

IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOT FOR CONSTRUCTION



PROJECT #	IH2215
PROJECT DATE	04/28/2023
DESIGNER	SAK
REVIEWER	JSD

LEGAL DESCRIPTION

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8

Add Reception Number, Section, Township, Range, Principal Meridian, City, County, & State

ADDITIONAL INFORMATION AND RECEPTION NUMBER ADDED

The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

NOTED

BENCHMARK

ELEVATIONS ARE BASED ON CITY OF AURORA POINT J-045, WITH A PUBLISHED ELEVATION OF 5474.44 FEET (NAVD88), BEING A 2" BRASS CAP LOCATED AT THE SOUTHWEST CORNER OF LOCKHEED DRIVE AND LAREDO STREET.

BASIS OF BEARINGS

GPS DERIVED BEARINGS ARE BASED ON A BEARING OF N00°22'13"W ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 8, BETWEEN A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX "LS 22100" AT THE CENTER QUARTER CORNER OF SECTION 8, AND A FOUND #6 REBAR W/ 3-1/4" ALUMINUM CAP IN RANGE BOX "LS 13155" AT THE CENTER NORTH SIXTEENTH CORNER OF SECTION 8 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

LAND USE DATA:

- MUNICIPALITY:**
- CITY OF AURORA
 - UNIFIED DEVELOPMENT CODE ZONING (CHAPTER 146)

- PARCEL ID:**
- 1975-08-2-14-005

- ADDRESS:**
- 255 N. LAREDO STREET, AURORA, CO 80011

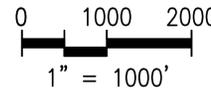
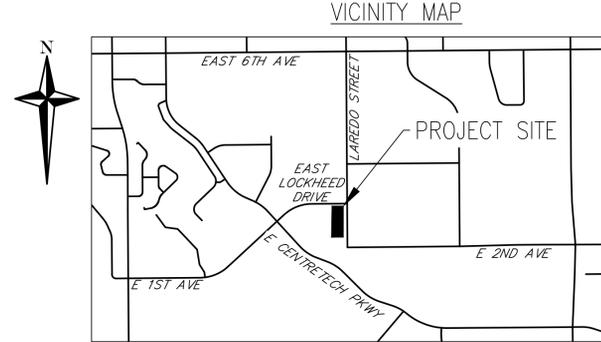
- LOT AREA:**
- 70,105 SF (1.61 ACRES)

- OWNER:**
- GOOD MORNING, LLC.
 - 6584 S CATAWBA CIRCLE, AURORA, CO 80016

- ZONE:**
- I-1 BUSINESS/TECH DISTRICT

- USE:**
- OFFICE AND WAREHOUSE

- MAX. HEIGHT:**
- STORIES ALLOWED: 6
 - HEIGHT ALLOWED: 100'
 - STORIES PROPOSED:
 - HEIGHT PROPOSED:



PREPARED BY

BRIGHTLIGHTER
ENGINEERING

1 BROADWAY, A225
DENVER, CO 80203

PREPARED FOR

IRON HAMMER, INC.
12001 E. 33RD AVE., UNIT G
AURORA, CO 80010

Sheet List Table

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6	LANDSCAPE PLAN
7	SITE PHOTOMETRIC PLAN
8	SITE PHOTOMETRIC DETAILS
9	EXTERIOR ELEVATIONS
10	MATERIAL BOARD

DESIGN TEAM:

OWNER/APPLICANT
IRON HAMMER, INC.
12001 E. 33RD AVE., UNIT G
AURORA, CO 80010
720-323-9477

CIVIL ENGINEER
BRIGHTLIGHTER ENGINEERING LLC
1 BROADWAY, A225
DENVER, CO 80203
CONTACT: JESSE DONOVAN, PE
720-504-8629
jesse@brightlightereng.com

ARCHITECT
S-ARCH LLC.
12 MORNINGSID DRIVE
WHEAT RIDGE, CO
CONTACT: MARK HARRIS
720-364-0056
mharris@s-arch.com

SURVEYOR
FLATIRONS, INC.
4501 LOGAN ST.
DENVER, CO 80216
JOSHUA BREDLOVE, PLS
303-936-6997
jbredlove@flatironsinc.com

LANDSCAPE ARCHITECT
OUTDOOR DESIGN GROUP
5690 WEBSTER STREET
ARVADA, CO 80002
CONTACT: MATTHEW CORRIAN, PLA
303-993-4811
mcorrian@odgdesign.com

UTILITY CONTACTS:

WATER
AURORA WATER
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
303-739-7370

SANITATION
AURORA PUBLIC WORKS
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
303-739-7300

STORMWATER
AURORA PUBLIC WORKS
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
303-739-7300

FIRE
AURORA FIRE RESCUE
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
303-326-8986

ELECTRIC
XCEL ENERGY
1123 WEST 3RD AVENUE
DENVER, CO 80223
CONTACT: DONNA GEORGE
303-571-3306
donna.l.george@xcelenergy.com

SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LAND SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES THE HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY FOR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE OF ORDINANCE, CHAPTER 126-ARTICLE VII-NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS, MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALL ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED.
- ERRORS IN APPROVED SITE PLAN RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY THE APPLICANTS AND PROPERTY OWNERS AT THE PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- ATTENTION BUILDING DIVISION:** PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION IN ORDER TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 55 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- THE 2021 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP THE DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN AN DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING THE SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- THE INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED. WHERE SECURITY GATES ARE INSTALLED AT PRIMARY ACCESS POINTS, THOSE GATES SHALL HAVE AN APPROVED AUTOMATIC MEANS OF EMERGENCY OPERATION (SIREN OPERATED SYSTEM OR SOS), A KNOX KEY SWITCH OR KNOX BOX WITH A MEANS OF MANUAL OPERATION. SECURITY GATES INSTALLED AT SECONDARY ACCESS POINTS SHALL HAVE AN APPROVED MEANS OF OPERATION. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. IN THE EVENT THAT THERE ARE ELECTRIC GATE OPERATORS, THEY SHALL BE LISTED IN ACCORDANCE WITH UL325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM F 2200. GATING OR BARRIER SYSTEMS MUST BE SHOWN ON THE SITE PLAN IN THE FOLLOWING MANNER:
 - THE MINIMUM GATE WIDTH SHALL BE 23 FEET AND SHALL NOT ENCROACH INTO THE FIRE LANE EASEMENT.
 - GATING AND BARRIER SYSTEMS MUST BE LOCATED A MINIMUM 35 FEET BACK FROM ADJACENT STREET FLOW LINE
 - A DETAIL OF THE GATING OR BARRIER SYSTEM MUST BE INCLUDED IN THE SITE PLAN AND CIVIL PLAN SUBMITTALS. LABEL THE TYPE OF GATING OR BARRIER SYSTEM BEING INSTALLED IN THE FOLLOWING MANNER:
 - 23' AUTOMATIC SLIDING GATE WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH, AND MANUAL RELEASE
 - 23' MANUAL SWINGING GATE WITH APPROVED KNOX HARDWARE
 - 23' MANUAL SLIDING GATE WITH APPROVED KNOX HARDWARE
 - 23' ELECTRICAL SLIDING GATE WITH APPROVED KNOX HARDWARE
- THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS OR ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING / BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- A LICENSED CONTRACTOR IS REQUIRED TO OBTAIN A VALID BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE INSTALLATION OF ANY GATING SYSTEM UTILIZED BY EMERGENCY RESPONDERS TO ENTER THE SITE.

