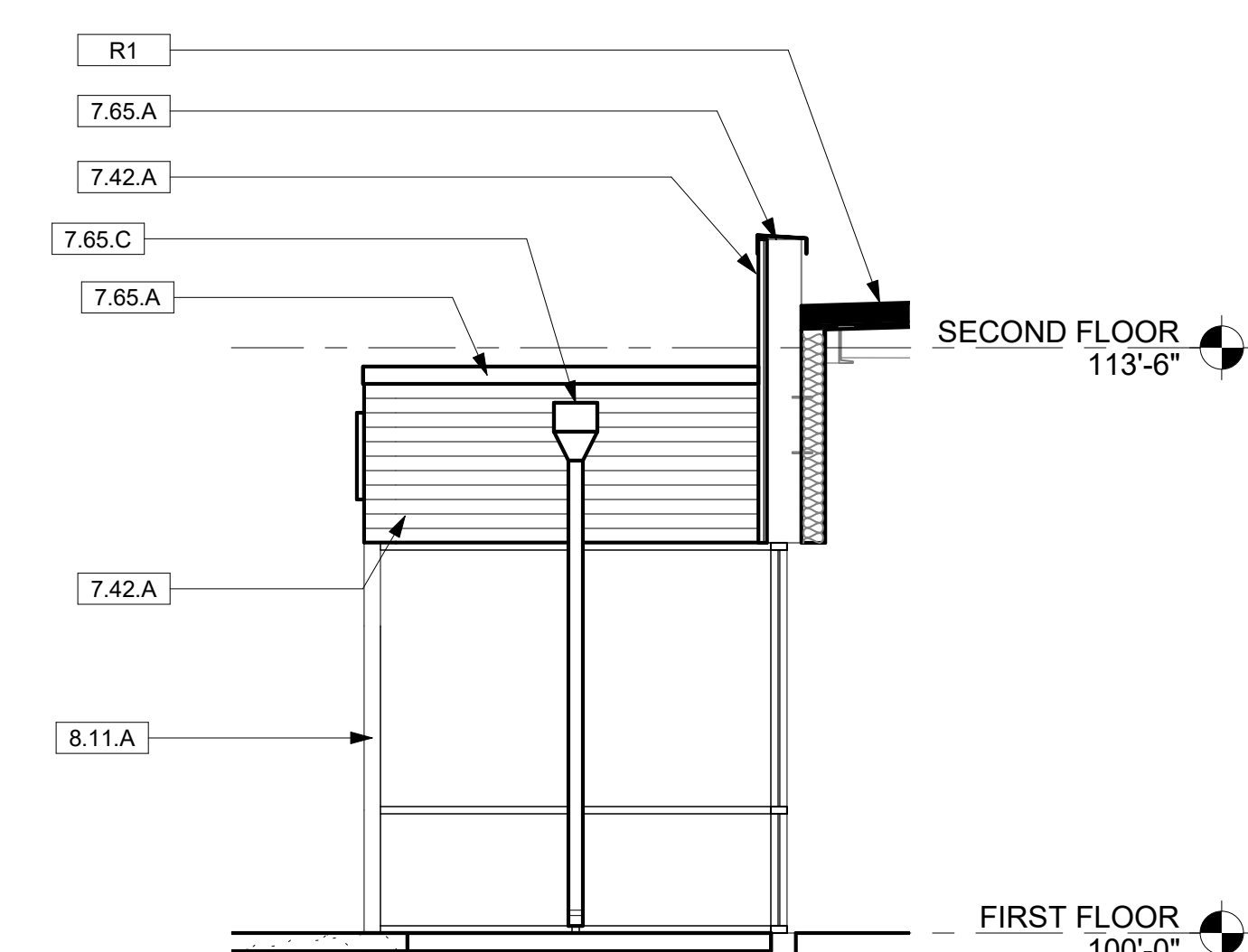
**5 WILL CALL & DOCK NORTH ELEVATION**  
Scale: 1/4" = 1'-0"



