

LEGEND

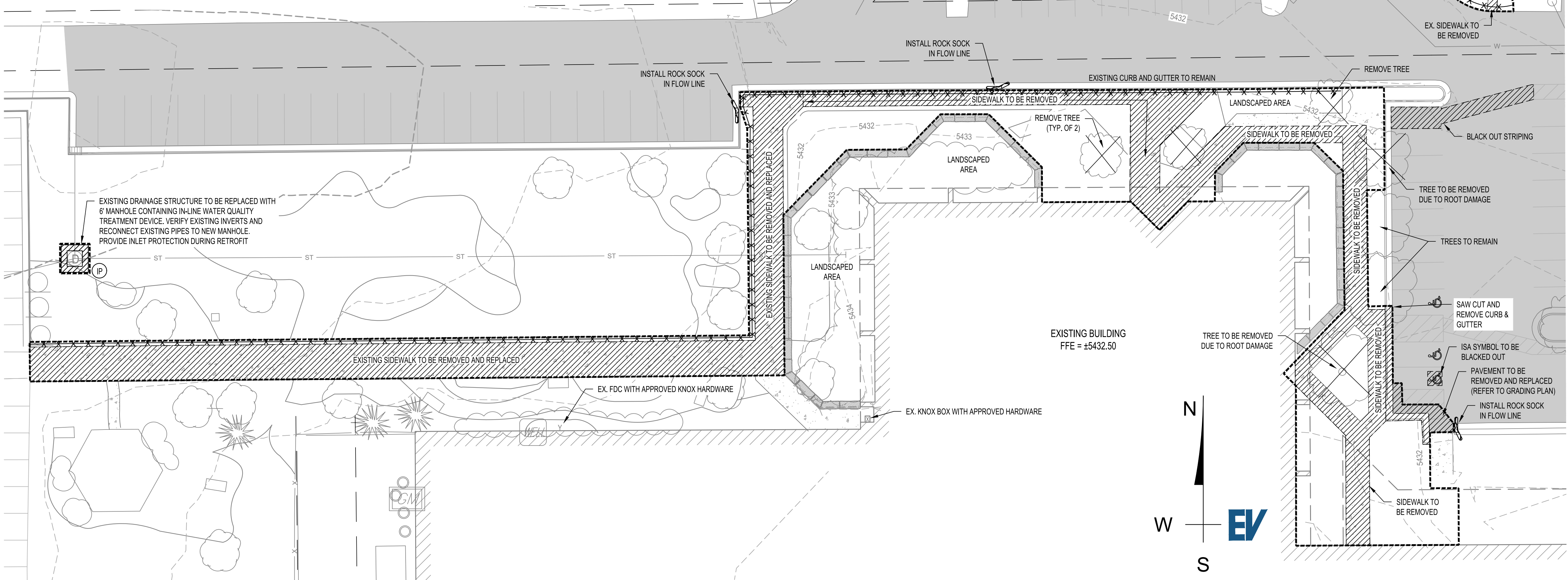
EXISTING	
	SIDEWALK / CONCRETE
	BUILDING (PROP. EXTERIOR DOORS AS SHOWN)
	LANDSCAPING
	LANDSCAPE WALL
	TOP OF CURB
	FLOWLINE
	PAN
	EASEMENT LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER LINE
	WATER SERVICE LINE
	WATER FIRE LINE
	GAS LINE
	TELEPHONE LINE
	ELECTRIC LINE
	ADA PARKING SYMBOL
	STORM 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 DISTURBANCE
	PERIMETER CONTROL (SILT FENCE OR SEDIMENT CONTROL LOGS)
	ROCK SOCK

NOTES

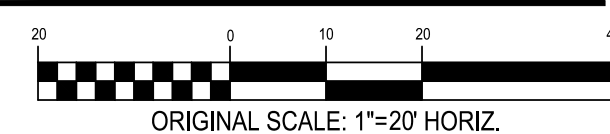
1. PROPOSED NEW IMPERVIOUS AREA:
BUILDING: 154 SF
SIDEWALK: 3,510 SF
TOTAL: 3,664 SF
2. TOTAL DISTURBED AREA SHALL NOT EXCEED 0.5 ACRES.
3. PROJECT IS NOT PART OF A COMMON PLAN OF DEVELOPMENT OR SALE, PROJECT HAS NOT BEEN DESIGNATED AS CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD AND IS NOT A SIGNIFICANT CONTIBUTOR OF POLLUTANTS.
4. THIS PROJECT DOES NOT REQUIRE AN NPDES PERMIT AND IS COVERED BY COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT GENERAL PERMIT COR400000 - STORMWATER DISCHARGE.
5. 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".

QUANTITY

465 LF
4 EA



OVERALL PLAN



Denver, CO
Evergreen, CO

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www.evstudio.com

Contact:
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FOR MARKING OF UNDERGROUND MEMBER UTILITIES.
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WAGNER
EQUIPMENT
18000 SMITH ROAD,
AURORA, CO 80011
19097

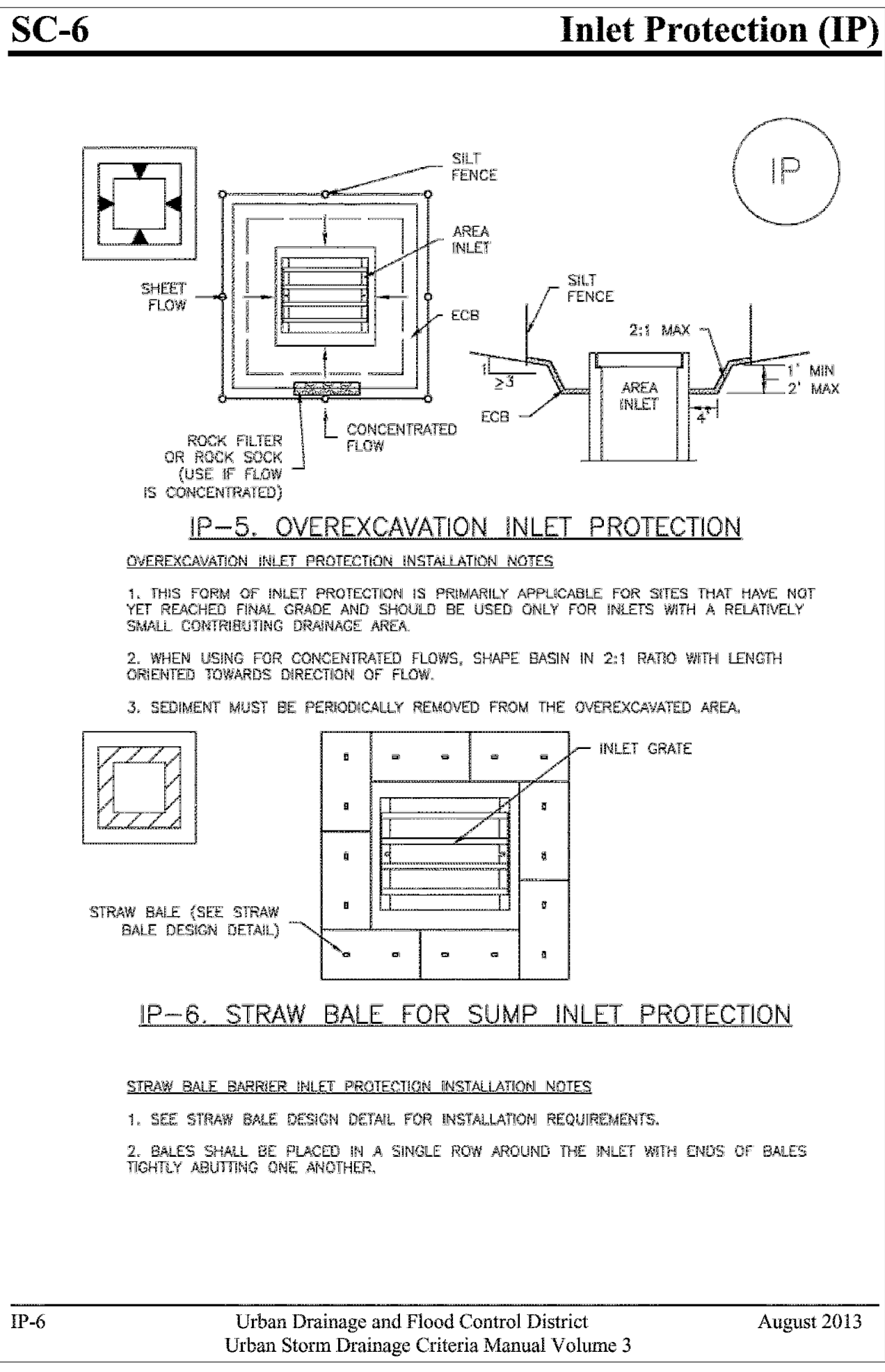
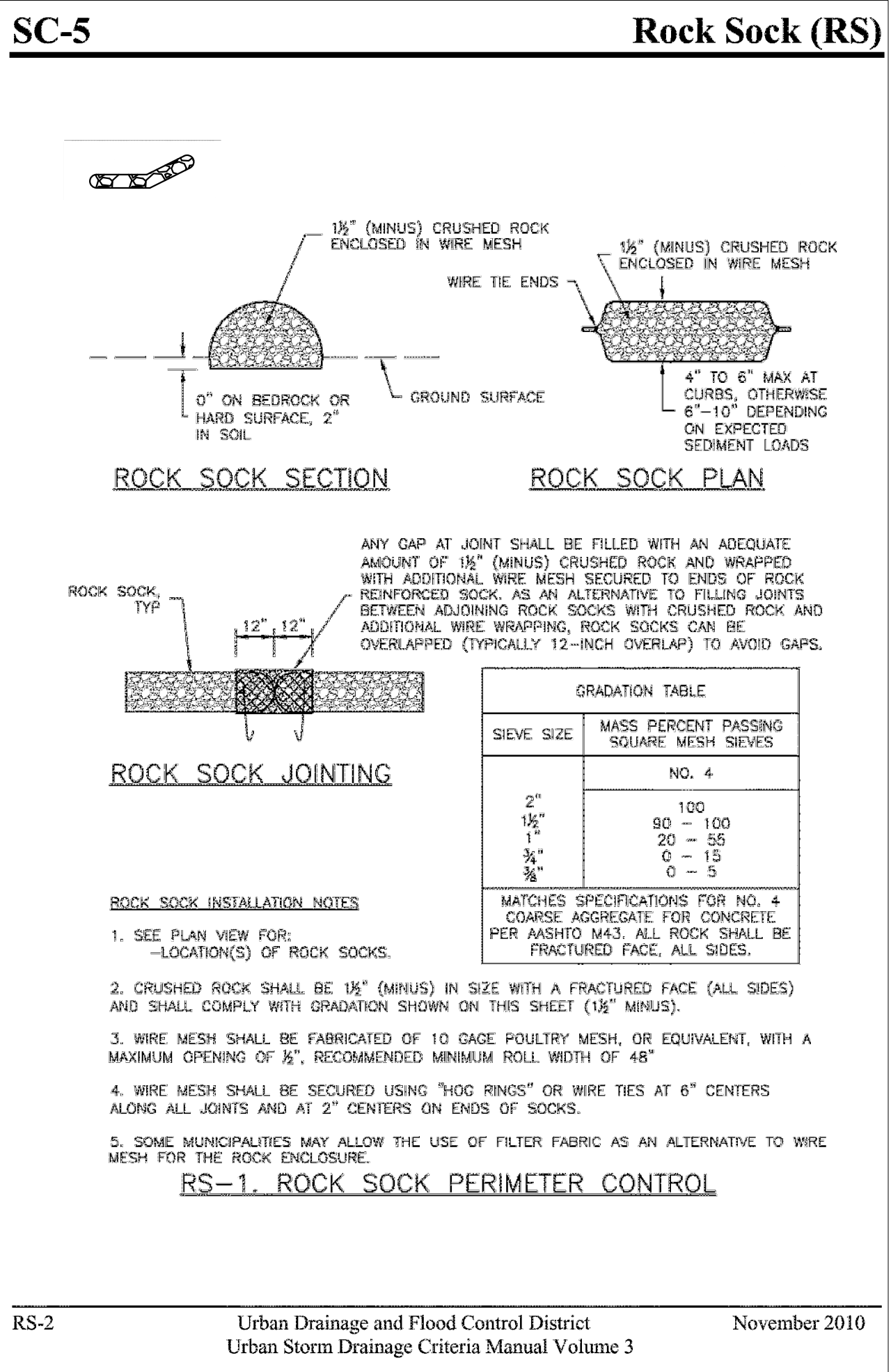
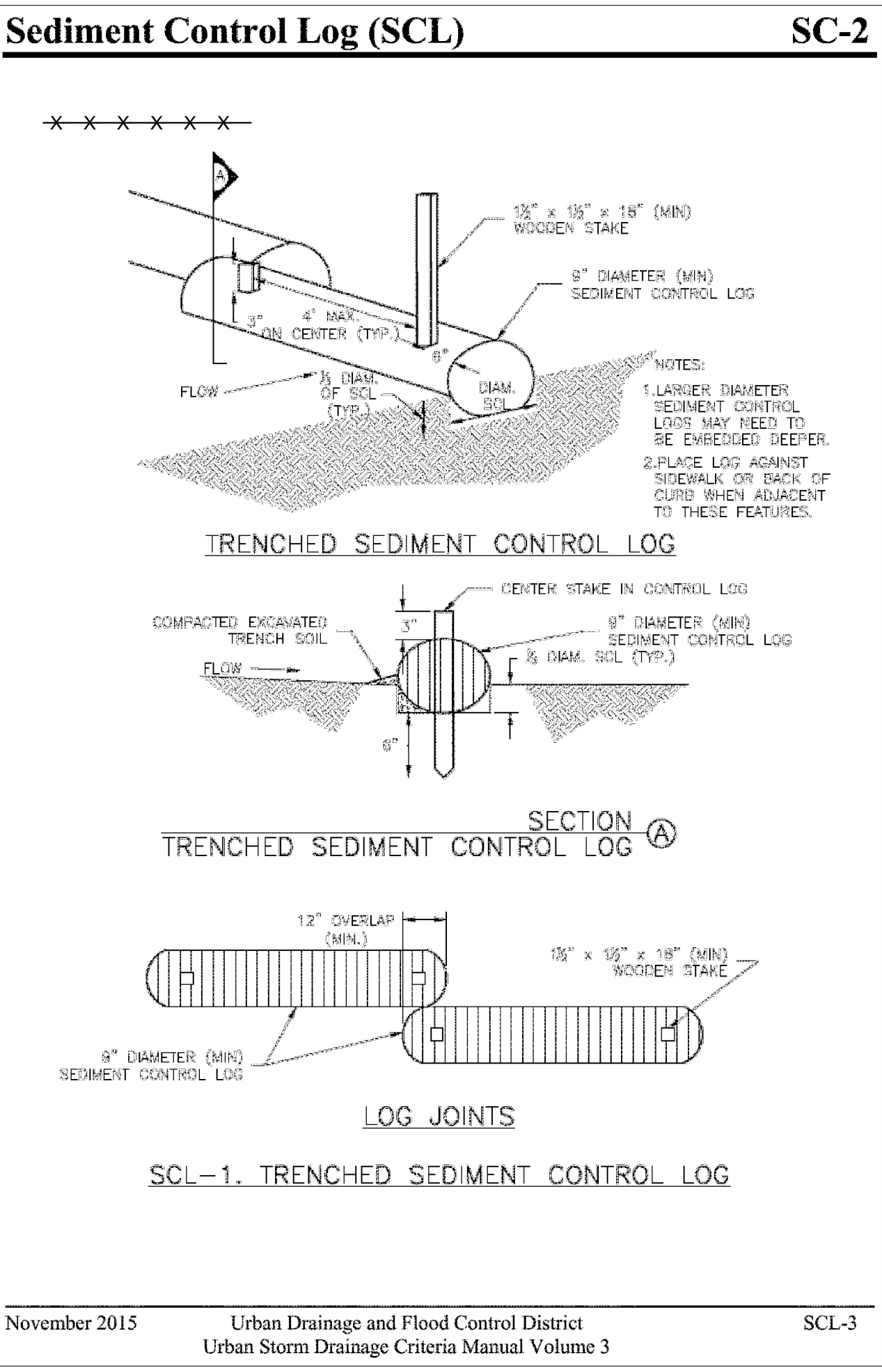
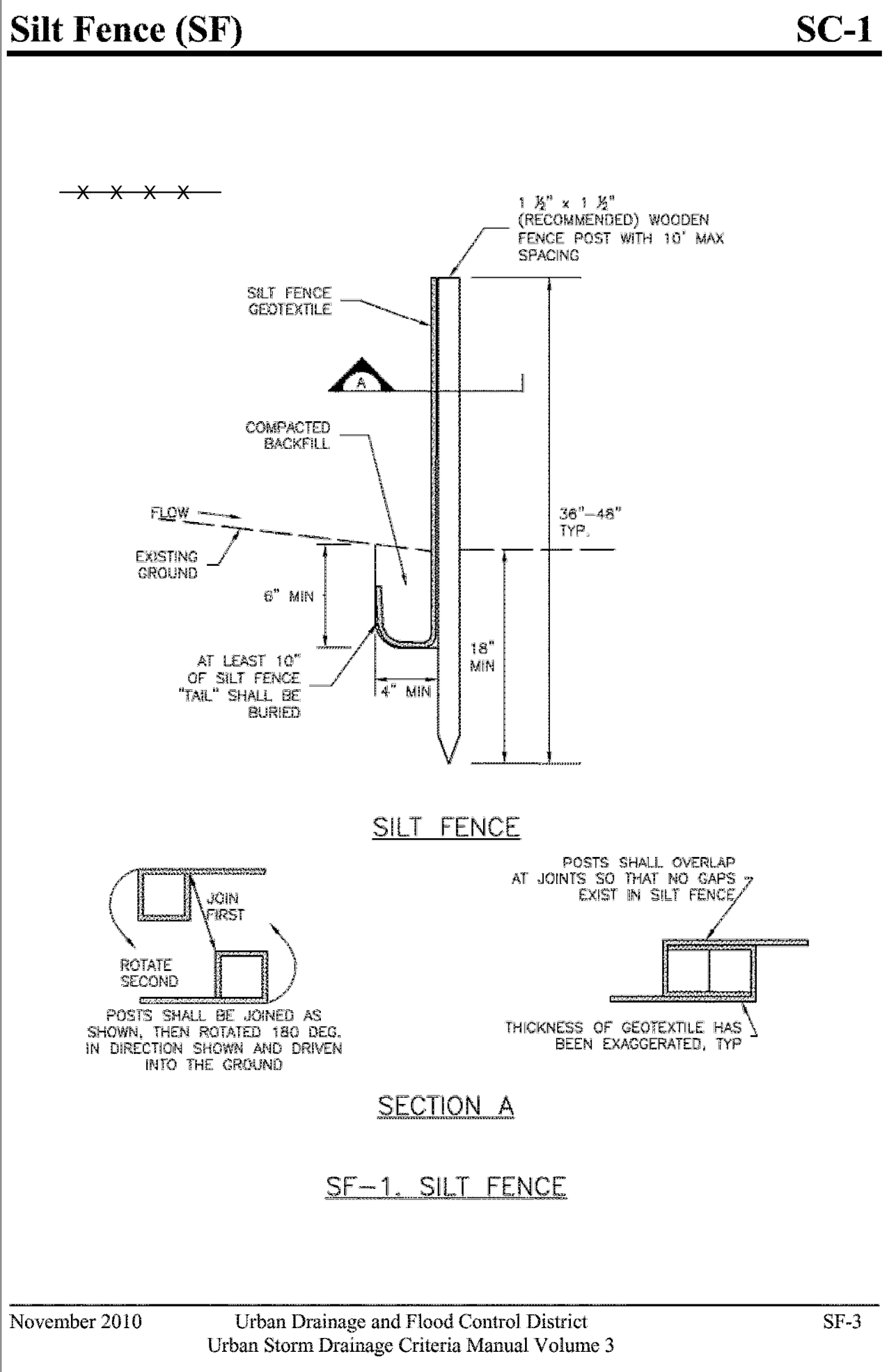
REVISION:

DESIGN DOCUMENTS

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

EX. COND, DEMO,
E&SC PLAN

C100



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
EPHRIAM 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

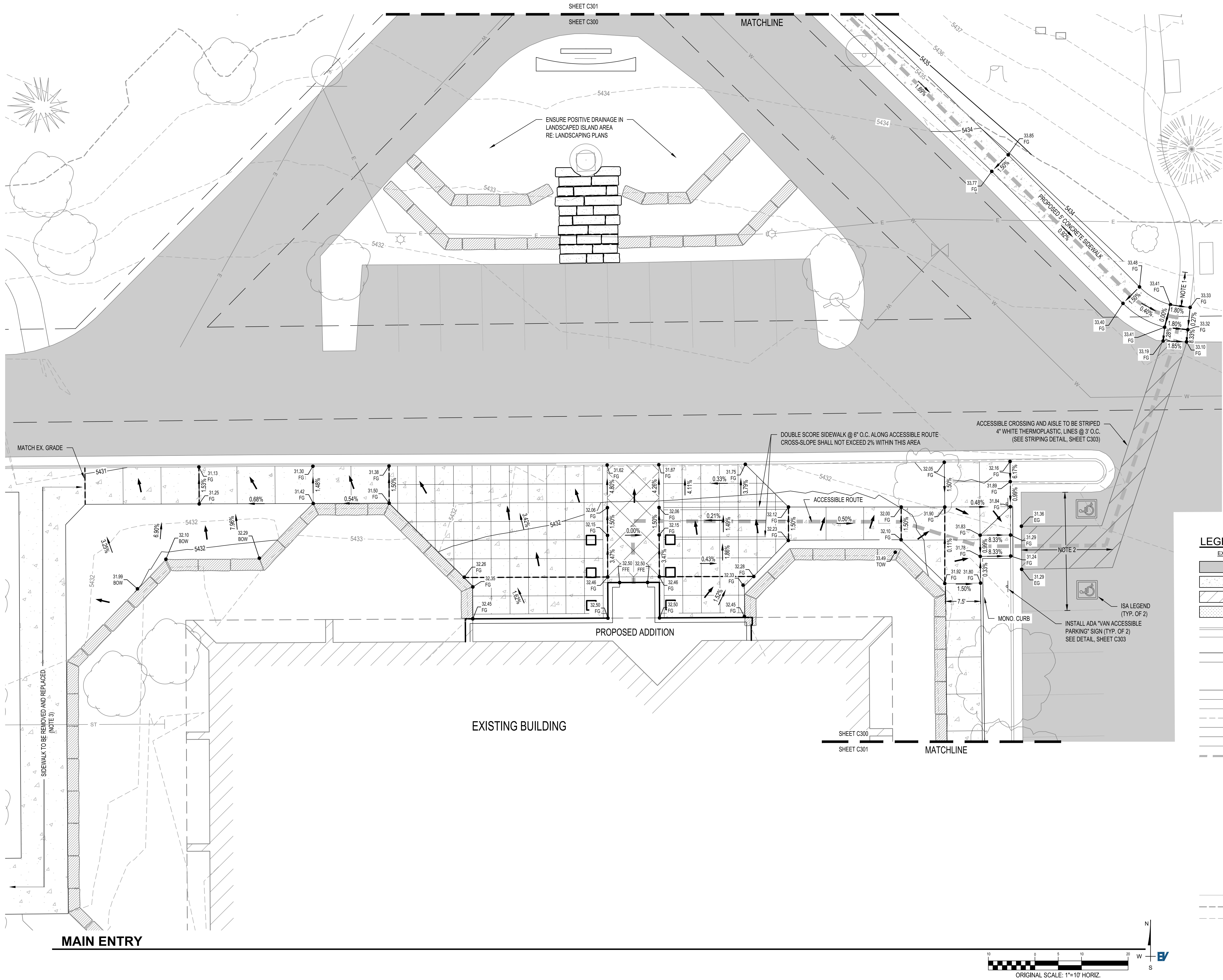
THE RATES IN THE TABLE ABOVE ARE BASED ON DRILL SEEDING FOLLOWED BY CRIMPED STRAW MULCH. THESE RATES SHOULD BE DOUBLED IF SEED IS BROADCAST, AND SHOULD BE INCREASED BY 50% IF THE SEEDING IS DONE USING A BRILLION DRILL.

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.

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.
- AN AREA THAT HAS BEEN PERMANENTLY SEEDED SHOULD HAVE A GOOD STAND OF VEGETATION WITHIN ONE GROWING SEASON IF IRRIGATED AND WITHIN THREE GROWING SEASONS IN COLORADO. RESEED PORTIONS OF THE SITE THAT FAIL TO GERMINATE OR REMAIN BARE AFTER THE FIRST GROWING SEASON.
- 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.



- 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.

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
		WATER FIRE LINE
		GAS LINE
		TELEPHONE LINE
		ELECTRIC LINE
		ACCESS ROUTE
		ADA PARKING SYMBOL
		STORM SEWER INLET
		STORM SEWER MANHOLE
		SANITARY SEWER MANHOLE
		TELECOMM MANHOLE
		LIGHT POLE
		POWER POLE
		FIRE HYDRANT
		WATER VALVE
		FLARED END SECTION
		STORM CLEANOUT
		FENCE
		MAJOR CONTOUR
		MINOR CONTOUR
		SPOT ELEVATION TRUNCATION
		PROPOSED GRADE
		FLOW DIRECTION

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UTILITY NOTIFICATION CENTER
The .Promise.com