PROJECT OWNER/DEVELOPER SIGNATURE BLOCK	
I HAVE REVIEWED THE INFORMATION CONTAINED WITHIN THE STORMWATER MANAGEMENT PLAN AND ACCEPT RESPONSIBILITY FOR THE REQUIREMENTS SET FORTH.	
CAGRI GUNAYDIN	DATE
IRON HAMMER INC., 12001 E. 33RD AVE, AURORA, CO 8010	

AMENDMENT BLOCK



SITE PLAN AMENDMENT
IRON HAMMER AT CENTRETECH
255 LAREDO STREET
AURORA, CO
JESSE DONOVAN, P.E. 720-504-8629

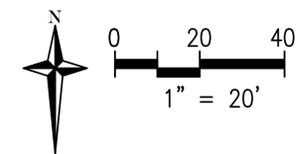
REVISION NUMBER	REVISION DESCRIPTION	DATE
00		09/21/2023
01	FIRST SUBMITTAL	02/05/2024
	SECOND SUBMITTAL	

COVER

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NOT FOR CONSTRUCTION



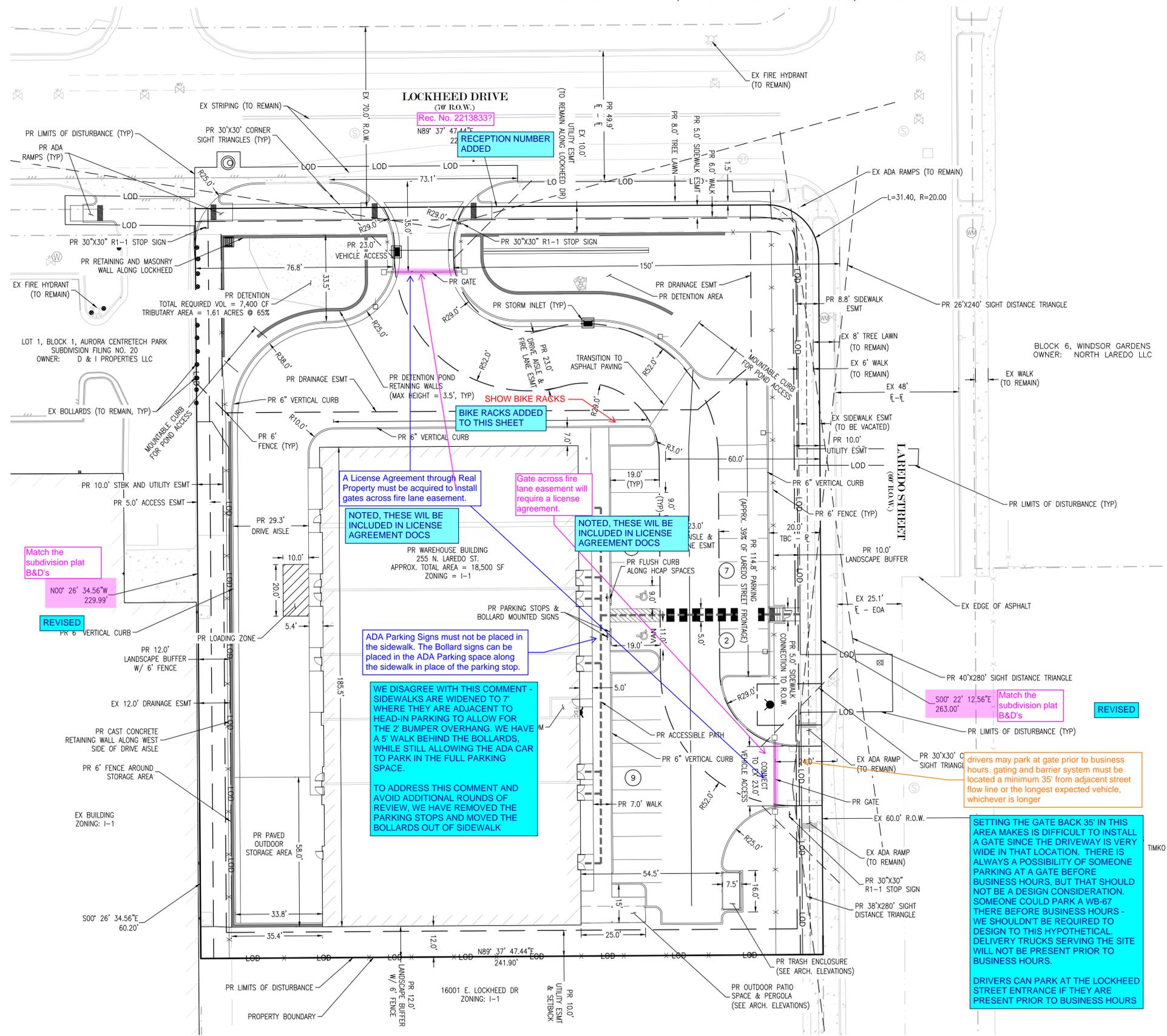
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SITE PLAN AMENDMENT
IRON HAMMER AT CENTRETECH
 255 LAREDO STREET
 AURORA, CO
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REVISION NUMBER	REVISION DESCRIPTION	DATE
00	FIRST SUBMITTAL	09/21/2023
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SITE PLAN

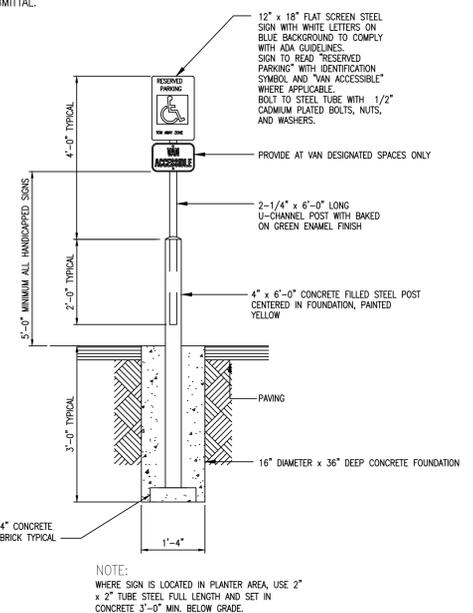


LEGEND

- PROPERTY BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SETBACK LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED ASPHALT PAVING
- PROPOSED STRIPING
- PROPOSED ADA PARKING STRIPING
- PROPOSED SIGNAGE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED / EXISTING TREE

NOTES:

1. PROPOSED STREETLIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



NOTE: WHERE SIGN IS LOCATED IN PLANTER AREA, USE 2" x 2" TUBE STEEL FULL LENGTH AND SET IN CONCRETE 3'-0" MIN. BELOW GRADE.

HANDICAP PARKING SIGN

For Lockheed Dr. and Laredo St., identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual either on a section detail or in a table:

Roadway classification (typical section name)
Adjacent land use category
Number of lanes
Back-to-back curb width
Pedestrian activity level (medium for both streets)
Pavement Type (R3)

TABLE ADDED TO THIS SHEET

LOCKHEED DRIVE
 (70' R.O.W.)
 Rec. No. 22138337
 N89° 37' 47.44"E
 221.99'

A License Agreement through Real Property must be acquired to install gates across fire lane easement.

NOTED, THESE WILL BE INCLUDED IN LICENSE AGREEMENT DOCS

Gate across fire lane easement will require a license agreement.

NOTED, THESE WILL BE INCLUDED IN LICENSE AGREEMENT DOCS

ADA Parking Signs must not be placed in the sidewalk. The Bollard signs can be placed in the ADA Parking space along the sidewalk in place of the parking stop.

WE DISAGREE WITH THIS COMMENT - SIDEWALKS ARE WIDENED TO 7' WHERE THEY ARE ADJACENT TO HEAD-IN PARKING TO ALLOW FOR THE 2' BUMPER OVERHANG. WE HAVE A 5' WALK BEHIND THE BOLLARDS, WHILE STILL ALLOWING THE ADA CAR TO PARK IN THE FULL PARKING SPACE.

TO ADDRESS THIS COMMENT AND AVOID ADDITIONAL ROUNDS OF REVIEW, WE HAVE REMOVED THE PARKING STOPS AND MOVED THE BOLLARDS OUT OF SIDEWALK

SETTING THE GATE BACK 35' IN THIS AREA MAKES IS DIFFICULT TO INSTALL A GATE SINCE THE DRIVEWAY IS VERY WIDE IN THAT LOCATION. THERE IS ALWAYS A POSSIBILITY OF SOMEONE PARKING AT A GATE BEFORE BUSINESS HOURS, BUT THAT SHOULD NOT BE A DESIGN CONSIDERATION. SOMEONE COULD PARK A WB-67 THERE BEFORE BUSINESS HOURS - WE SHOULDN'T BE REQUIRED TO DESIGN TO THIS HYPOTHETICAL. DELIVERY TRUCKS SERVING THE SITE WILL NOT BE PRESENT PRIOR TO BUSINESS HOURS.