**4 WILL CALL EAST ELEVATION**  
Scale: 1/4" = 1'-0"



**2 EAST ENTRANCE NORTHEAST ELEVATION**  
Scale: 1/4" = 1'-0"



**3 VESTIBULE ELEVATION - NORTH**  
Scale: 1/4" = 1'-0"

**KEYNOTES**

2.25	EXISTING PRECAST WALLS TO REMAIN
2.27	EXISTING EXTERIOR WALL TO REMAIN
7.42.A	METAL PANEL SIDING
7.65.A	PARAPET CAP FLASHING
7.65.C	PREFINISHED METAL SCUPPER AND DOWNSPOUT
8.11.A	ALUMINUM STOREFRONT DOOR AND WINDOW
9.22.F	7/8" HAT CHANNELS SHIM AS REQUIRED FOR STRAIGHT WALL PANEL INSTALLATION
10.14.A	IDENTITY SIGNAGE
R1	MEMBRANE ROOFING OVER RIGID INSULATION OVER METAL DECK PER STRUCTURAL

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SHEET DESCRIPTION  
EXTERIOR ELEVATIONS

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DRAWN BY: SLH  
CHECKED BY: DDC  
DATE OF ISSUE: 5/2/2019  
SHEET NUMBER

**A4.1**

## Wagner Equipment Offices

18000 Smith Road  
Aurora, CO 80011

Interior Remodel

### ISSUE RECORD

3	ASI #3	7/19/2019
4	ASI #4	8/6/2019
5	ASI #5	td

DEV PLAN - MINOR MOD  
RESUBMITTAL #2 - 11/18/2020

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All reports, plans, specifications, computer  
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and instruments prepared by the Consultant as  
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### SHEET DESCRIPTION

EXTERIOR ELEVATIONS

JOB NO.

18016

DRAWN BY:

SLH

CHECKED BY:

DDC

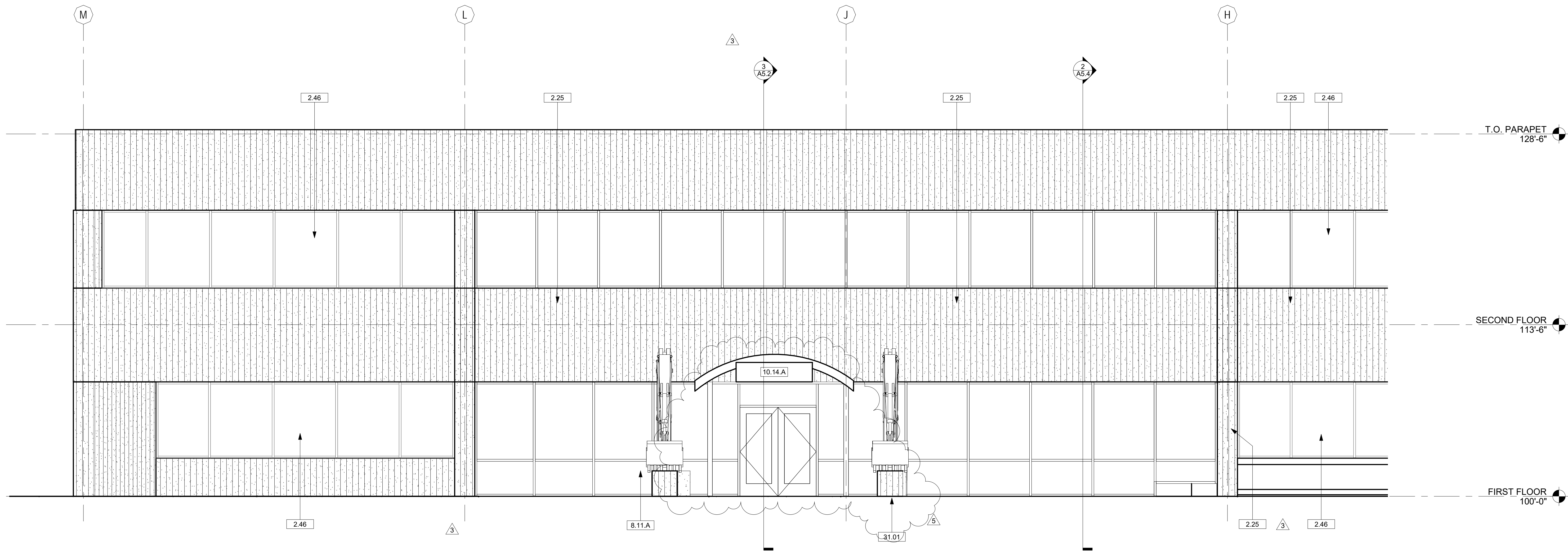
DATE OF ISSUE:

07/02/19

SHEET NUMBER

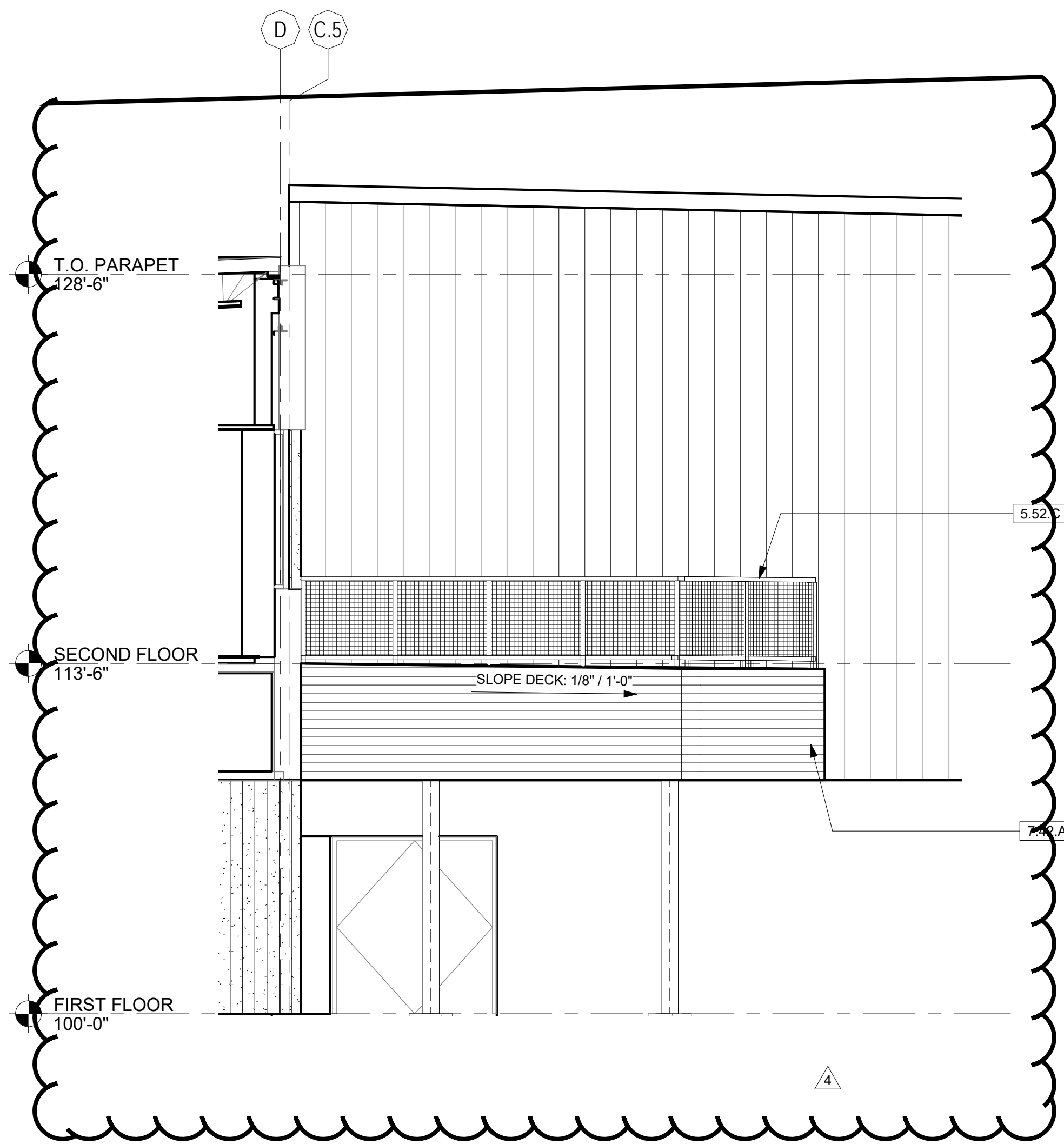
A4.2

KEYNOTES	
2.25	EXISTING PRECAST WALLS TO REMAIN
2.46	EXISTING STOREFRONT TO REMAIN
5.52.C	42" MESH GUARDRAIL WITH 2X2 STEEL TUBE POSTS
7.42.A	METAL PANEL SIDING
8.11.A	ALUMINUM STOREFRONT DOOR AND WINDOW