FOR MARKING OF UNDERGROUND MEMBER UTILITIES.
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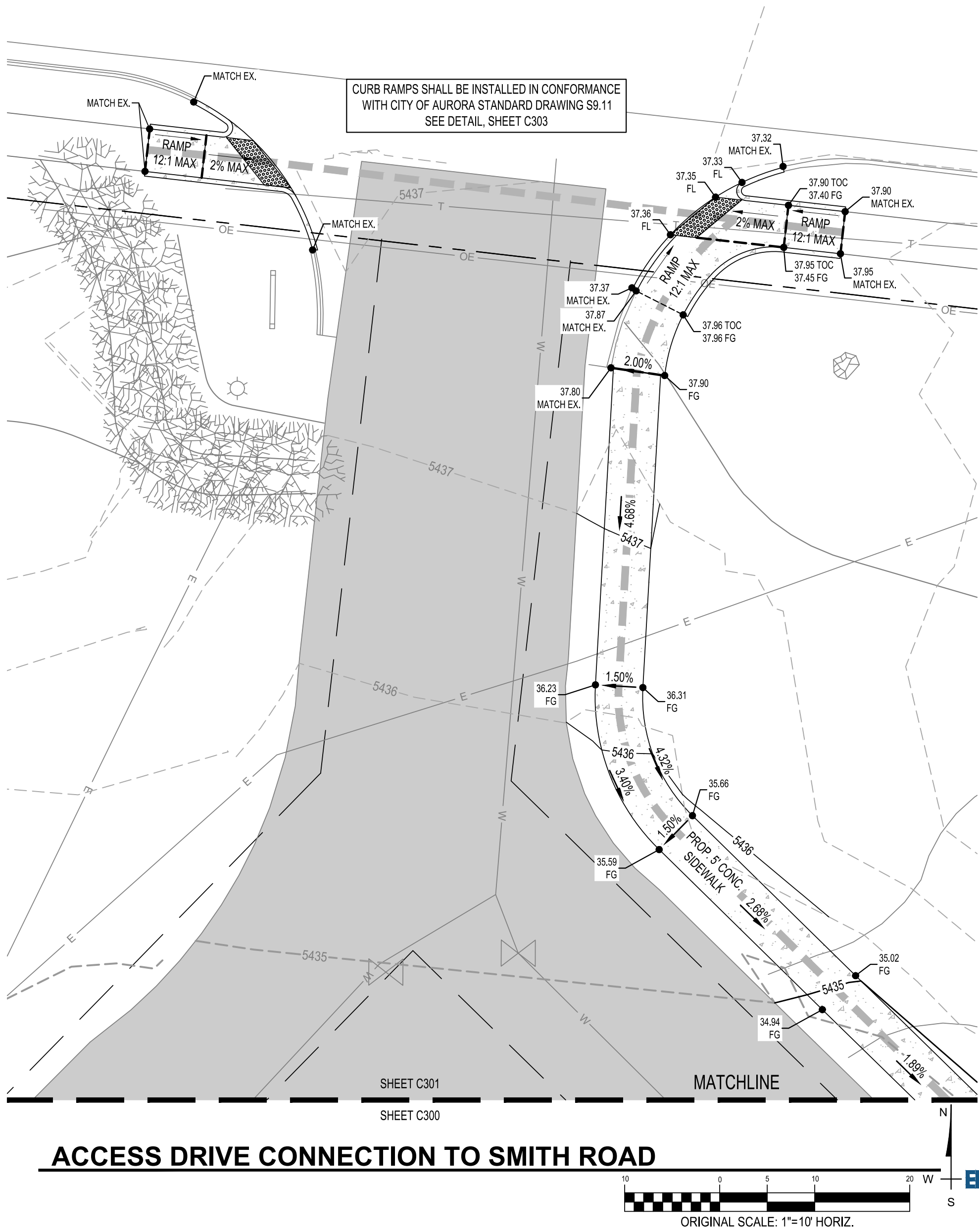
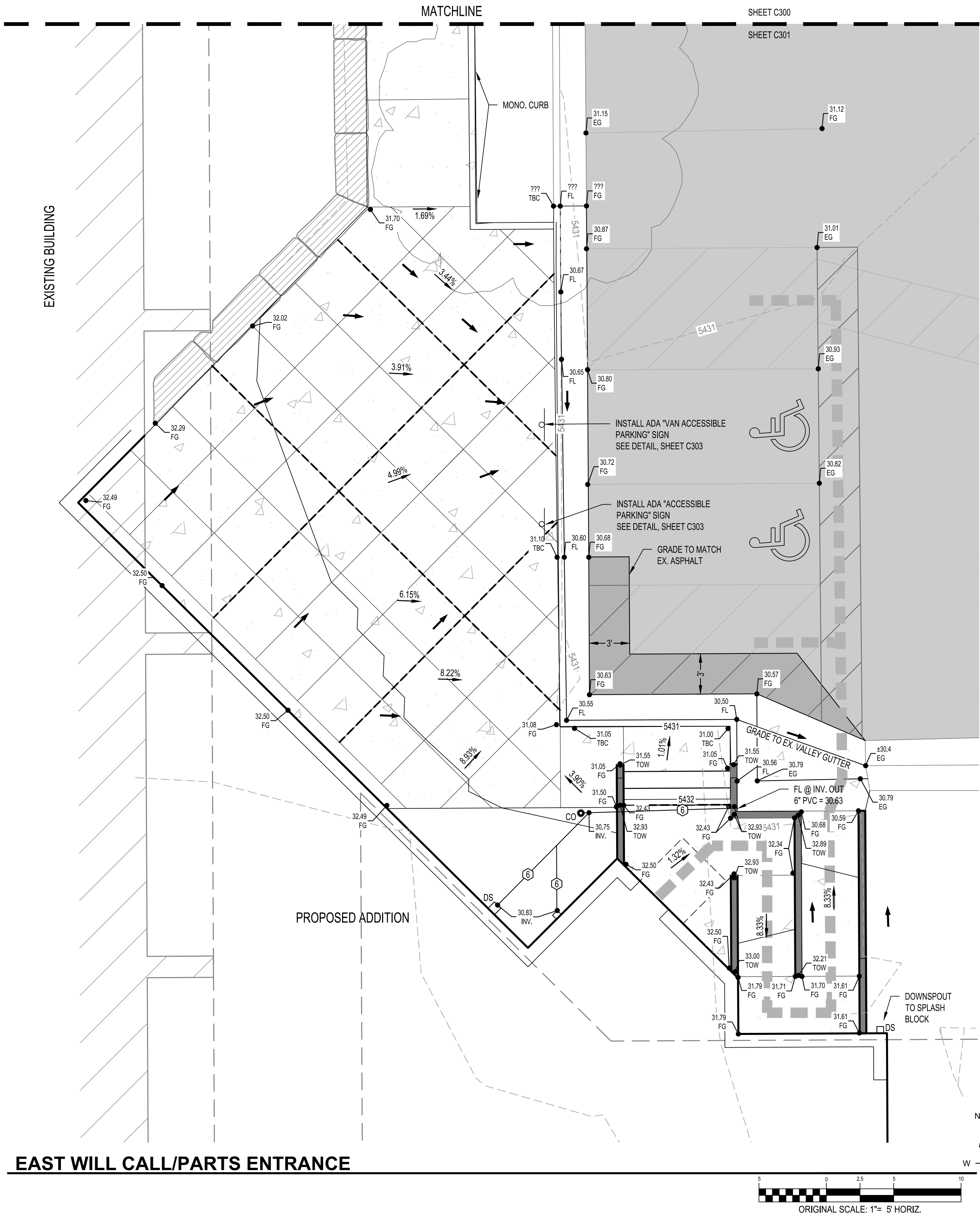
DESIGN DOCUMENTS

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

**GRADING PLAN
MAIN ENTRY**

C300

WAGNER
EQUIPMENT
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EXISTING	PROPOSED	
		ASPHALT
		SIDEWALK / CONCRETE
		BUILDING (PROP. EXTERIOR DOORS AS SHOWN)
		LANDSCAPING
		TOP OF CURB
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		STORM CLEANOUT
		FENCE
		MAJOR CONTOUR
		MINOR CONTOUR
		SPOT ELEVATION
		TRUNCATION
		PROPOSED GRADE
		FLOW DIRECTION

- NOTES:
- ALL ROOF DRAIN LEADERS SHALL MAINTAIN 1.0% MIN. SLOPE.
 - ROOF DRAIN LEADER SIZES HAVE BEEN BASED ON DOWNSPOUT SIZE. CONTRACTOR SHALL VERIFY ADEQUACY BASED ON ROOF AREA AND COORDINATE WITH ENGINEER.
 - SITE CONDITIONS SHOWN AS REPORTED BY OWNER AND CONTRACTOR ON FEBRUARY 4, 2020.

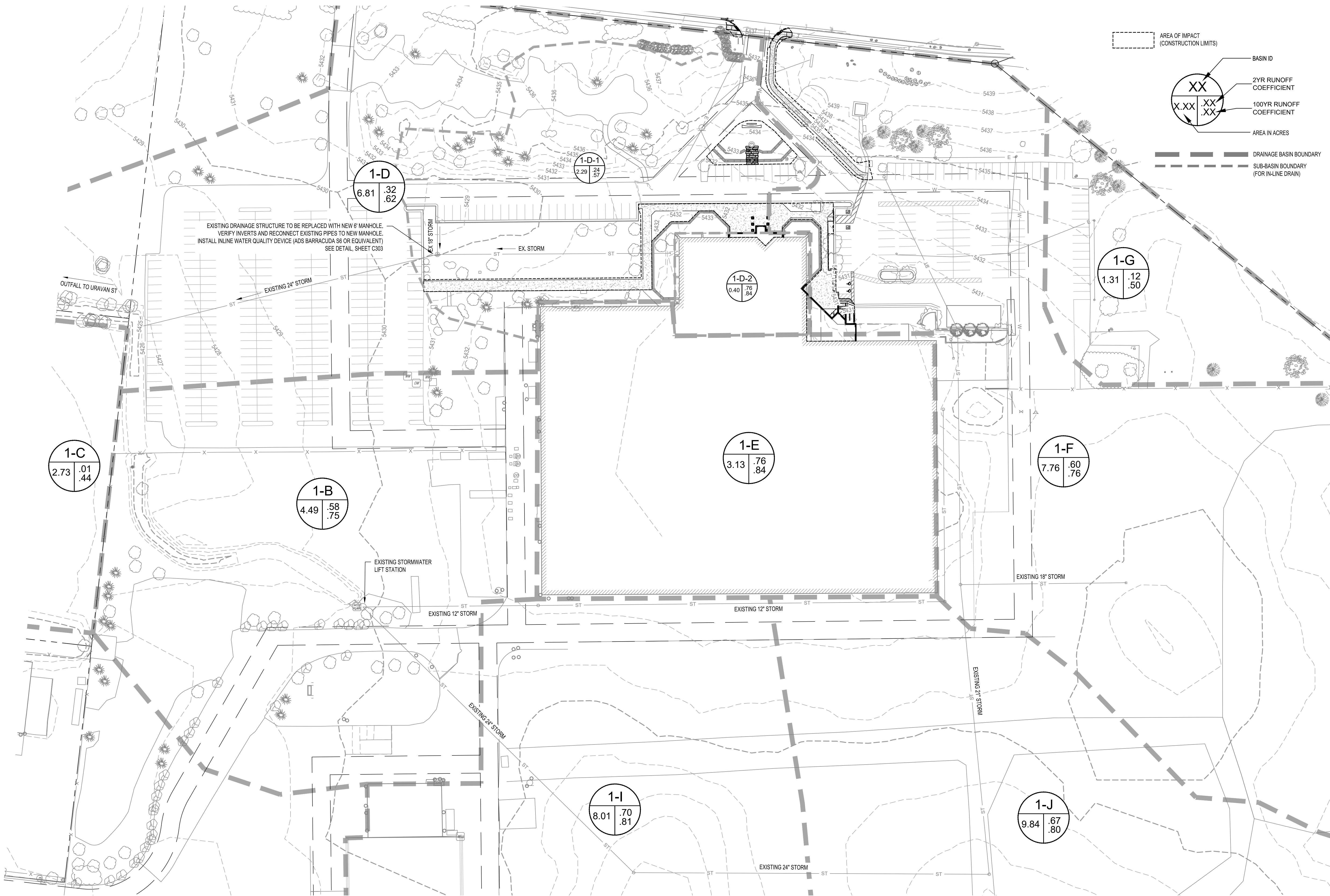
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GRADING PLAN

C301



AREA OF IMPACT
(CONSTRUCTION LIMITS)

XX

X.XX

XX

XX

BASIN ID

2YR RUNOFF
COEFFICIENT

100YR RUNOFF
COEFFICIENT

AREA IN ACRES

DRAINAGE BASIN BOUNDARY

SUB-BASIN BOUNDARY
(FOR IN-LINE DRAIN)

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**DRAINAGE &
WQ OVERVIEW**

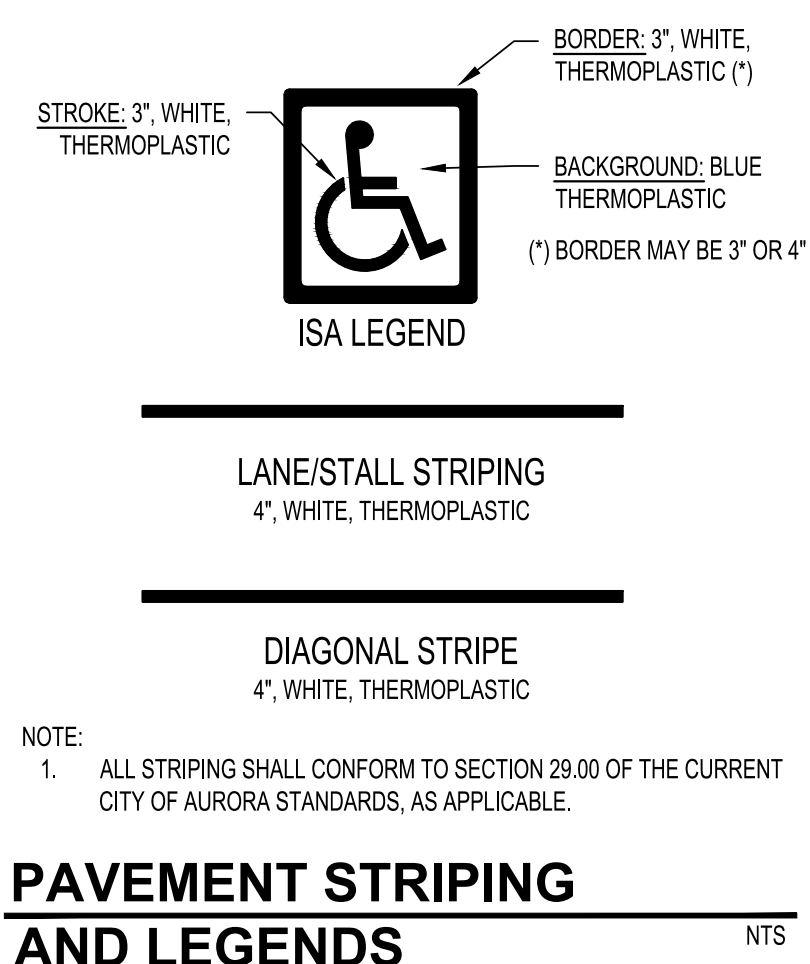
C302

ADS BARRACUDA STANDARD DETAIL

1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE-HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE FIRE LANE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