DRIVERS CAN PARK AT THE LOCKHEED STREET ENTRANCE IF THEY ARE PRESENT PRIOR TO BUSINESS HOURS

drivers may park at gate prior to business hours, gating and barrier system must be located a minimum 35' from adjacent street flow line or the longest expected vehicle, whichever is longer

Match the subdivision plat B&D's

NOO' 26' 34.56"W
 229.99'

REVISED

S00° 22' 12.56"E
 263.00'

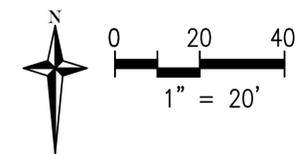
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REVISED

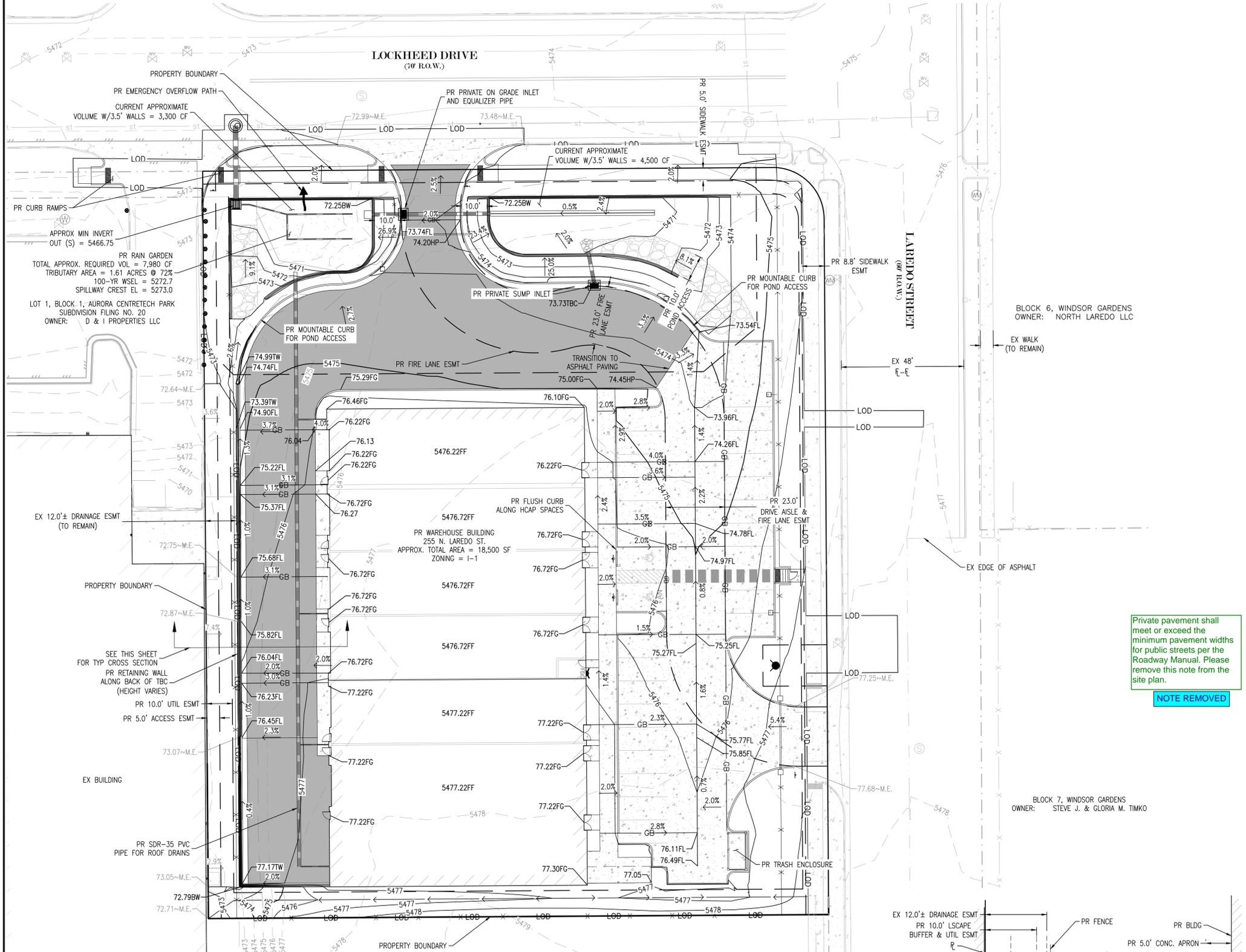
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LEGEND

	PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SETBACK LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED PERCENT SLOPE
	EXISTING PERCENT SLOPE
	PROPOSED SPOT ELEVATION (SEE ABBR. LIST)
	EXISTING SPOT ELEVATION (SEE ABBR. LIST)
	PROPOSED GRADE BREAK
	EXISTING GRADE BREAK
	PROPOSED DITCH FLOWLINE

** ABBREVIATIONS

BW	FG @ BOTTOM OF WALL
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
M.E.	MATCH EXISTING
TBC	TOP BACK OF CURB
TW	FG @ TOP OF WALL
TR	TOP OF RISER
BR	BOTTOM OF RISER

EARTHWORK NOTE

EARTHWORK NUMBERS ARE UNADJUSTED FOR SHRINK/SWELL, DO NOT ACCOUNT FOR TOPSOIL REMOVAL, AND ARE MEASURED TO THE FINISHED GRADE AND FINISHED FLOOR ELEVATIONS. CONTRACTOR MUST SUBTRACT FOR SLABS, PAVEMENTS, FOUNDATIONS, STRUCTURAL FILL, ETC. SEE GEOTECHNICAL REPORT FOR MORE INFORMATION.

SOIL PREPARATION NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER: KUMAR & ASSOCIATES, INC.
REPORT NO: 22-1-429 DATED: 06/13/2022

THE CONTRACTOR MUST FULLY REVIEW THE GEOTECHNICAL PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

BENCHMARK

ELEVATIONS ARE BASED ON CITY OF AURORA POINT J-045, WITH A PUBLISHED ELEVATION OF 5474.44 FEET (NAVD88), BEING A 2" BRASS CAP LOCATED AT THE SOUTHWEST CORNER OF LOCKHEED DRIVE AND LAREDO STREET.

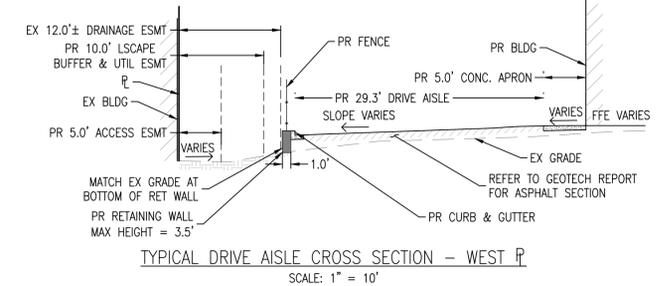
BASIS OF BEARINGS

GPS DERIVED BEARINGS ARE BASED ON A BEARING OF N00°22'13"W ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 8, BETWEEN A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX "LS 22100" AT THE CENTER QUARTER CORNER OF SECTION 8, AND A FOUND #6 REBAR W/ 3-1/4" ALUMINUM CAP IN RANGE BOX "LS 13155" AT THE CENTER NORTH SIXTEENTH CORNER OF SECTION 8 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

Private pavement shall meet or exceed the minimum pavement widths for public streets per the Roadway Manual. Please remove this note from the site plan.

NOTE REMOVED

- NOTES:**
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
 2. THE MAXIMUM SLOPE WITHIN THE RIGHT-OF-WAY IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE THE RIGHT-OF-WAY IS 3:1.
 3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OF LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
 4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR (4) PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN (10) PERCENT.
 5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO (2) PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE (5) PERCENT.