8.11.E	RECONFIGURE STOREFRONT FRAME AND INFILL WITH DOOR, SIDELIGHT AND TRANSOM TO FIT EXISTING PANEL WIDTH
10.14.A	IDENTITY SIGNAGE
31.01	ROCK PILE



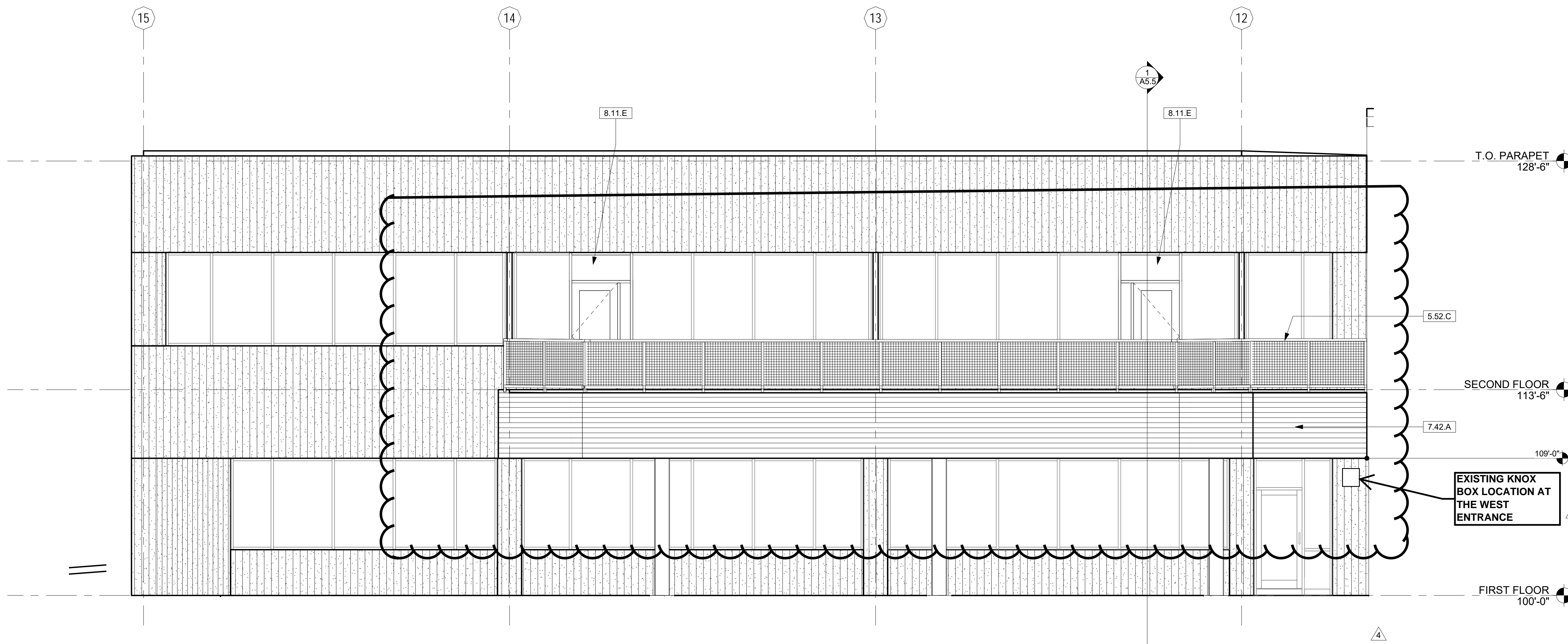
3 OFFICE - NORTH ELEVATION

A4.2 Scale: 1/4" = 1'-0"



2 DECK - NORTH ELEVATION

A4.2 Scale: 1/4" = 1'-0"