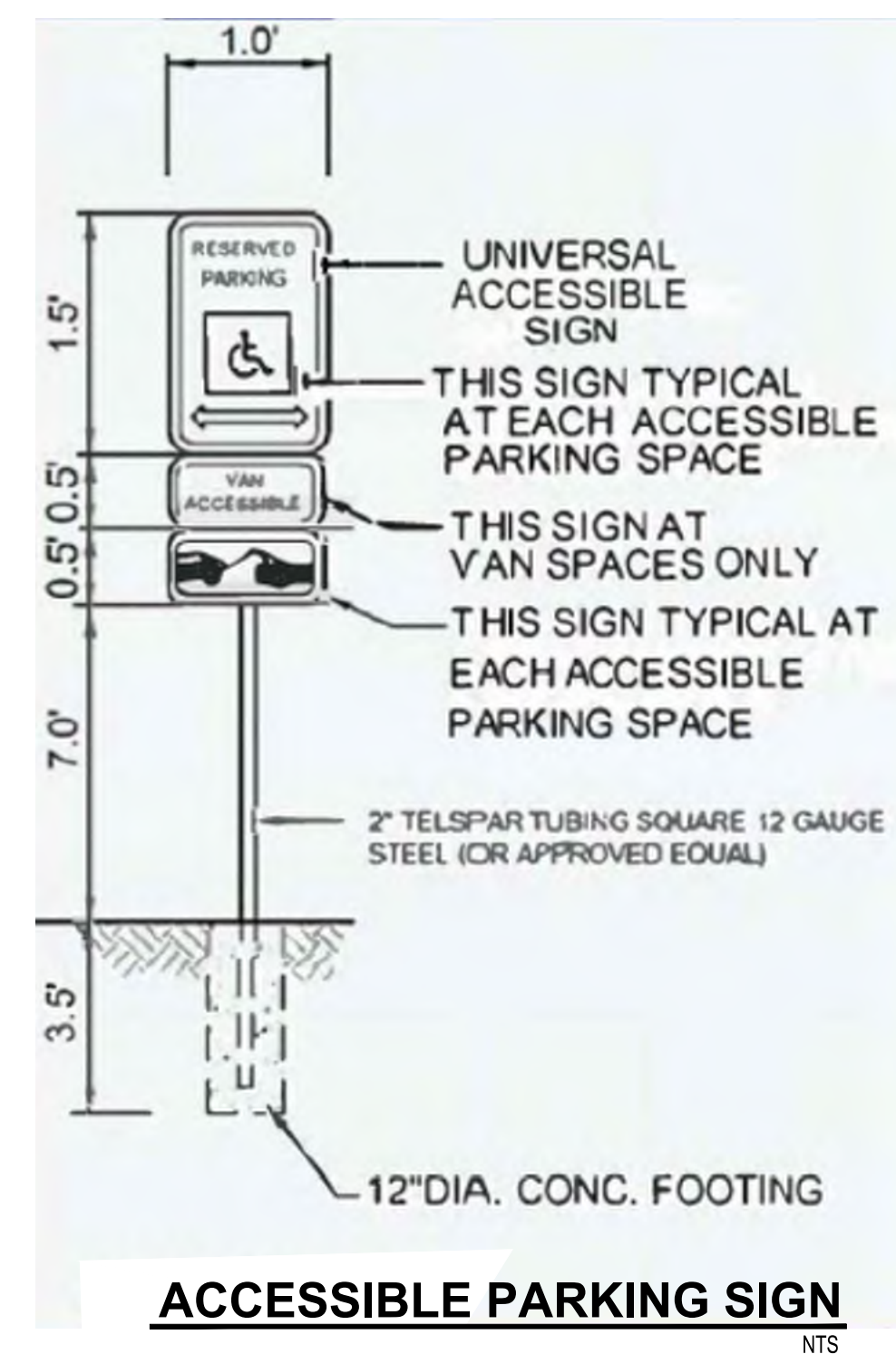
FIRE LANE SIGNAGE

NTS



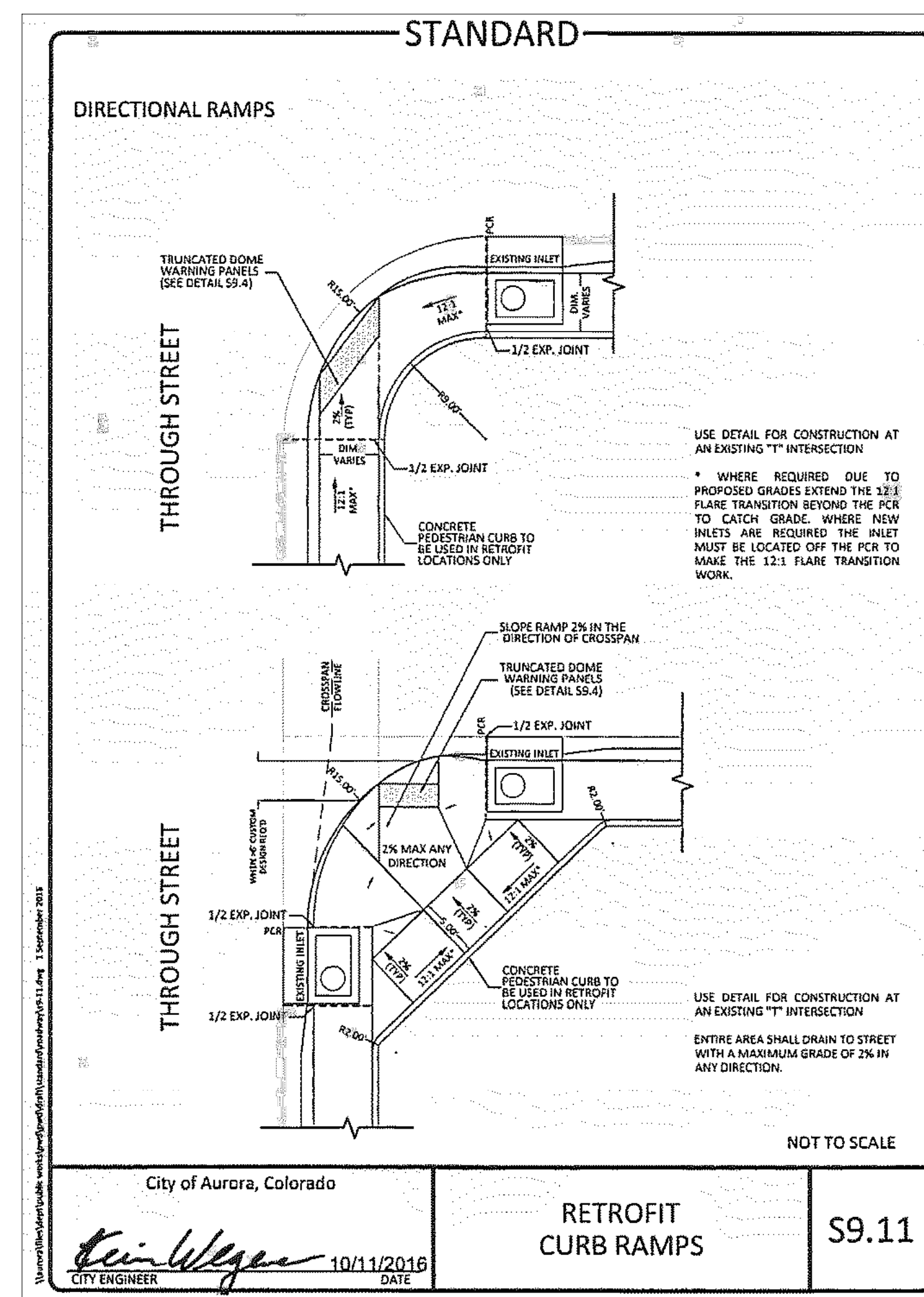
PAVEMENT STRIPING AND LEGENDS

NTS



ACCESSIBLE PARKING SIGN

NTS



SMITH ROAD CURB RAMP DETAIL

NTS

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UTILITY NOTIFICATION CENTER



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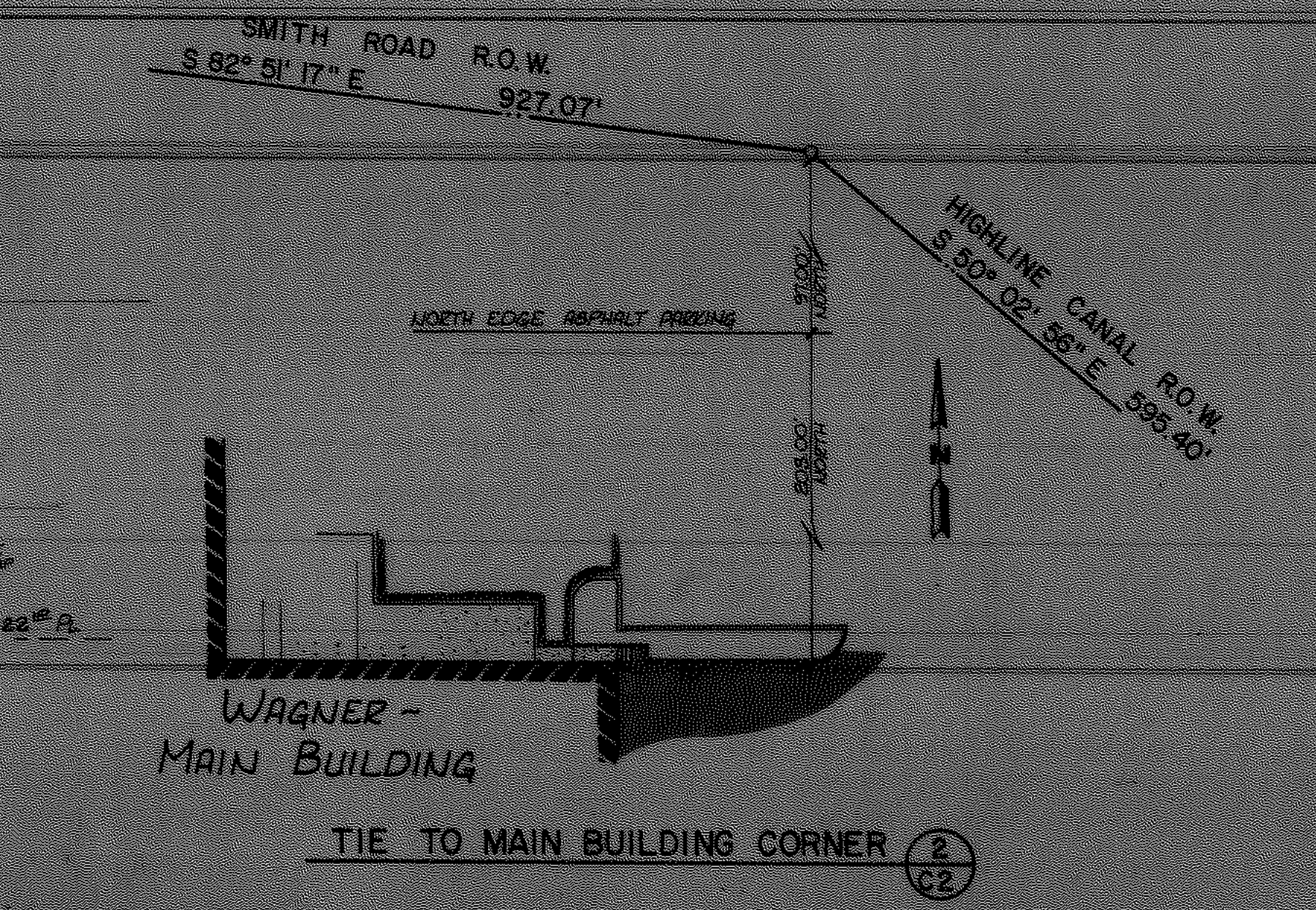
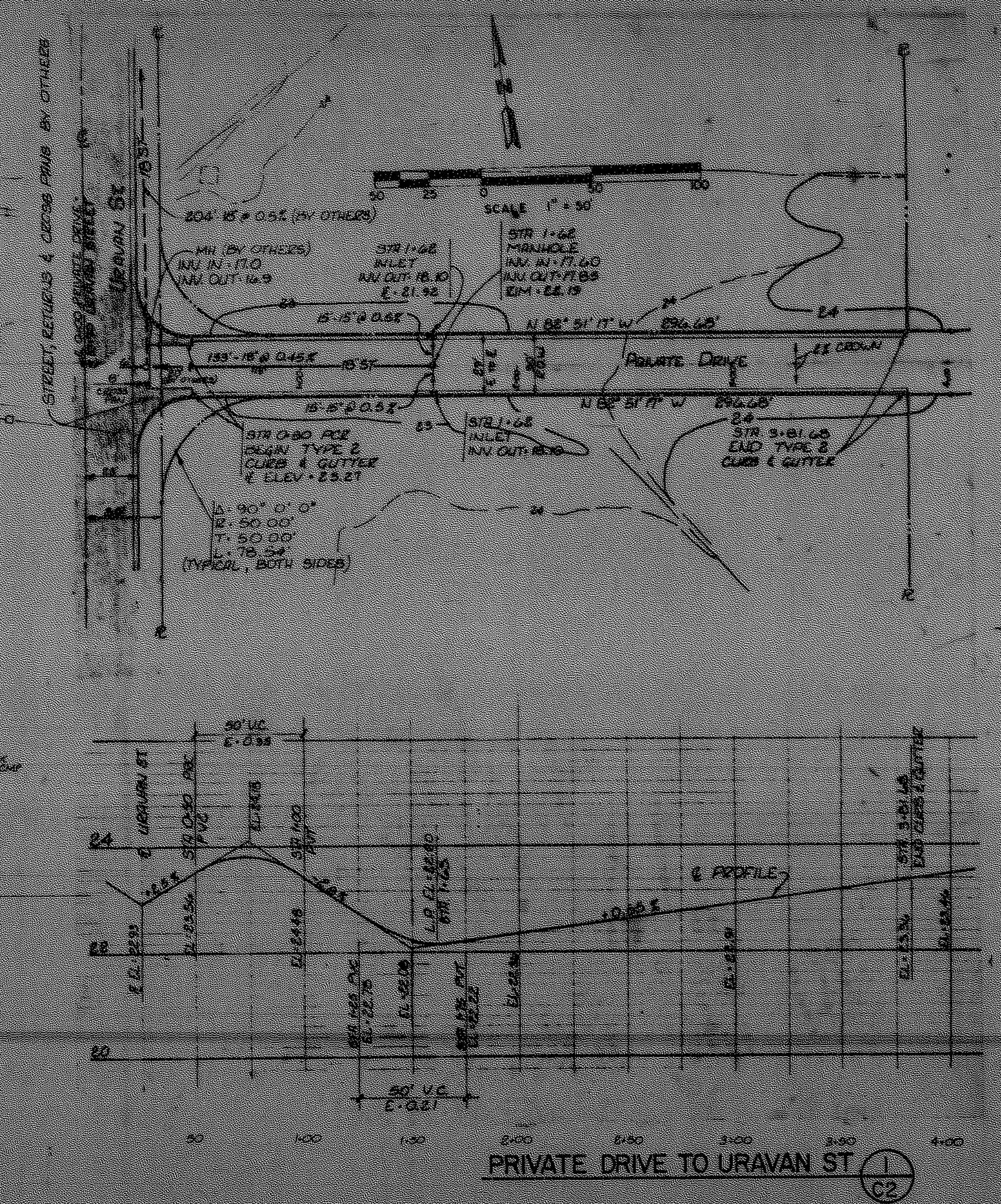
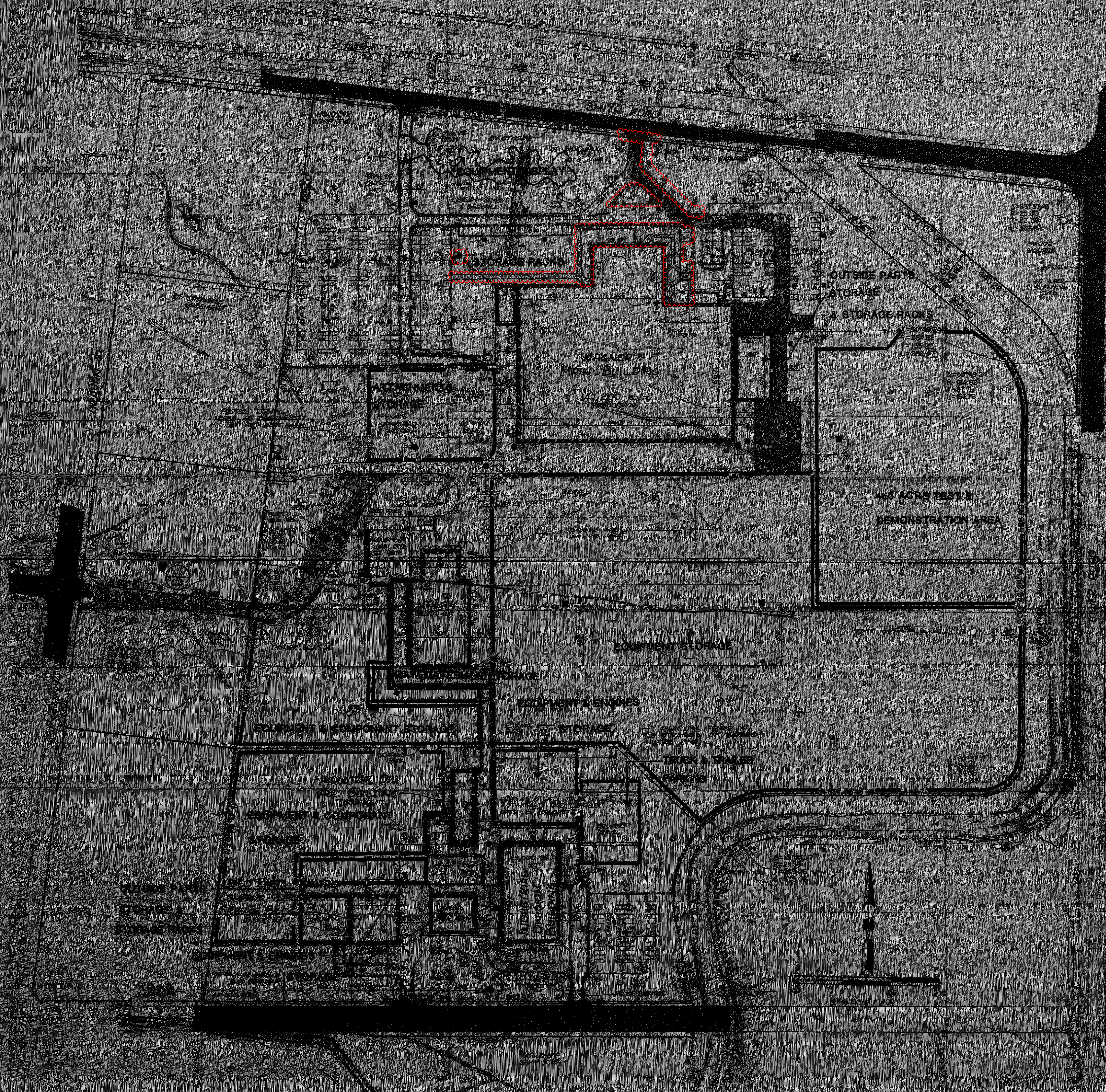
DATE: 2/25/2020