TYPICAL DRIVE AISLE CROSS SECTION - WEST P
SCALE: 1" = 10'



SITE PLAN AMENDMENT
IRON HAMMER AT CENTRETECH
 255 LAREDO STREET
 AURORA, CO
 JESSE DONOVAN, P.E. 720-504-8629

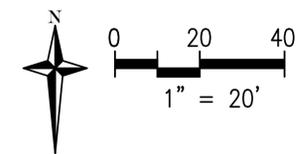
REVISION NUMBER	REVISION DESCRIPTION	DATE
00	FIRST SUBMITTAL	09/21/2023
01	SECOND SUBMITTAL	02/05/2024

OVERALL GRADING PLAN

IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

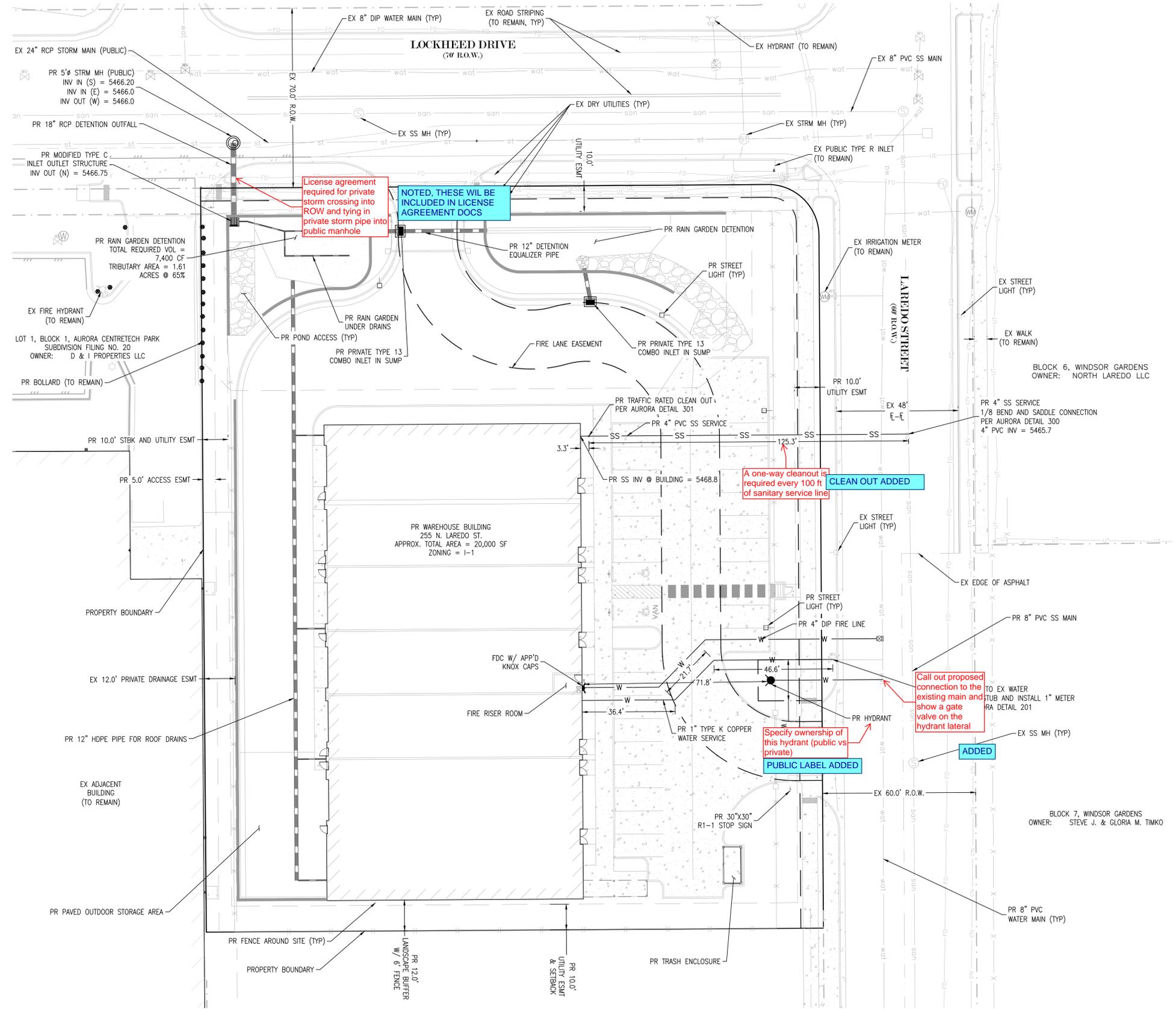
NOT FOR CONSTRUCTION



PROJECT #	IH2215
PROJECT DATE	04/28/2023
DESIGNER	SAK
REVIEWER	JSD



SITE PLAN AMENDMENT
IRON HAMMER AT CENTRETECH
 255 LAREDO STREET
 AURORA, CO
 JESSE DONOVAN, P.E. 720-504-8629



LEGEND

	PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SETBACK LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED UTILITY (TYP)
	EXISTING UTILITY (TYP)
	PROPOSED STORM <18"
	EXISTING STORM <18"
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED WATER LINE
	EXISTING WATER LINE

	STORM MANHOLE
	STORM STRUCTURE
	SANITARY MANHOLE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER METER IN MANHOLE
	WATER METER IN VAULT
	CORP STOP
	CURB STOP
	TAP SLEEVE AND VALVE
	OPEN GATE VALVE

ALL PIPES ARE CLASS III RCP UNLESS OTHERWISE NOTED. CALCULATIONS TO TOP OF PIPE (TOP) FOR REINFORCED CONCRETE PIPE (RCP) ASSUMES WALL THICKNESS AS SHOWN BELOW:

PIPE I.D. (INCHES)	WALL THICKNESS (INCHES)	PIPE O.D. (INCHES)
12	2.00	16.00
15	2.25	19.50
18	2.50	23.00
21	2.75	26.50
24	3.00	30.00
27	3.25	33.50
30	3.50	37.00
33	3.75	40.50
36	4.00	44.00

PIPE LENGTH NOTE
 LENGTHS OF STORM/SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

BENCHMARK
 ELEVATIONS ARE BASED ON CITY OF AURORA POINT J-045, WITH A PUBLISHED ELEVATION OF 5474.44 FEET (NAVD88), BEING A 2" BRASS CAP LOCATED AT THE SOUTHWEST CORNER OF LOCKHEED DRIVE AND LAREDO STREET.

- NOTES:**
1. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER.
 2. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
 3. ALL STORM IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 4. CONTRACTOR TO CONFIRM LOCATION OF EXISTING WATER SERVICES. IN THE EVENT THAT THE EXISTING SERVICES ARE INACTIVE, NEW TAPS WILL BE INSTALLED ALONG THE MAIN.