1 DECK - WEST ELEVATION

A4.2 Scale: 1/4" = 1'-0"



COMcheck Software Version 4.1.1.0  
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC  
Project Title: Wagner Equipment Office Aurora  
Project Type: Alteration  
Exterior Lighting Zone: 2 (Light industrial area with limited nighttime use)

Construction Site: 1800 Smith Rd., Aurora, CO 80011  
Owner/Agent:  
Designer/Contractor: Brian Clement  
MEP Engineering Inc  
6402 S. Troy Circle  
Centennial, CO 80111

Allowed Exterior Lighting Power

A Area-Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Main entry	4 ft of door	20	Yes	80
Total Tradable Watts (a) =				80
Total Allowed Watts =				80
Total Allowed Supplemental Watts (b) =				600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.  
(b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Main entry (4 ft of door width): Tradable Wattage				
LED 1: Other:	1	3	150	450
Total Tradable Proposed Watts =				450

Exterior Lighting PASSES

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Brian Clement - Electrical Engineer  
Name - Title  
Signature  
Date 1-22-20

Project Title: Wagner Equipment Office Aurora  
Data filename: S:\Projects\2019\19043\2. Design\ComCheck\19043 elec 1st floor.cck  
Report date: 01/22/20  
Page 1 of 5

COMcheck Software Version 4.1.1.0  
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC  
Project Title: Wagner Equipment Office Aurora  
Project Type: Alteration

Construction Site: 1800 Smith Rd., Aurora, CO 80011  
Owner/Agent:  
Designer/Contractor: Brian Clement  
MEP Engineering Inc  
6402 S. Troy Circle  
Centennial, CO 80111

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Common Space Types:Office - Open Plan	19565	0.98	19174
Total Allowed Watts =			19174

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Common Space Types:Office - Open Plan (19565 sq ft.)				
LED 1: A: Other:	1	134	44	5896
LED 2: B: Other:	1	27	56	1512
LED 3: Other:	1	30	94	1020
LED 4: Other:	1	17	15	255
Total Proposed Watts =				8683

Interior Lighting PASSES

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Brian Clement - Electrical Engineer  
Name - Title  
Signature  
Date 4-16-19

Project Title: Wagner Equipment Office Aurora  
Data filename: S:\Projects\2019\19043\2. Design\ComCheck\19043 elec 1st floor.cck  
Report date: 04/16/19  
Page 1 of 5