DRAWN BY: BLR

CHECKED BY: BLR

SITE & GRADING DETAILS

C303

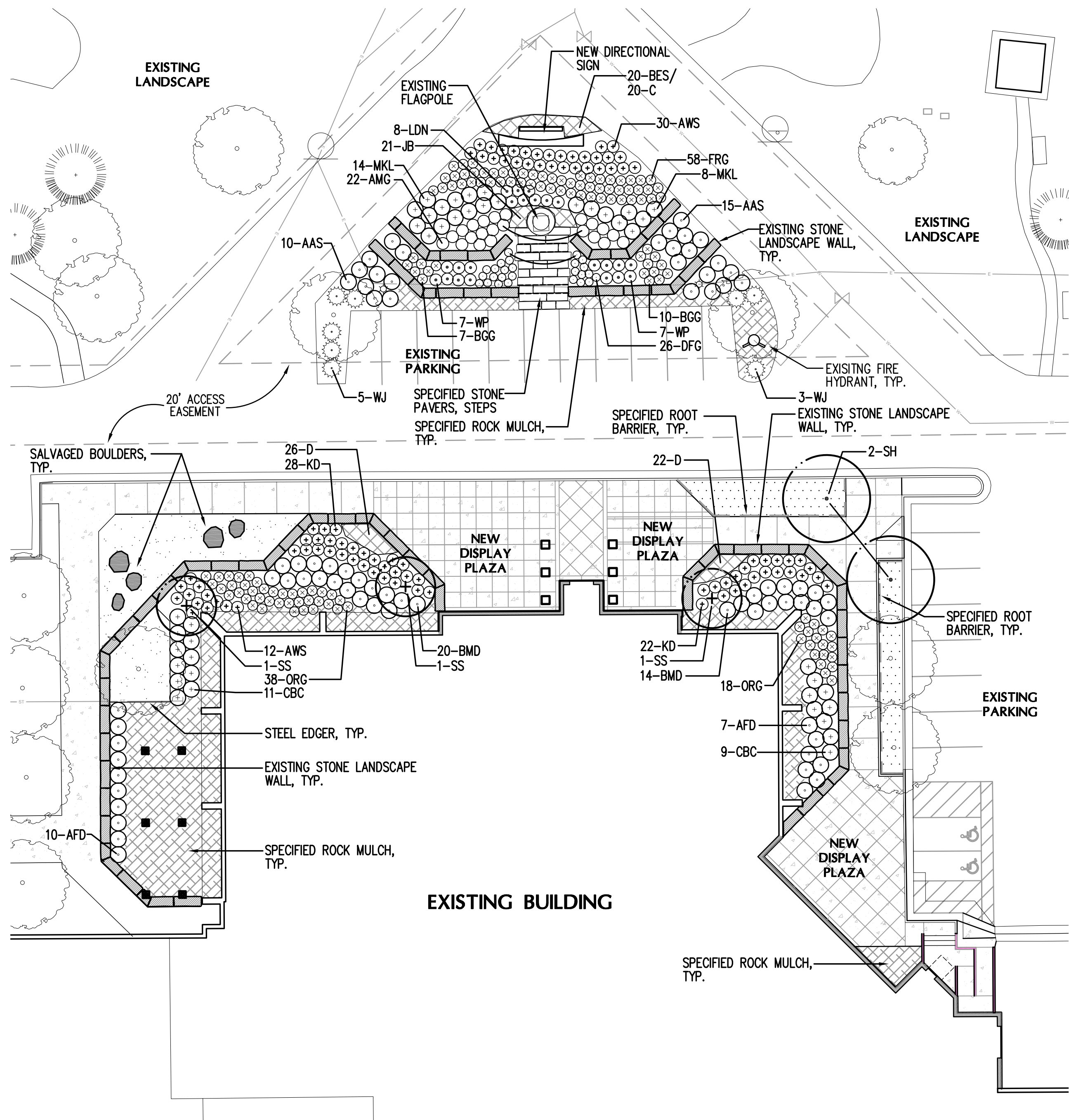


APPROVED FOR ONE YEAR FROM THIS DATE

Director of Public Works	Date
Director of Utilities	Date
Fire Department	Date

BENCH MARK: CHISELED SQUARE ON FIRST STONE NORTH OF CORNER WALK AT S.E. CORNER OF VICTORY CRANE U.S.C.S. DATUM = 5419.35 LOOSER TO S.O.A. N.H. 377.2" BRASS CAP ON WEST END OF NORTH HEAD RAIL OF HIGHLINE CANAL CROSSING SMITH ROAD, APPROX. 320 FEET WEST OF TOWER ROAD U.S.C.S. DATUM = 5434.74

REVISE AS PER DESIGN CHANGES: 5-10-51
 REVISE AS PER DESIGN CHANGES: 2-5-52
 REVISE AS PER DESIGN CHANGES: 1-11-52
 REVISE AS PER CITY COMMENTS: 10-1-53
 REVISE AS PER CITY COMMENTS: 10-15-51
 REVISE AS PER CITY COMMENTS: 9-17-51
 ADDED AREA USE DESIGNATIONS: 7/10/54



LANDSCAPE NOTES:

1. 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.

2. 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.

3. 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.

4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THIER ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

5. 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.
6. ALL VEHICULAR DRIVES AND PARKING AREAS TO BE CONSTRUCTED OF ASPHALT AND ALL PEDESTRIAN SIDEWALKS ADJACENT TO PUBLIC STREETS TO BE CONSTRUCTED OF CONCRETE.

7. 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.

8. 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.

9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

10. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

11. ALL PROPOSED PLANTS WITHIN THE SIGHT TRIANGLES MUST COMPLY WITH THE CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
12. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.

13. WOOD MULCH IS TO BE USED AT PERENNIAL BEDS ONLY.

GROUNDCOVER LEGEND:

- NILEX HYDROTURF SYNTHETIC TURF
- IRRIGATED SEED MIX
BLUE GRAMA 'HACHITA' (100%)
- 3/4" CRUSHED GRANITE ROCK MULCH TO MATCH EXISTING OVER SPEC. FILTER FABRIC

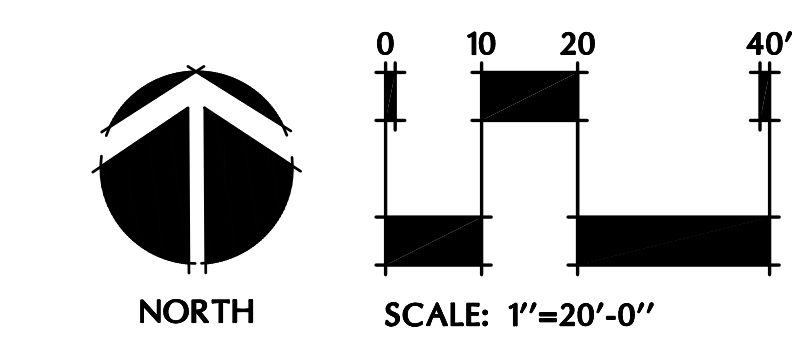
LANDSCAPE LEGEND

- NEW DECIDUOUS ORNAMENTAL TREE
- NEW DECIDUOUS SHRUBS
- NEW EVERGREEN SHRUBS
- NEW ORNAMENTAL GRASSES
- NEW PERENNIALS
- 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 <i>Gleditsia triacanthos inermis</i> 'Shademaster'	2-1/2" cal.	Specimen quality, full crown, B&B, staked
ORNAMENTAL TREES				
3	SS	Sakatoon Serviceberry <i>Amelanchier alnifolia</i>	6' ht.	Specimen quality, clump form, B&B, staked
DECIDUOUS SHRUBS				
42	AWS	Anthony Waterer Spiraea <i>Spiraea</i> 'Anthony Waterer'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.
52	KD	Kelsey Dogwood <i>Cornus sericea</i> 'Kelsey'	5 gal.	container, 5 canes min. 2' ht., plant 3' o.c.
14	WP	Winnipeg Parks Shrub Rose <i>Rosa</i> 'Winnipeg Parks'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.
8	LDN	Little Devil Ninebark <i>Physocarpus opulifolius</i> 'Little devil'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.
17	AFD	Arctic Fire Dogwood <i>Cornus sericea</i> 'Arctic Fire'	5 gal.	container, 5 canes min. 3' ht., plant 4' o.c.
22	MKL	Miss Kim Lilac <i>Syringa patula</i> 'Miss Kim'	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.
34	BMD	Briggs Moonlight Daphne <i>Daphne x burkwoodii</i> 'Briggs Moonlight'	5 gal.	container, 5 canes min. 3' ht., plant 4' o.c.
20	CBC	Coral Beauty Cotoneaster <i>Cotoneaster dammeri</i> 'Coral Beauty'	5 gal.	container, 5 canes min. 2' ht., plant 4' o.c.
35	AAS	Autumn Amber Sumac <i>Rhus trilobata</i> 'Autumn Amber'	5 gal.	container, 5 canes min. 2' ht., plant 4' o.c.
EVERGREEN SHRUBS				
8	WJ	Wilton Juniper <i>Juniperus horizontalis</i> 'Wiltonii'	5 gal.	container, 18"-24" spread, plant 4' o.c.
PERENNIALS/ORNAMENTAL GRASSES				
48	D	Stella D'Oro Daylily <i>Hemerocallis</i> 'Stella D'Oro'	1 gal.	container, plant 18" o.c.
21	JB	Jupiter's Beard <i>Centranthus robur</i>	1 gal.	container, plant 18" o.c.
20	BES	Black-Eyed Susan <i>Rudbeckia fulgida</i> 'Goldsturm'	1 gal.	container, plant 18" o.c.
20	C	Walker's Low Catmint <i>Nepeta x faassenii</i> 'Walker's Low'	1 gal.	container, plant 18" o.c.
26	DFG	Dwarf Fountain Grass <i>Pennisetum alop.</i> 'Hameln'	1 gal.	container, plant 24" o.c.
17	BGG	Blonde Ambition Grama Grass <i>Bouteloua gracilis</i> 'Blonde Ambition'	1 gal.	container, plant 30" o.c.
56	ORG	Overdam Reed Grass <i>Calamagrostis acut.</i> 'Overdam'	1 gal.	container, plant 30" o.c.
58	FRG	Feather Reed Grass <i>Calamagrostis acut.</i> 'Karl Foerster'	1 gal.	container, plant 30" o.c.
22	AMG	Adagio Maiden Grass <i>Miscanthus sinensis</i> 'Adagio'	1 gal.	container, plant 36" o.c.