Please be advised that a civil plan revision will be required before the new tap can be made. Consider confirming the location and size of the existing stub prior to civil plan submission

NOTED

REVISION NUMBER	REVISION DESCRIPTION	DATE
00	FIRST SUBMITTAL	09/21/2023
01	SECOND SUBMITTAL	02/05/2024

OVERALL UTILITY PLAN

IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION



PLAN SET INDEX

SHEET	NAME
5	LANDSCAPE COVER SHEET & PLANT LIST
6	LANDSCAPE PLAN

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE PLANT LIST

DECIDUOUS SHADE TREES									
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	
SKC	Seedless Kentucky Coffeetree	Gymnodia dioica 'Espresso'	9	50-60'	40-50'	Low	Sun	2 1/2" Cal. B&B	
BGM	Bigtooth Maple	Acer grandidentatum	3	20-30'	20-30'	Low	Sun	5 Gallon Cont.	
WEH	Western Hackberry	Celtis occidentalis	3	50-60'	40-50'	Low	Sun	2.5" Cal. B&B	

ORNAMENTAL TREES									
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	
PSH	Prairie Sentinel Hackberry	Celtis occidentalis 'JFSU1'	3	45'	12'	Low	Sun / Part Shade	2" Cal. B&B	
CBC	Coraburn Crabapple	Malus 'Coraburn'	2	12-15'	12-15'	Medium	Sun	2" Cal. B&B	
TSC	Tina Sargent Crabapple	Malus sargentii 'Tina'	4	8-10'	8-12'	Medium	Sun	2" Cal. B&B	
CCP	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	3	20-30'	15-20'	Medium	Sun	2" Cal. B&B	

EVERGREEN TREES									
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	
RMJ	Rocky Mountain Juniper	Juniperus scopulorum	1	20-30'	8-12'	Very Low	Sun	6" H. B&B	
CBS	Colorado Blue Spruce	Picea pungens	2	40-60'	20-30'	Medium	Sun / Part Shade	6" H. B&B	

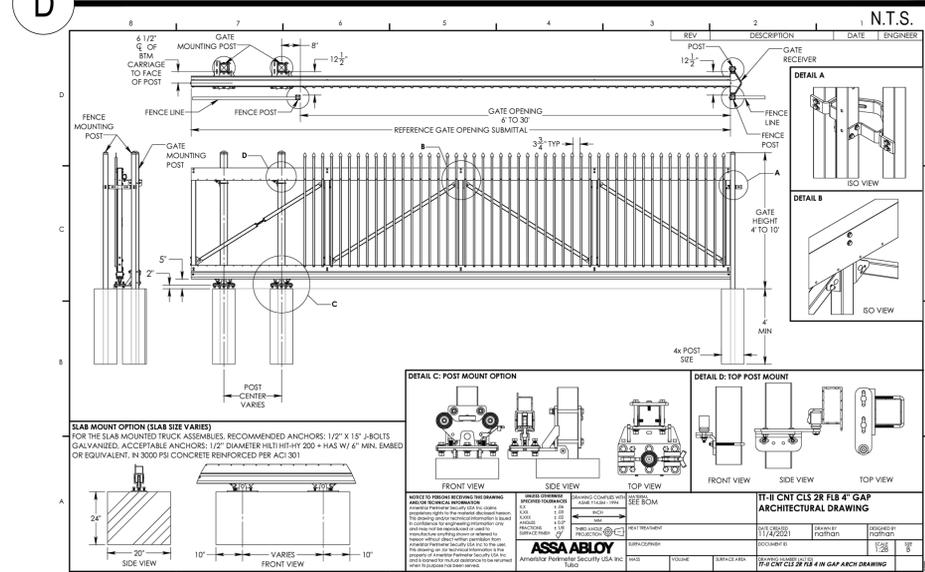
DECIDUOUS SHRUBS									
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	
SOS	Standing Ovaton Serviceberry	Amelanchier alnifolia Standing Ovaton	3	12-15'	3-4'	Medium	Sun / Part Shade	5 Gallon Cont.	
LEP	Leadplant	Amarhia canescens	16	2-4'	2-4'	Very Low	Sun	5 Gallon Cont.	
BLC	Black Chokeberry	Aronia melanocarpa elata	30	5-8'	4-6'	Low	Adaptable	5 Gallon Cont.	
AFD	Arctic Fire Dogwood	Cornus sericea Arctic Fire	18	3-4'	3-4'	Medium	Adaptable	5 Gallon Cont.	
CMD	Carol Mackie Daphne	Daphne x burkwoodii 'Carol Mackie'	16	3-5'	3-5'	Medium	Part Shade / Shade	5 Gallon Cont.	
TBB	Turkulan Burning Bush	Euonymus nana turkestanicus	7	2-3'	3-4'	Medium	Sun	5 Gallon Cont.	
ASH	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	18	3-4'	3-4'	Medium	Part Shade / Shade	5 Gallon Cont.	
BEB	Beauty Bush	Kolkwitzia amabilis	14	6-10'	6-10'	Low	Sun / Part Shade	5 Gallon Cont.	
RUS	Russian Sage	Perovskia atriplicifolia	4	4-6'	6-8'	Low	Sun	5 Gallon Cont.	
AJN	Amber Jubilee Ninebark	Plyscarpus opulifolius 'Amber Jubilee'	6	6-8'	6-8'	Low	Sun	5 Gallon Cont.	
DSP	Dakota Sunspot Potentilla	Potentilla fruticosa Dakota Sunspot	3	3-4'	3-4'	Low	Sun	5 Gallon Cont.	
DFS	Go-Low Fragrant Sumac	Rhus aromatica 'Go-Low'	3	3-4'	3-4'	Low	Sun	5 Gallon Cont.	
TES	Taghorn Sumac	Rhus aromatica	30	6-8'	6-8'	Low	Sun	5 Gallon Cont.	
RFC	Red Flowering Currant	Ribes sanguineum King Edward VII'	11	4-6'	4-6'	Low	Sun	5 Gallon Cont.	
PRL	Purple Reblooming Lilac	Syringa x Bloomerang	7	4-5'	4-5'	Low	Sun	5 Gallon Cont.	
DEC	Dwarf European Cranberrybush	Viburnum opulus 'Nanum'	27	1-2'	1-2'	Medium	Adaptable	5 Gallon Cont.	

EVERGREEN SHRUBS									
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	
CMZ	Chieftan manzanita	Arctostaphylos x coloradensis 'Chieftan'	19	18-36"	5-8"	Low	Sun / Part Shade	5 Gallon Cont.	
JFB	Joint Fir Bluestem	Ephedra equisetina	23	3-5'	2-3'	Low	Sun / Part Shade	5 Gallon Cont.	
SRJ	Spearmint Juniper	Juniperus chinensis 'Spearmint'	36	12-15'	4-6'	Low	Sun	5 Gallon Cont.	
TMJ	Tammy Juniper	Juniperus sabinna 'Tamarisfolia'	6	4-6'	6-8'	Low	Sun / Part Shade	5 Gallon Cont.	
DAP	Dwarf Austrian Pine	Pinus nigra 'Helga'	20	3-6'	3-6'	Low	Sun	5 Gallon Cont.	
HCP	Hilsde Creeper Pine	Pinus sylvestris 'Hilsde Creeper'	7	3'	8"	Low	Sun	5 Gallon Cont.	
UPY	Upright Yew	Taxus x media 'Hicksii'	22	8-12'	3-4'	Medium	Shade / Part Shade	5 Gallon Cont.	

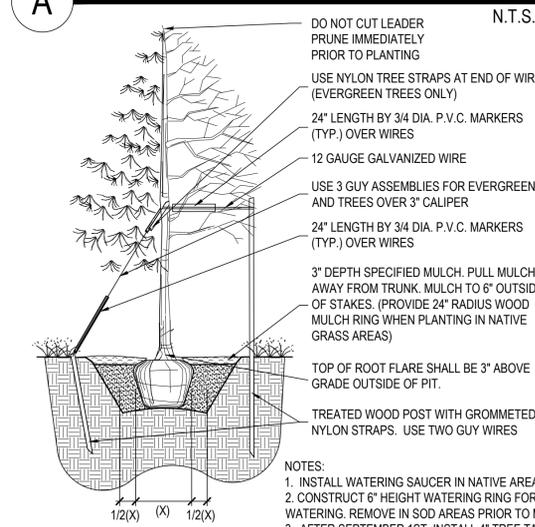
ORNAMENTAL GRASSES									
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	
VFG	Variagated Feather Reed Grass	Calamagrostis acutiflora 'Overdam'	16	1-3'	1-3'	Low	Sun / Part Shade	5 Gallon Cont.	