LIGHTING FIXTURE SCHEDULE

LUMINAIRE								LAMP					
TYPE	MANUFACTURER	MODEL	CATALOG NUMBER	DESCRIPTION	VOLTAGE	DIMMING	MOUNTING	QTY.	TYPE	WATTS	LUMENS	COLOR TEMP	CRI
A	ACUITY	NBLT	2BLT4 40L ADPT EZ1 PWS1846 LP840 NLTAR2 RES7	TENANT FURNISHED 2X4 LED TROFFER	UNV	0-10V	RECESSED IN GRID	1	LED	40	3000 lm	4000K	80
A1	ACUITY	NBLT	2BLT4 40L ADPT EZ1 PWS1846 LP840 NLTAR2 RES7	TENANT FURNISHED 2X2 LED TROFFER	UNV	0-10V	RECESSED IN GRID	1	LED	40	3000 lm	4000K	80
A1E	ACUITY	NBLT	2BLT2 40L ADPT EZ1 PWS1846 LP840 NLTAR2 RES7	TENANT FURNISHED 2X2 LED TROFFER W/ 90 MINUTE BATTERY PACK	UNV	0-10V	RECESSED IN GRID	1	LED	40	3000 lm	4000K	80
AE	ACUITY	NBLT	2BLT2 40L ADPT EZ1 PWS1846 LP840 NLTAR2 RES7	TENANT FURNISHED 2X4 LED TROFFER W/90 MINUTE BATTERY PACK	UNV	0-10V	RECESSED IN GRID	1	LED	40	3000 lm	4000K	80
B	CREE	LS	LS4 40L 50K 10V	4' LED STRIP FIXTURE	UNV	0-10V	SUSPENDED FROM CEILING	1	LED	40	4000 lm	5000K	80
L1	FOCAL POINT	FLC4D	FLC4D RO 1000L 277V L11 T BH LC4 RD 1000L 35K DN CD WL	4" DIAMETER LED DOWNLIGHT FURNISHED BY EC	UNV	0-10V	RECESSED IN CEILING	1	LED	25	855 lm	3500K	80
L5	LBL	LYNK 24	BA914-OY-SC-LED930277	DECORATIVE LED VANITY FIXTURE	120V	0-10V	WALL MOUNTED	1	LED	20	1380 lm	3000K	80
L6	PATHWAY LTG	CALIBER PLUS	P91 A1V5035DAXXX PA M XXX X	TENANT FURNISHED LED DRUM PENDANT FINISHER PER ARCHITECT	UNV	0-10V	SUSPENDED FROM CEILING	1	LED	16	1250 lm	4000K	80
L7	PATHWAY LTG	P52	P52-4-3S-D6-C-P-7-A-2-PA12 -MLR12	TENANT FURNISHED LED DRUM PENDANT	UNV	0-10V	SUSPENDED FROM CEILING	1	LED	58	4000 lm	4000K	80
L8	EATON	5032	3002A-RD-2SLED-MFL-DIF-4 NV-BK	3" INGROUND EXTERIOR LANDSCAPE FIXTURE, BLACK FINISH	UNV	0-10V	IN GROUND	1	LED	25		4000K	80
L9	LITHONIA	WST	WST LED P2 50K XX MVOLT	EXTERIOR ARCHITECTURAL WALL PACK, BLACK FINISH	UNV	0-10V	WALL MOUNTED	DEV PLAN - MINOR MOD RESUBMITTAL #2 - 1/18/2020		25	3000 lm	5000K	80
L10	MAX LITE	DLR	DLR 8 XX XX	TENANT FURNISHED LED DOWNLIGHT TO MATCH EXISTING IN LOBBY	UNV	0-10V	RECESSED IN CEILING	1	LED	30	2500 lm	3500K	80
L11	INVICTA	16359	16359	TENANT FURNISHED LED DRUM FIXTURE TO MATCH EXISTING IN LOBBY	120V	0-10V	SUSPENDED FROM CEILING	1	LED	30	3750 lm		80
L13	HIGHLIGHT MANUFACTURING	GH-7516	GH-7516-96-B-1-CGU-CLR	TENANT FURNISHED EXTERIOR RATED GOOSENECK FIXTURE	UNV	0-10V	WALL MOUNTED	1	CFL	60	2000 lm	3500K	80
L14	CREE	CANOPY LIGHT	E-CSA07A-Z50	EXTERIOR LED TROFFER W/ 90 MINUTE BATTERY PACK	UNV	0-10V	SURFACE MOUNTED	1	LED	40	4000 lm	3500K	0

NOTE: ALL FIXTURE SELECTIONS TO BE APPROVED BY ARCHITECT AND TENANT REPRESENTATIVE PRIOR TO ORDER.

EGRESS LIGHTING SCHEDULE

LUMINAIRE						LAMP	
TYPE	MANUFACTURER	MODEL	CATALOG NUMBER	DESCRIPTION	MOUNTING	VOLTAGE	TYP
X	TBD	TBD	TBD	BUILDING STANDARD EXIT SIGN	UNIVERSAL	UNV	LED
X1	TBD	TBD	TBD	EMERGENCY FROG-EYE FIXTURE	WALL MOUNTED	UNV	LED



Wagner  
Equipment  
Offices

18000 Smith Road  
Aurora, CO 80011

Interior Remodel

ISSUE RECORD:

3/06/19 50% CD's  
5/13/19 100% CD's  
5/20/19 BLDG DEPT  
5/24/19 ASI #1  
6/18/19 ASI #2  
7/19/19 ASI #3  
8/08/19 ASI #4  
9/06/19 ASI #5  
11/11/19 RFI 023  
01/24/2020 AS#9  
DEV PLAN - MINOR MOD  
RESUBMITTAL #2 - 11/18/2020

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SHEET DESCRIPTION  
1ST FLOOR COMCHECK

JOB NO. 19043  
DESIGNED BY: BJC  
CHECKED BY: DGM  
DATE OF ISSUE: 05/01/20  
SHEET NUMBER

E1.31