REFER TO SHEET L2 FOR LANDSCAPE DETAILS



NOT FOR CONSTRUCTION



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



Wagner Equipment MAIN ENTRY

18000 Smith Road
Aurora, CO 80011

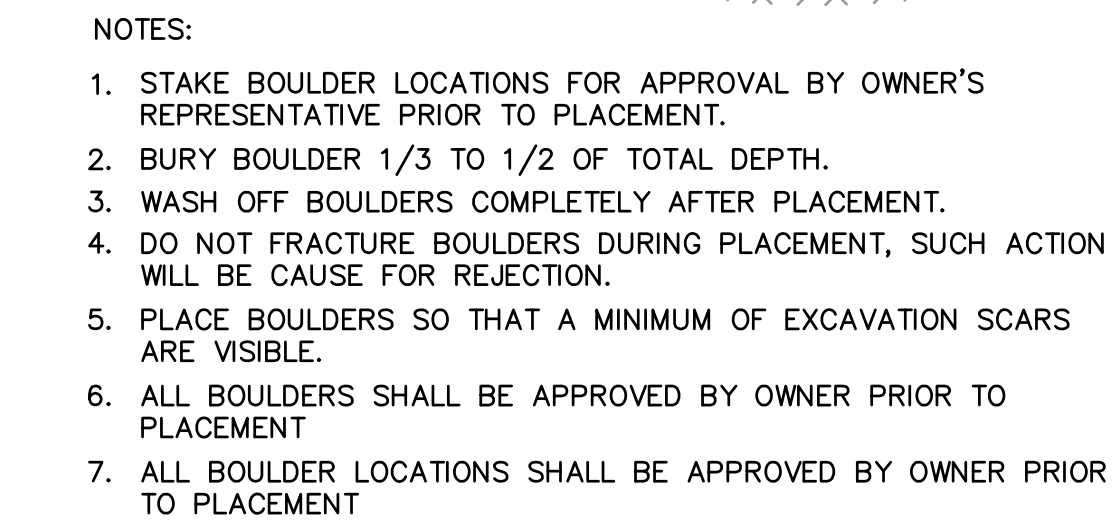
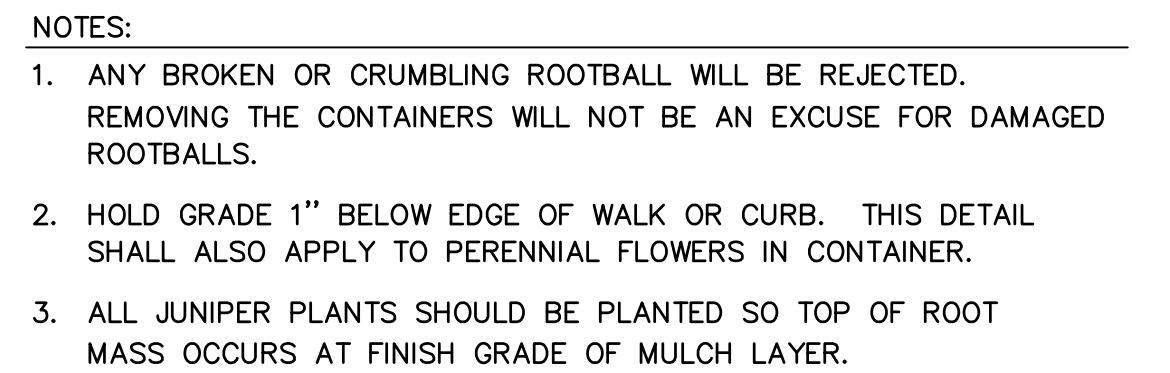
Remodel & Addition

ISSUE RECORD:	
11.22.19	CITY SUBMITTAL
02.24.20	CITY SUBMITTAL

SHEET DESCRIPTION:
LANDSCAPE PLAN

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

L1



FORMULA FOR LIMIT OF DISTURBANCE:

ROOT ZONE DISTURBANCE SHALL NOT BE ALLOWED CLOSE TO THE TRUNK OF ANY TREE TO BE PRESERVED. MINIMUM DISTANCE BETWEEN THE TRUNK AND DISTURBANCE SHALL BE EQUAL TO 1/2 OF THE TREE'S DIAMETER CONVERTED TO FEET. (FOR EXAMPLE, FOR A TREE WITH A 15" DIAMETER TRUNK, THE DISTURBANCE CAN NOT BE CLOSER THAN 7.5 FEET FROM THE TRUNK.

REQUIRED TREATMENTS:

1. APPLY PREVENTATIVE SPRAY FOR MOUNTAIN PINE BEETLE (MPB) AND IPS TO PONDEROSA, AUSTRIAN, & SCOTCH PINES. TREAT ALL BARK SURFACES, INCLUDING TOP BRANCHES.
2. IF DISTURBANCE LEAVES A CUT SLOPE, IMMEDIATELY APPLY MULCH AND WATER. IF DISTURBANCE IS A TRENCH, IMMEDIATELY BACKFILL AND WATER.
3. ONCE PER MONTH, EVALUATE TREE TO DETERMINE IF TREE IS LEANING OR IF BRANCHES/LEAVES ARE AFFECTED BY ROOT LOSS.
4. DO NOT FERTILIZE.
5. INSPECT TREE 2-3 TIMES PER YEAR FOR WATER NEEDS AND MONITOR FOR INSECTS.
6. PROVIDE SUPPLEMENTAL WATERING DURING 1-3 WINTERS.

NOTE:
IN AREAS WHERE GRADING
EXTENDS INTO EXISTING TREE
DRIPLINES, CONTRACTOR SHALL
HAND GRADE.

PLACE BOULDER WITH
WEATHERED, UNSCARRED
SIDE UP

VARIABLES

2'-0" MIN.
5'-0" MAX.

VARIES	1'-0" MIN. 2'-6" MAX.
--------	--------------------------

NOTES:

1. STAKE BOULDER LOCATIONS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT.
2. BURY BOULDER 1/3 TO 1/2 OF TOTAL DEPTH.
3. WASH OFF BOULDERS COMPLETELY AFTER PLACEMENT.
4. DO NOT FRACTURE BOULDERS DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
5. PLACE BOULDERS SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
6. ALL BOULDERS SHALL BE APPROVED BY OWNER PRIOR TO PLACEMENT
7. ALL BOULDER LOCATIONS SHALL BE APPROVED BY OWNER PRIOR TO PLACEMENT

105 East Moreno Avenue, Suite 102
Colorado Springs, Colorado 80903
T e l e : (7 1 9) 6 3 5 - 2 1 4 2

site design
landscape architecture
site planning

700 colorado blvd., suite 131
denver, colorado 80206
303.512.0549 www.meuran.com

Wagner
Equipment
CRC

18000 Smith Road
Aurora, CO 80011

Remodel & Addition

ISSUE RECORD:

11.22.19	CITY SUBMITTAL
02.24.20	CITY SUBMITTAL

Ownership of Instruments of Service All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Consultant as instruments of service shall remain the property of the Consultant. The Consultant shall retain all common law, statutory and other reserved rights, including the copyright thereto.

SHEET DESCRIPTION:

LANDSCAPE PLAN & DETAILS

JOB NO. 19.122

DRAWN BY: kts

CHECKED BY: kts

DATE OF ISSUE: 11-20-19

SHEET NUMBER:

L2

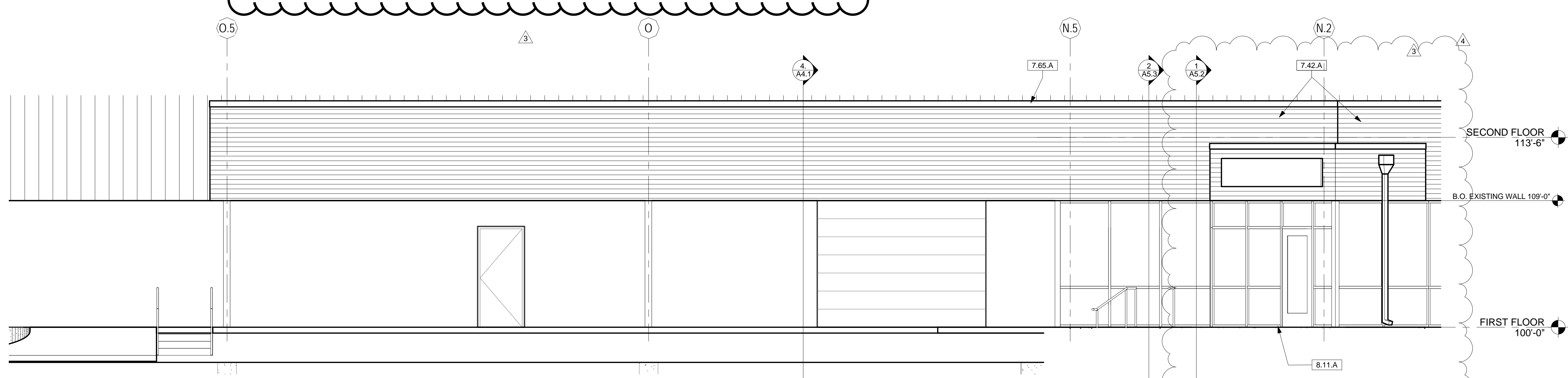
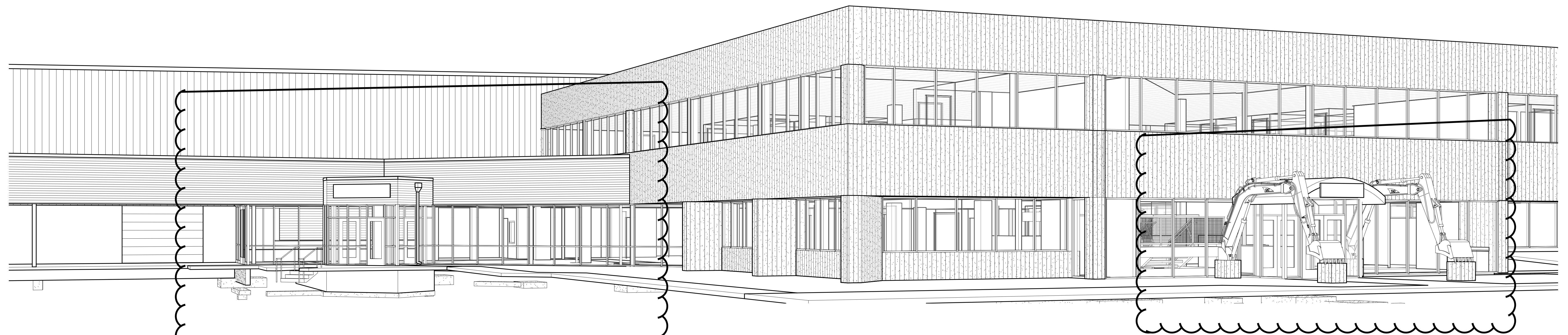
E RECORD	
ASI #3	7/19/2019
ASI #4	8/8/2019

Preliminary

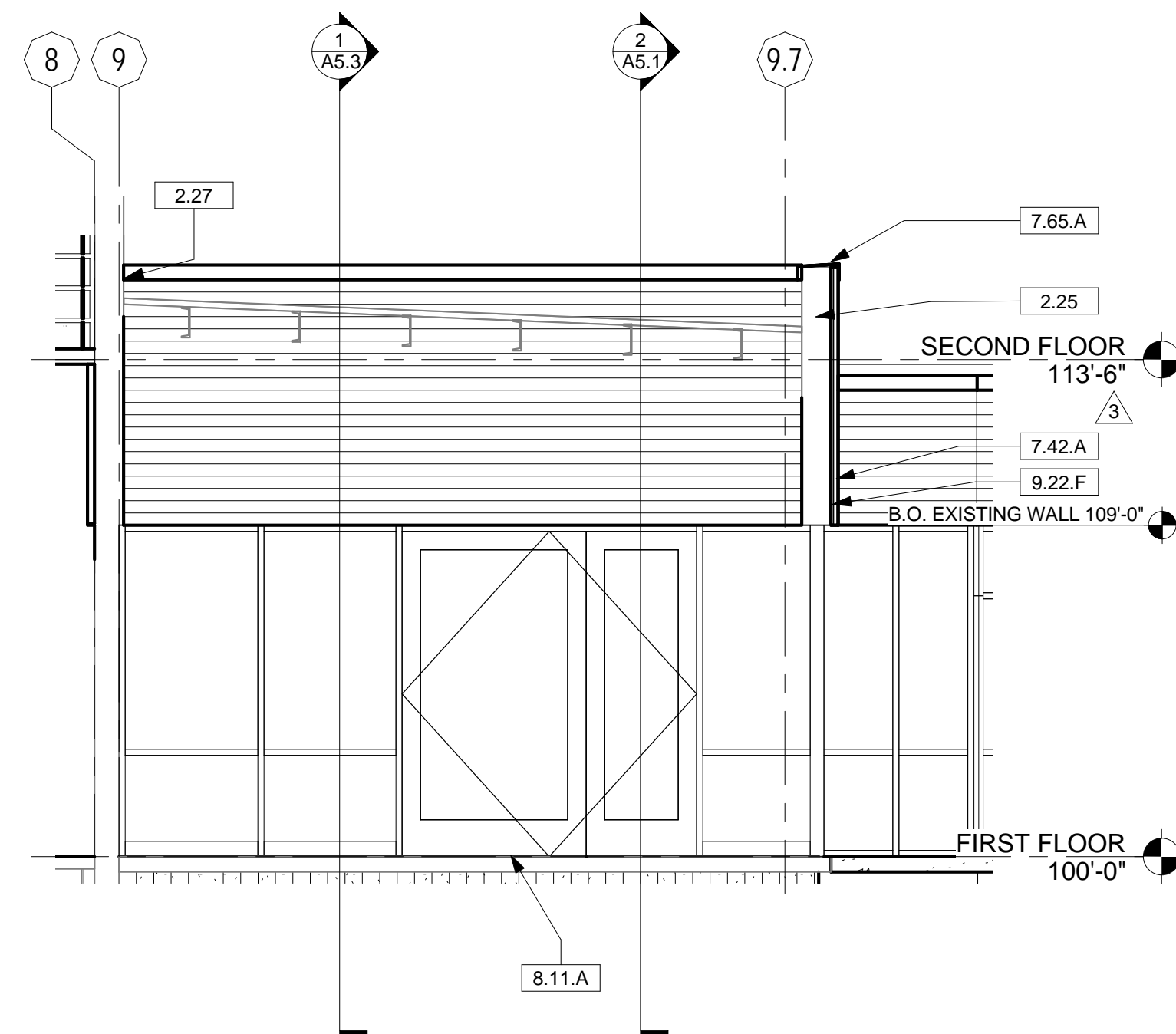
Ownership of Instruments of Service. Reports, plans, specifications, computer field data, notes and other documents and instruments prepared by the Consultant and instruments of service shall remain the property of the Consultant. The Consultant retains all common law, statutory and other rights, including the copyright therein.