NATIVE SEEDING - DRYLAND MIX
 Pawnee Buttes Seed Mixes (www.pawneebuttesseed.com)
 PBSI Low Grow Mix
 Application Rate: 5 LBS/1,000 SF

SLIDE GATE

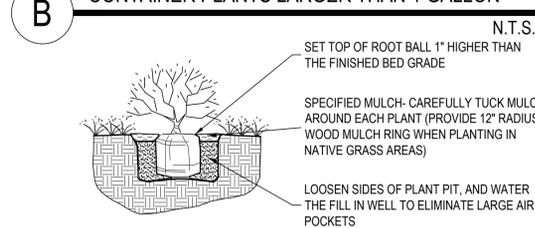


PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



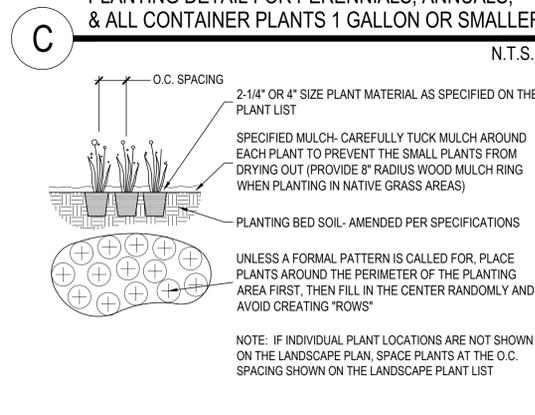
- NOTES:**
- INSTALL WATERING SAUCER IN NATIVE AREAS.
 - CONSTRUCT 6" HEIGHT WATERING RING FOR INITIAL WATERING. REMOVE IN SOD AREAS PRIOR TO MULCHING.
 - AFTER SEPTEMBER 1ST, INSTALL 4" TREE TAPE ON DECIDUOUS TREES FROM 6" OFF THE GROUND TO THE FIRST BRANCH. REMOVE PROMPTLY IN SPRING.
 - COMPLETELY REMOVE WIRE BASKET, ALL TWINE & PLASTIC. REMOVE BURLAP OFF TOP 2/3 OF P.
 - FILL PLANT PIT WITH 1/2 SPECIFIED SOIL AND 1/2 PIT SOIL.

PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON



- NOTES:**
- PRUNE ALL DEAD OR DAMAGED BRANCHES PRIOR TO, AND AFTER PLANTING.
 - CRUMBLING OR BROKEN ROOT BALLS WILL BE REJECTED.
 - DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER.
 - TAKE CARE NOT TO DAMAGE ROOT BALL WHEN REMOVING THE PLANT FROM ITS CONTAINER.
 - FOR ALL PLANTS IDENTIFIED WITH WATER USE OF "LOW" OR "VERY LOW" ON THE PLANT LIST, KEEP WOOD MULCH 2" BACK FROM TRUNK OR STEM.
 - FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.
 - SCORE ROOT BOUND ROOT BALLS TO FREE UP ROOTS.

PLANTING DETAIL FOR PERENNIALS, ANNUALS, & ALL CONTAINER PLANTS 1 GALLON OR SMALLER



AURORA NOTES

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

LANDSCAPE REFERENCE MANUAL NOTES

- ALL FREE STANDING POLE LIGHTS ARE APPROVED STREET LIGHT FIXTURES AND POLES PER THE DRAFT LIGHTING STANDARDS FOR APPROVED STREET LIGHT FIXTURES AND POLES.
- ALL SIDEWALKS AND PLAZAS TO BE CONCRETE, ALL DRIVE AISLE AND PARKING TO BE ASPHALT EXCEPT AREAS UNDER THE COVERED PODIUM. REFER TO THE SITE PLAN AND THE SITE PLAN LEGEND FOR CONCRETE PAVED PARKING AREA.
- "ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR 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 EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
- ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY
- FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IS THE MINIMUM AMOUNT CURRENTLY REQUIRED TO OBTAIN A LAWN PERMIT.

GENERAL LANDSCAPE NOTES

- ALL LOW PERENNIAL AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED WITH SHREDDED WESTERN RED CEDAR WOOD MULCH, AT A DEPTH OF 2". WEED BARRIER FABRIC IS NOT REQUIRED UNDER WOOD MULCH.
- ALL OTHER PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" GRAY ROSE MULTI-COLORED RIVER ROCK, AT A DEPTH OF 3", INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN WOOD MULCH AND ROCK MULCH AREAS.
- SOD EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING (DARK GREEN COLOR) IN THE LOCATIONS ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD ABUTS CONCRETE.
- ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.
- ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.
- EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.
- ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.

LANDSCAPE REQUIREMENTS

LOCATION	BUFFER WIDTH REQ.	BUFFER WIDTH PROV.	LANDSCAPE REQ.	TREE REQ./ TREE PROV.	SHRUBS REQ./ SHRUBS PROV.
LOCKHEED DR. CURBSIDE LANDSCAPE (130)	N/A	N/A	1 TREE + 1 SHRUB / 40 LF.	3 / 3	3 / 6
LAREDO ST. CURBSIDE LANDSCAPE (219)	N/A	N/A	1 TREE + 1 SHRUB / 40 LF.	6 / 6	6 / 12
LOCKHEED DR. STREET FRONTAGE BUFFER (209)	10'	6' W/ MASONRY WALL	1 TREE & 10 SHRUBS / 40 LF.	5 / 1 - AND - 40 SHRUBS REPLACEMENTS REQ	92 / 92
LAREDO ST. STREET FRONTAGE BUFFER (261)	10'	12.5' - 13.8' W/ FENCE	1 TREE & 10 SHRUBS / 40 LF.	7 / 7	66 / 66
WEST NON-STREET PERIMETER BUFFER (291)	20' (12' W/ FENCE)	12' W/ FENCE	1 TREE & 5 SHRUBS / 40 L.F. - 30% EVERGREEN TREES	7 / 0 - OR - 70 SHRUB REPLACEMENTS	106 / 106
SOUTH NON-STREET PERIMETER BUFFER (242)	20' (12' W/ FENCE)	12' W/ FENCE	1 TREE & 5 SHRUBS / 40 LF. - 30% EVERGREEN TREES	6 / 0 - OR - 60 SHRUB REPLACEMENTS	91 / 91
BUILDING PERIMETER NORTH (101) EAST (142)	6'	20.5'	1 TREE / 40 LF.	3 / 3 AND 4 / 4	0 / 6 AND 0 / 12
PARKING LOT INTERIOR	N/A	N/A	1 SHADE TREE & 6 SHRUBS / 9 X 19' ISLAND	5 / 5	30 / 30
DETENTION POND (4,277 SF)	N/A	N/A	1 TREE + 10 SHRUBS / 4,000 SF.	1 / 1	10 / 10

ODG RESPONSE: THIS CATEGORY HAS BEEN ADJUSTED. AN 8' LANDSCAPE BUFFER AND 6' RETAINING WALL + FENCE COMBO ARE NOW BRING PROPOSED TO SATISFY LANDSCAPE REQUIREMENTS.

The wall has to be 6' tall in accordance with code and this wall does not appear to be that tall. See additional commentary on the landscape plan.

ODG RESPONSE: THE LANDSCAPE CHART IS NOW UPDATED; SHRUB CURBSIDE CALCULATIONS ARE NOW BASED OFF OF SF. VS. LF.

PROJECT #
 PROJECT DATE 04/28/2023
 DESIGNER
 REVIEWER

OUTDOOR DESIGN GROUP
 WWW.ODGDESIGN.COM
 OUTDOOR DESIGN GROUP INC.
 5600 WEBSTER STREET
 AURORA, CO 80002
 (303) 993-4811

BRIGHTLIGHTER ENGINEERING

SITE PLAN AMENDMENT
IRON HAMMER AT CENTRETECH
 255 LAREDO STREET
 AURORA, CO
 JESSE DONOVAN, P.E. 720-504-8629

REVISION NUMBER	DATE	DESCRIPTION
00	09/21/2023	FIRST SUBMITTAL
01	02/05/2024	SECOND SUBMITTAL

LANDSCAPE COVER SHEET & PLANT LIST

5

IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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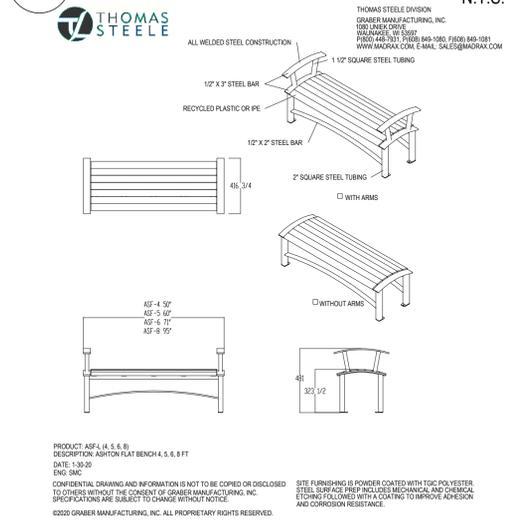


SITE PLAN AMENDMENT
IRON HAMMER AT CENTRETECH
 255 LAREDO STREET
 AURORA, CO
 JESSE DONOVAN, P.E. 720-504-8629

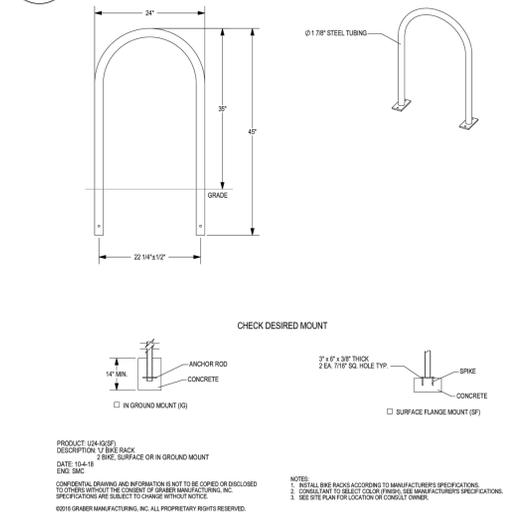
DATE	REVISION DESCRIPTION
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LANDSCAPE PLAN

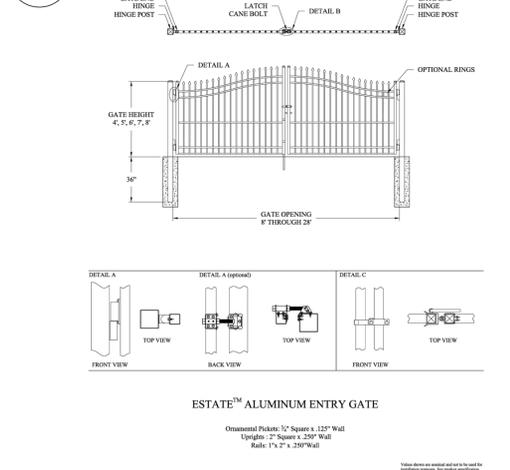
E THOMAS STEELE: BENCH N.T.S.



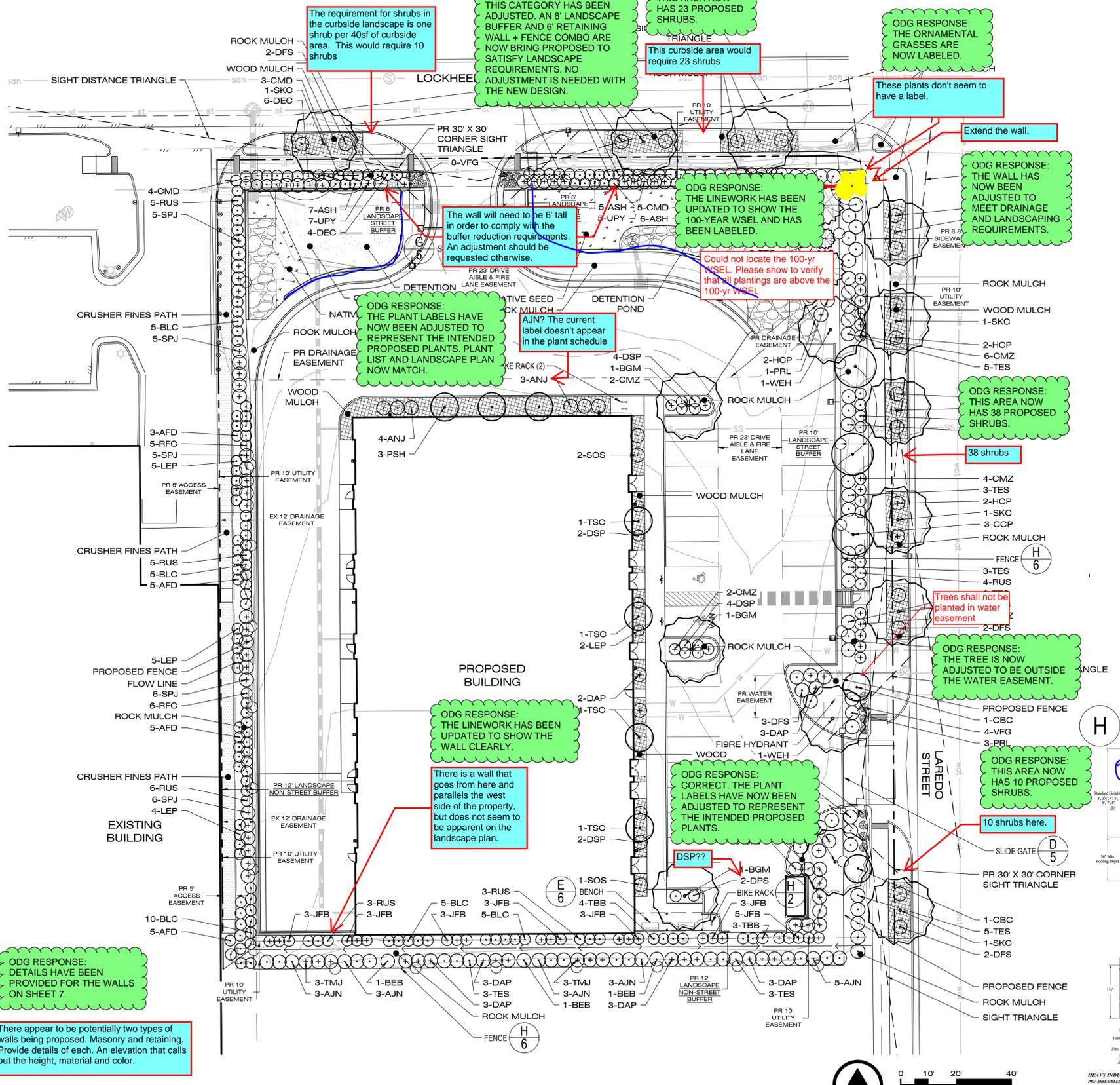
F MADRAX: BIKE RACK N.T.S.



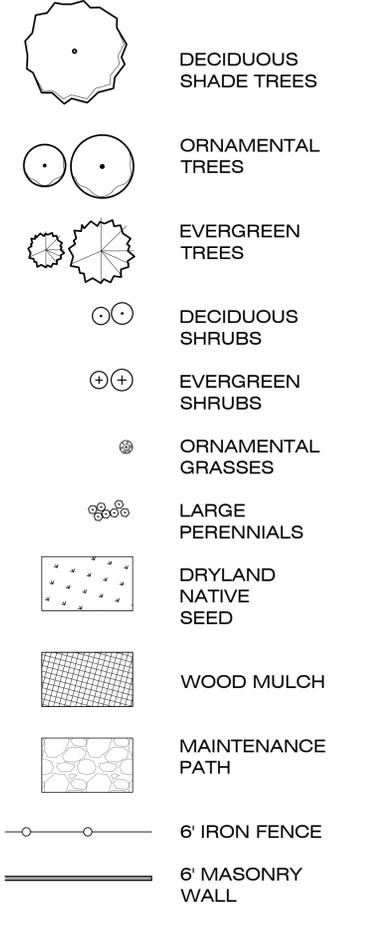
G SWING GATE N.T.S.