EXTERIOR ELEVATIONS

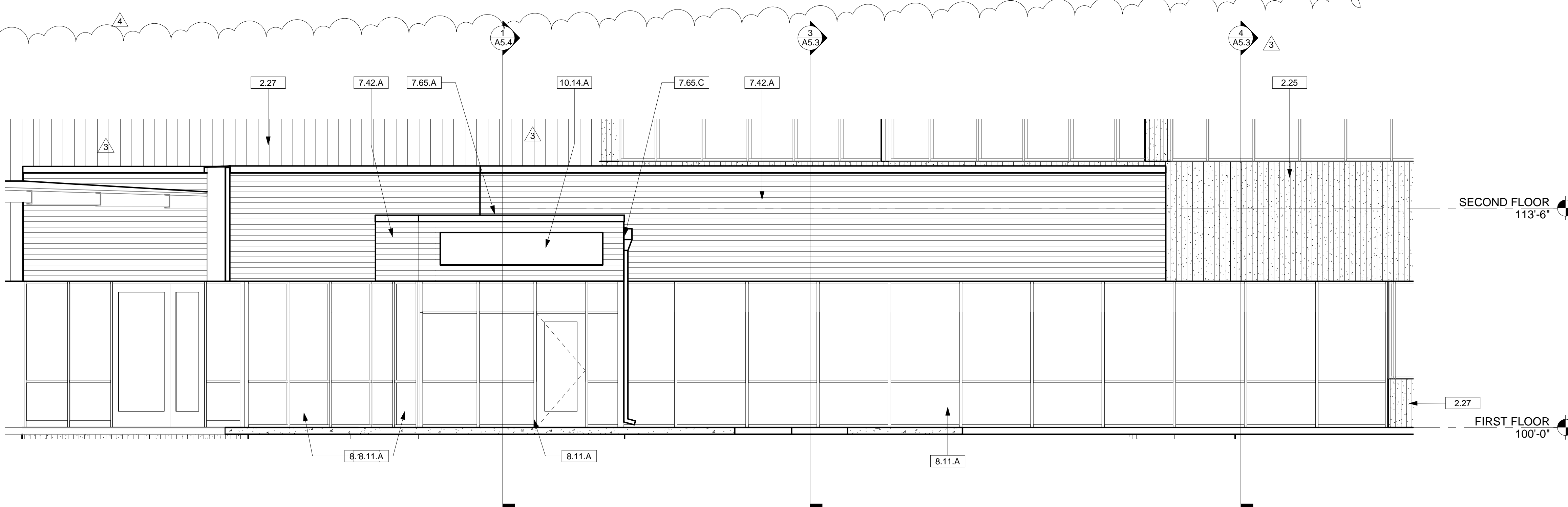
NO.	18016
OWN BY:	SLH
CKED BY:	DDC
E OF ISSUE:	5/2/2019
ET NUMBER	



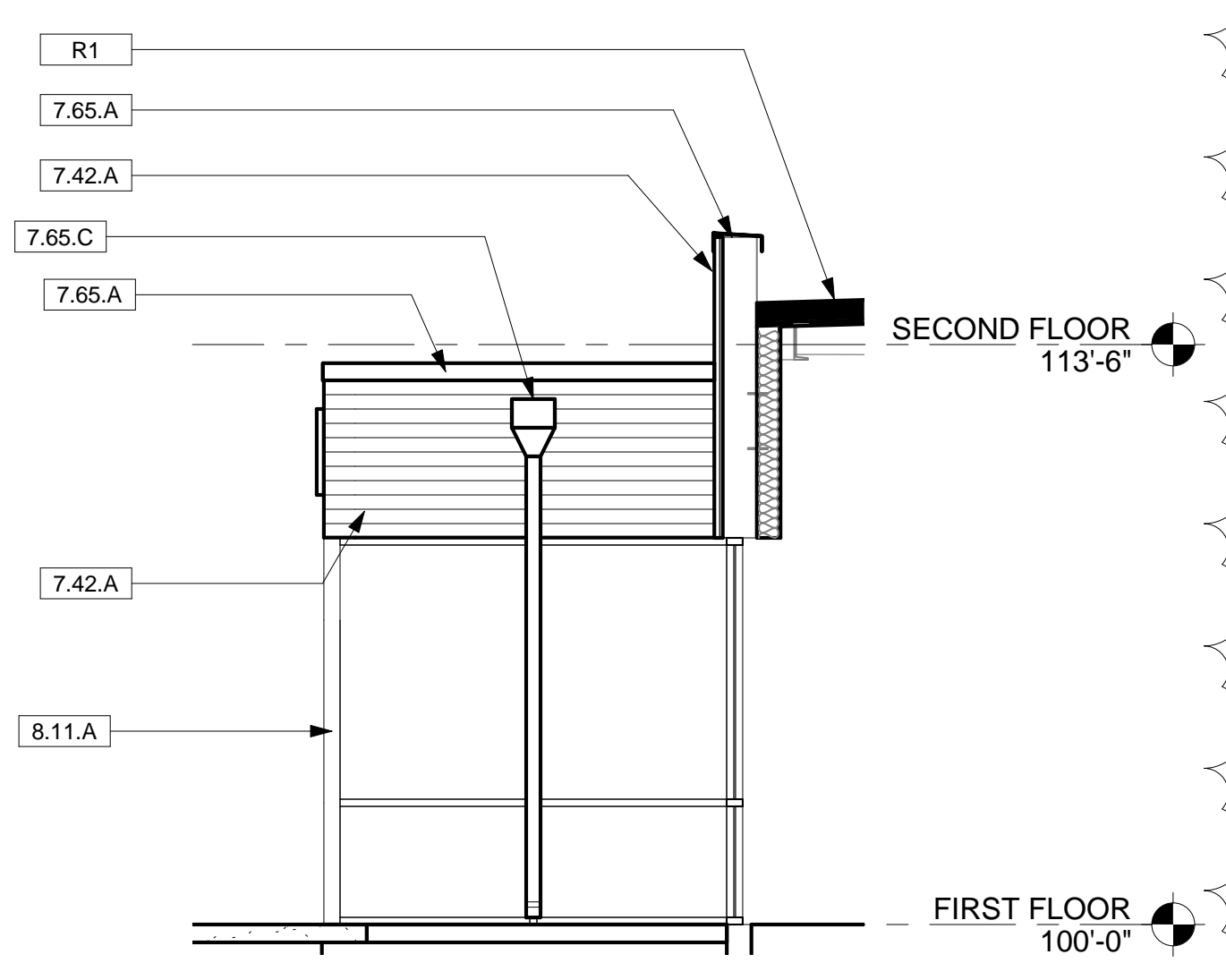
5 WILL CALL & DOCK NORTH ELEVATION
A4.1 Scale: 1/4" = 1'-0"



4 WILL CALL EAST ELEVATION
A4.1 Scale: 1/4" = 1'-0"



EAST ENTRANCE NORTHEAST ELEVATION



3 VESTIBULE ELEVATION - NORTH
A4.1 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

ISSUE RECORD

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

Preliminary

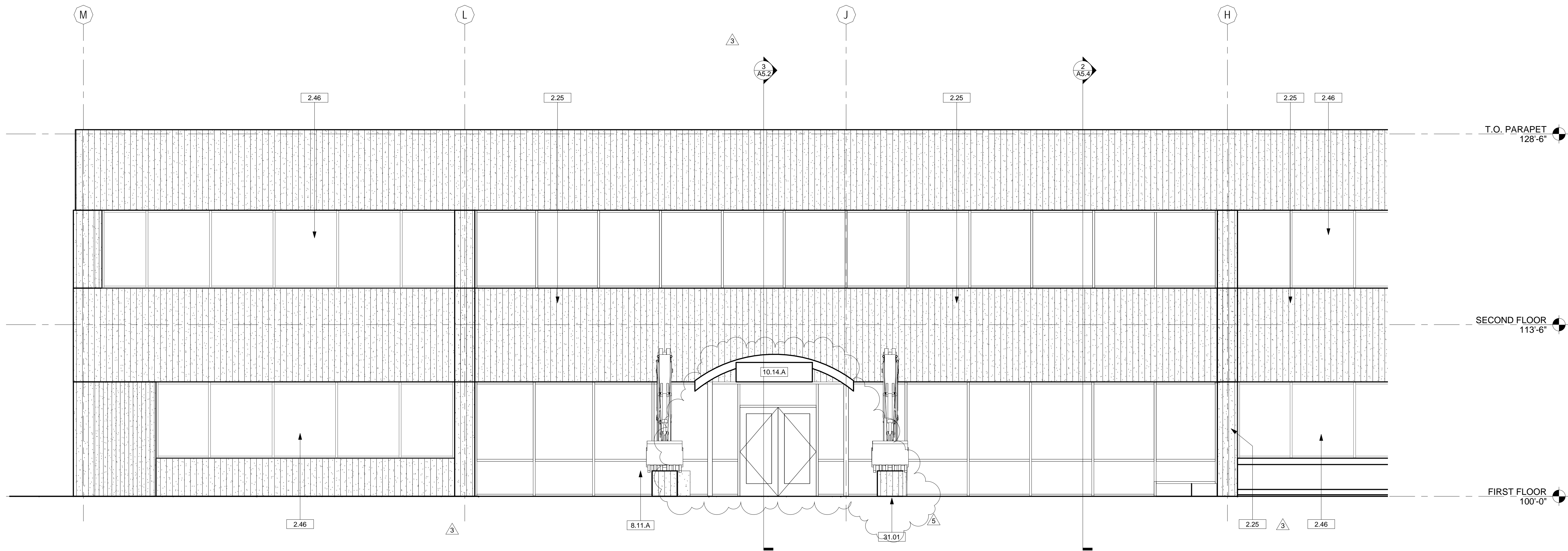
Ownership of Instruments of Service
All reports, plans, specifications, computer
files, field data, notes and other documents
and instruments prepared by the Consultant as
instruments of service shall remain the
property of the Consultant. The Consultant
shall retain all common law, statutory and other
reserved rights, including the copyright thereto.

SHEET DESCRIPTION
EXTERIOR ELEVATIONS

JOB NO. 18016
DRAWN BY: SLH
CHECKED BY: DDC
DATE OF ISSUE: 07/02/19
SHEET NUMBER

A4.2

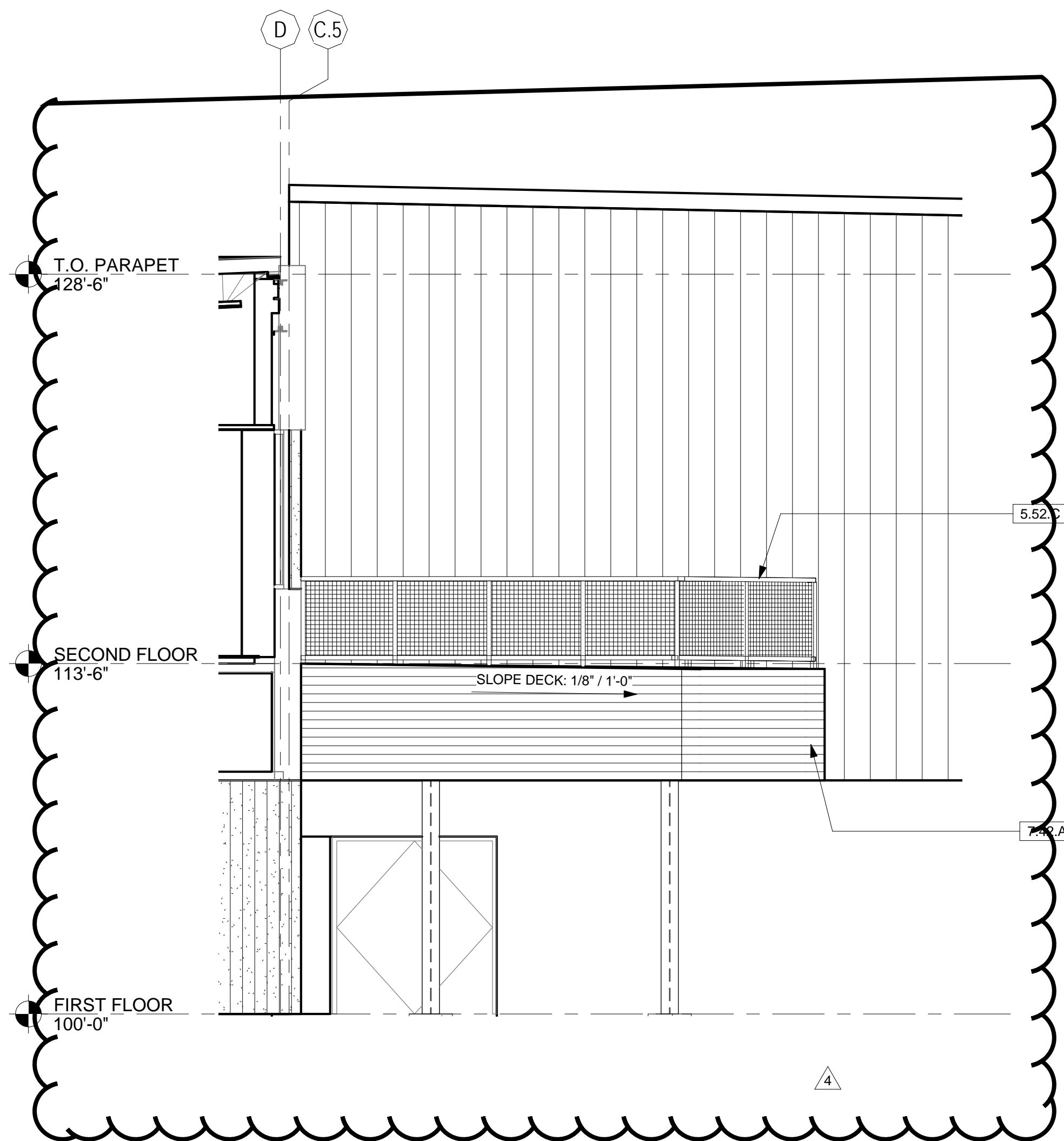
KEYNOTES	
2.25	EXISTING PRECAST WALLS TO REMAIN
2.46	EXISTING STOREFRONT TO REMAIN
5.52.C	42" MESH GUARDRAIL WITH 2X2 STEEL TUBE POSTS
7.42.A	METAL PANEL SIDING
8.11.A	ALUMINUM STOREFRONT DOOR AND WINDOW
8.11.E	RECONFIGURE STOREFRONT FRAME AND INFILL WITH DOOR, SIDELIGHT AND TRANSOM TO FIT EXISTING PANEL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



3 OFFICE - NORTH ELEVATION

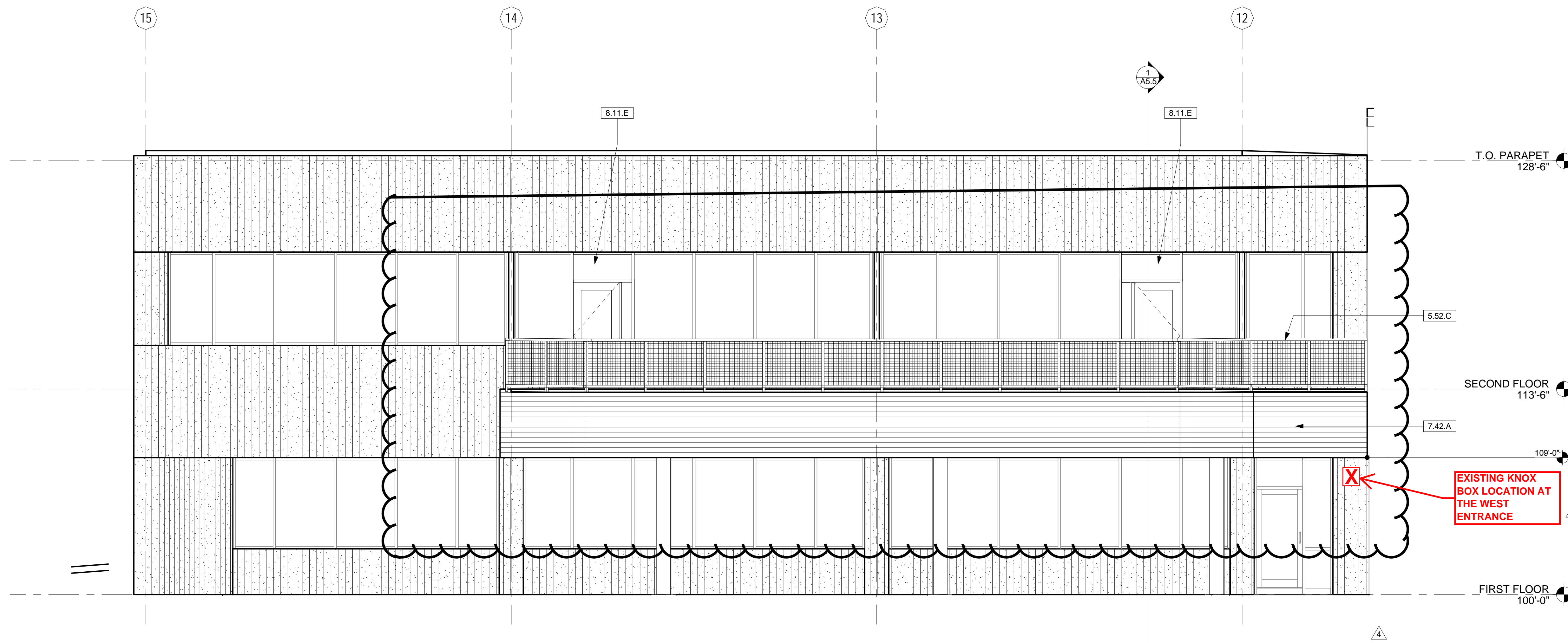
A4.2 Scale: 1/4" = 1'-0"

Show the location of the FDC and Knox Boxes where applicable: - Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Hardware." - Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware." (Typical for Site, Utility, Elevation and Photometric Plans.)



2 DECK - NORTH ELEVATION

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

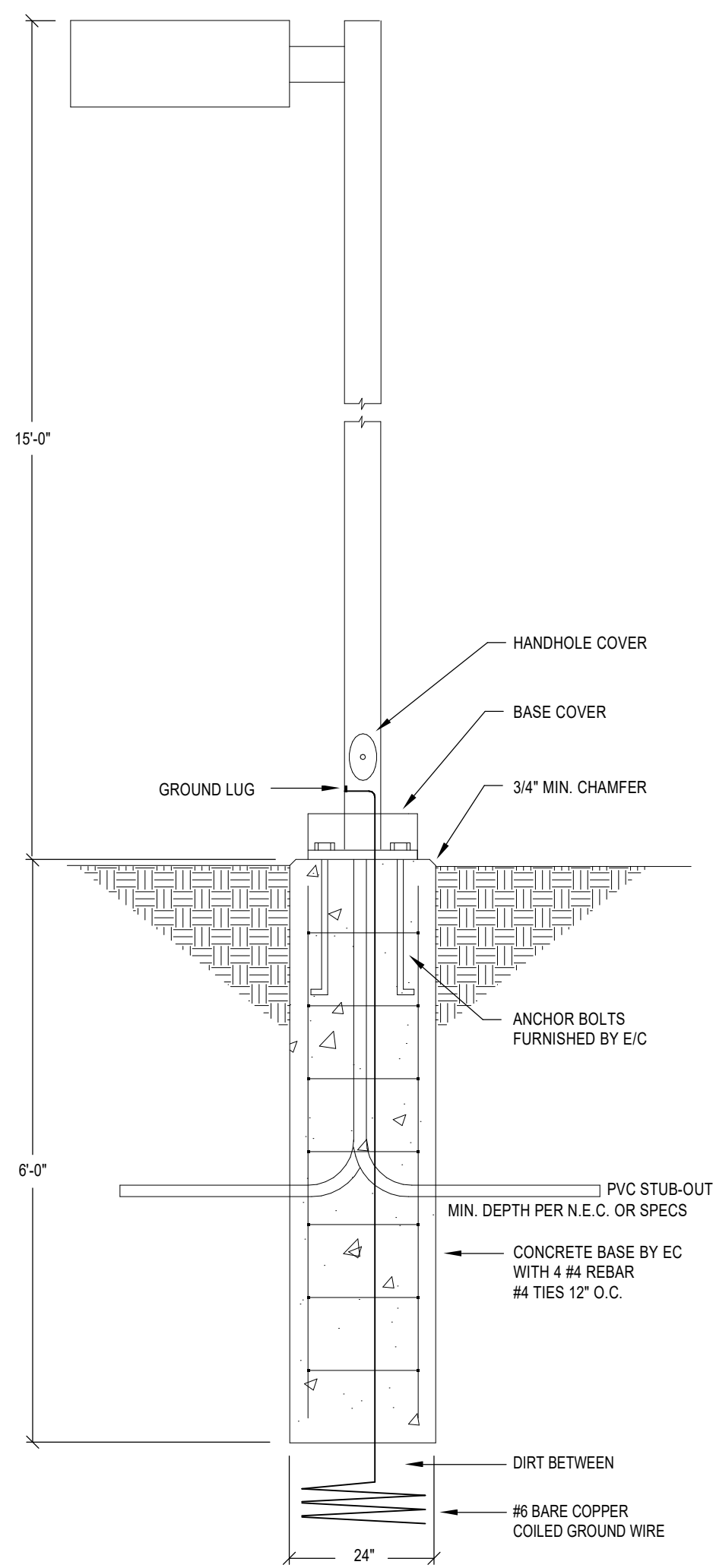


1 DECK - WEST ELEVATION

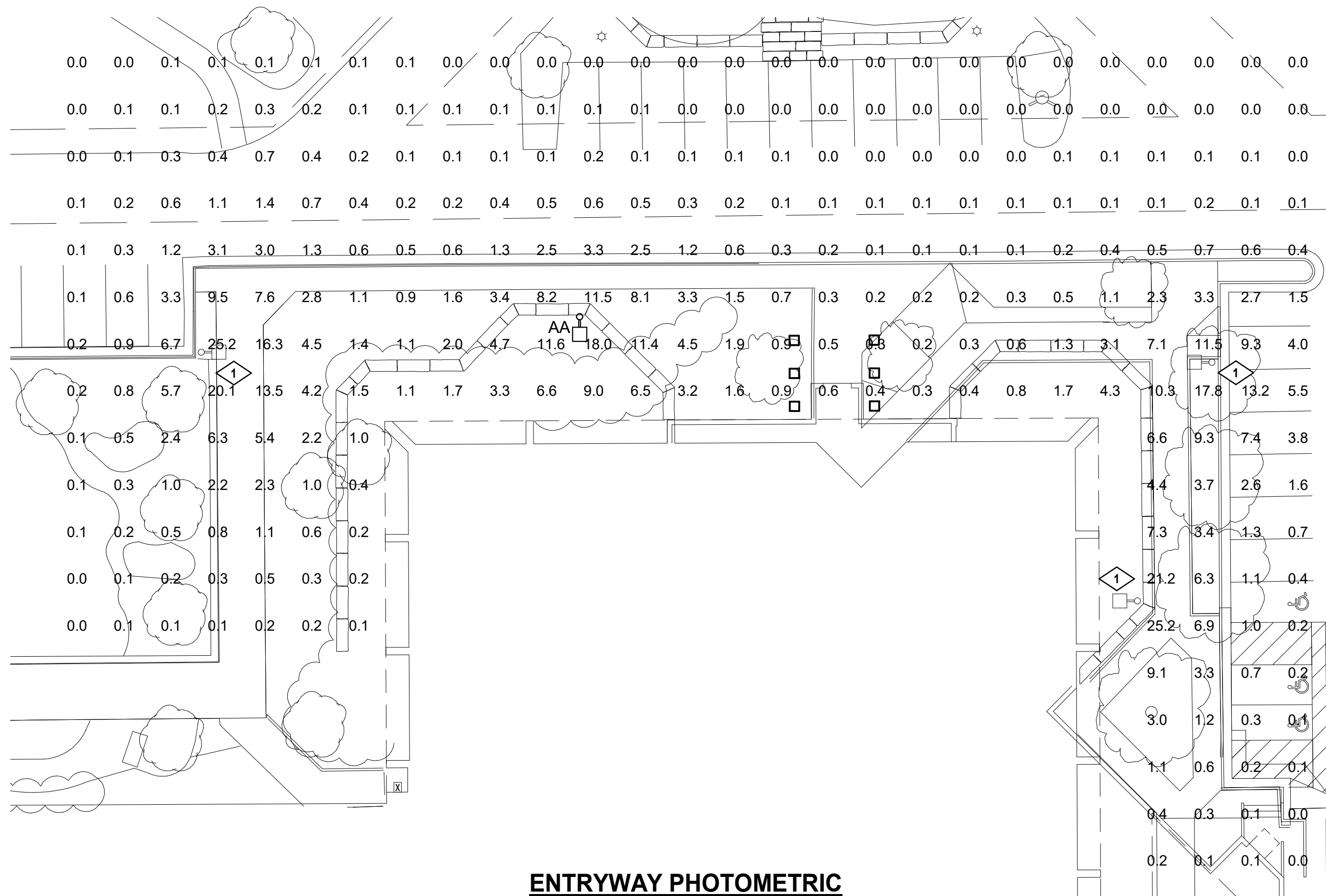
A4.2 Scale: 1/4" = 1'-0"

EXISTING KNOX
BOX LOCATION AT
THE WEST
ENTRANCE

2/13/2020 8:47:01 AM
D:\BClient\Documents\19043 MEP_brian@mepe-eng.com.rvt



POLE BASE DIAGRAM
NOT TO SCALE



ENTRWAY PHOTOMETRIC
SCALE: 1" = 20'-0"

PHOTOMETRIC STATISTICS					
DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	MAXMIN	AVGMIN
Calc Zone #1	2.0 fc	25.2 fc	0.0 fc	N/A	N/A

NOTE: PHOTOMETRIC IS FOR ENTRWAY ONLY.
EXISTING PARKING LOT AND BUILDING MOUNT
FIXTURES NOT SHOWN IN PLAN HAVE NOT BEEN
INCLUDED IN PHOTOMETRIC.

LIGHTING FIXTURE SCHEDULE												
LUMINAIRE								LAMPS				
ID	MANUFACTURER	MODEL	CATALOG NUMBER	DESCRIPTION	VOLTAGE	DIMMING	MOUNTING	QTY.	TYPE	WATTS	LUMENS	COLOR TEMP./CRI
AA	ECONOLIGHT	E-APE SERIES	E-APE17A-S350-U3Z	LOW PROFILE LED AREA LIGHT WITH DIE CAST ALUMINUM HOUSING, HINGE PANEL AND DARK BRONZE FINISH. POLYCARBONATE LENS TYPE III OPTICS	277	0-10V	POLE MOUNT AT 15'-0" AFG	1	LED	150	17800	5000K

E-APE Series

LED Area Light
Replaces Up To 400W PSMH



Seamless. Stress-Free. Score.

Featuring a sleek and low profile design, the E-APE Area Light brings new meaning to the word "seamless." Not only does it blend right into your application, but its unobtrusive design makes for a no-stress install. And, to protect against any electrical surprises, it comes equipped with enhanced 10KVA surge suppression. Need options? Get it in 3000K, 4000K, and 5000K. Seriously, get it. You'll thank us later.

Advanced Technology

- Sleek area product with consistent look and feel
- 3 PIN PC receptacle with shunting cap included
- High efficacy product (up to 160 LPW)

Recommended Use

- Automobile Dealerships
- Parking Lots
- General Area Lighting

Certifications



*See related specifications

WARNING: Cover and Unplug before use

www.econolight.com

5 Year Limited

UL Listed

Yes

(See output specifications)

5 Year Limited

UL Listed

Yes

(See output specifications)

5 Year Limited

UL Listed

Yes

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(See output specifications)

5 Year Limited

UL Listed

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	34	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 NLTAIR2 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 NLTAIR2 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 NLTAIR2 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 NLTAIR2 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-U 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	1	LED	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 ASH#9

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SHEET DESCRIPTION

1ST FLOOR COMCHECK

JOB NO.

19043

DESIGNED BY:

BJC

CHECKED BY:

DGM

DATE OF ISSUE:

03/06/19

SHEET NUMBER

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