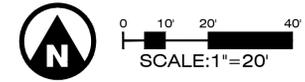
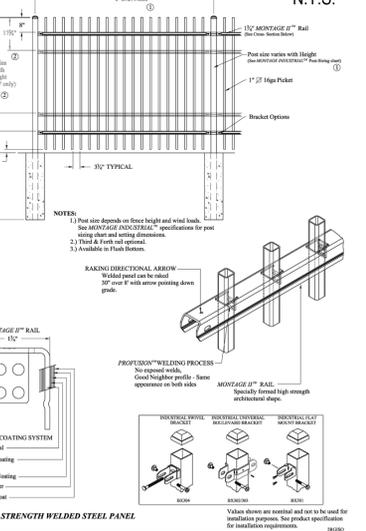
LANDSCAPE PLAN



LANDSCAPE LEGEND



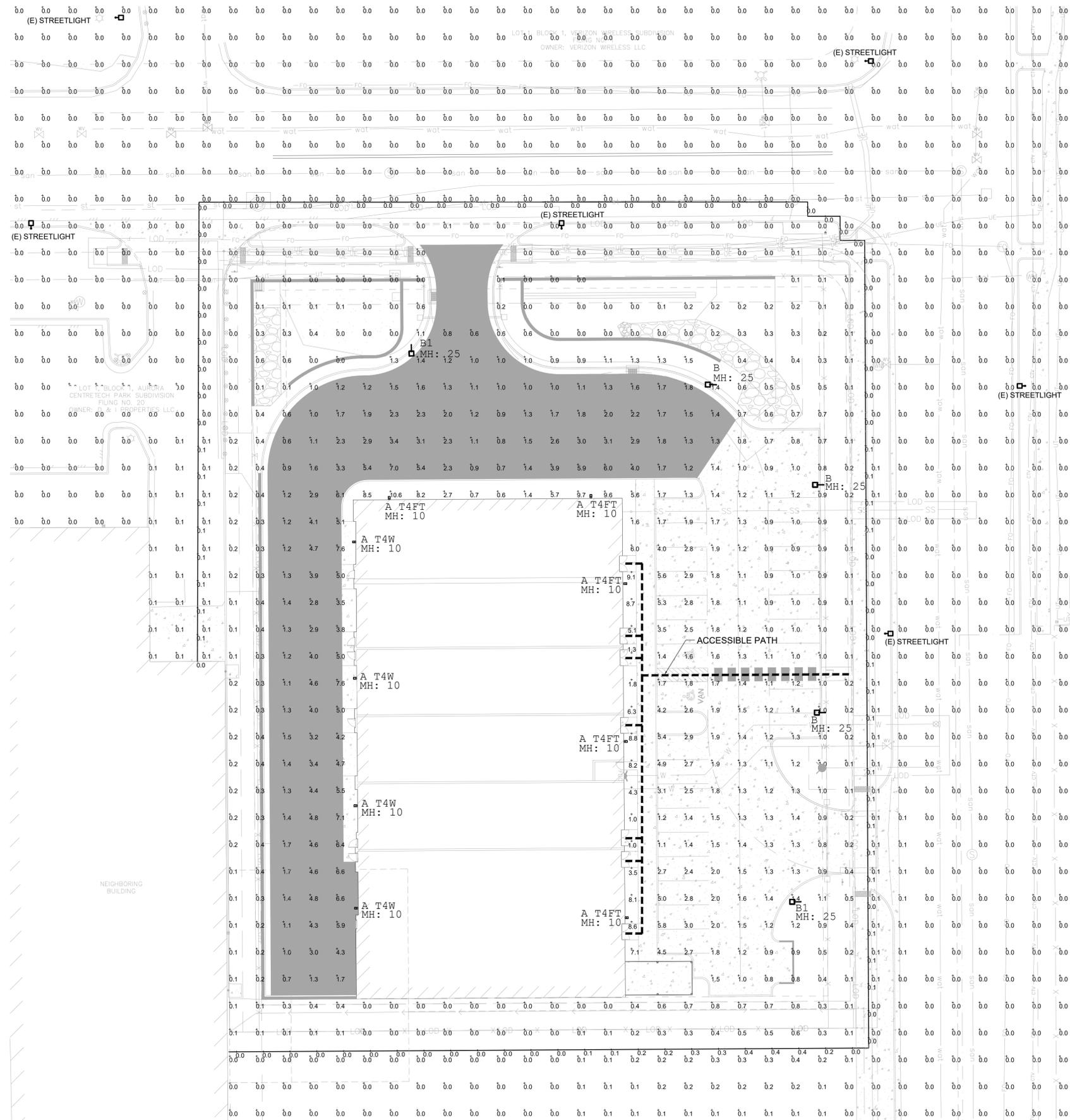
H AMERISTAR: FENCE N.T.S.



IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 – MEANS OF EGRESS ILLUMINATION. SECTION 1006 ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
- ENSURE THAT F.O. LOCATION IS COORDINATED WITH EXISTING STREETLIGHT LOCATIONS ALONG LOCKHEED BETWEEN CURB AND SIDEWALK.

LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	WATTS	LUMENS	LLF	CATALOG
	4	A T4W	59	7502	0.900	GWC-SA1C-740-U-T4W
	2	B1	54	7484	0.900	PRV-PA1A-740-U-T4W
	3	B	54	5420	0.900	PRV-PA1A-740-U-T4W-HSS
	5	A T4FT	67	8337	0.900	GWC-SA1D-740-U-T4FT

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
10' PROPERTY LINE	Fc	0.05	0.4	0.0	N.A.	N.A.
ENTIRE SITE	Fc	0.09	10.6	0.0	N.A.	N.A.
SIDEWALK_Planar	Fc	4.15	9.0	0.9	4.61	10.00
PARKING	Fc	2.12	7.6	0.6	3.53	12.67

PROJECT #	IH2215
PROJECT DATE	04/28/2023
DESIGNER	SAK
REVIEWER	JSD

SITE PHOTOMETRIC PLAN
IRON HAMMER AT CENTRETECH
 255 LAREDO STREET
 AURORA, CO
 JESSE DONOVAN, P.E. 720-504-8629

REVISION NUMBER	REVISION DESCRIPTION	DATE
00	FIRST SUBMITTAL	09/21/2023
01	SECOND SUBMITTAL	01/19/2024

SITE
 PHOTOMETRIC
 PLAN

IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PROJECT #	IH2215
PROJECT DATE	04/28/2023
DESIGNER	SAK
REVIEWER	JSD

Project	Iron Hammer	Catalog #	PRV-PA1A-740-U-T4W PRV-PA1A-740-U-T4W-HSS	Type	B B1
Prepared by		Notes	MOUNTING HEIGHT = 25'-0"	Date	



Lumark Prevail Discrete LED

Area / Site Luminaire

Product Features

- Lighting Technology
- BAA
- LED
- IP66
- 5 YEAR

Product Certifications

- UL LISTED
- DLC LISTED
- IC
- ETL
- IP66
- 5 YEAR

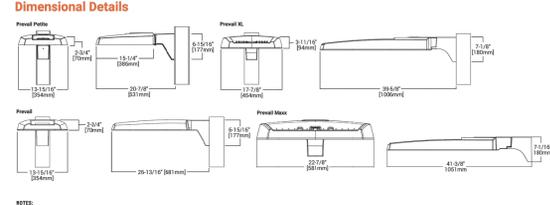
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 6
- Energy and Performance Data page 7, 8
- Control Options page 8

Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Dimensional Details



COOPER Lighting Solutions

PS50005EN page 1
May 24, 2023 8:23 PM

Lumark

Ordering Information

SAMPLE NUMBER: PRV-XL-PA4B-740-U-T4W-BZ

Product Family	Configuration	Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
PRV-P-Prevail Matte	PA1-1 Panel, 24 LED Rectangles	A-100mA Nominal	4000K, 5000K, 6000K	120V, 277V	T2-Type II	SA-QM Standard Versatile	AP-Gray
PRV-P-Prevail Matte BAA By American Act Compliance	PA1-1 Panel, 24 LED Rectangles	A-100mA Nominal	4000K, 5000K, 6000K	120V, 277V	T2-Type II Urban	MA-QM Mast Arm	BC-Black
PRV-P-Prevail Matte TAA Trade Agreements Act Compliance	PA1-1 Panel, 24 LED Rectangles	A-100mA Nominal	4000K, 5000K, 6000K	120V, 277V	T2-Type II Urban	MA-QM Mast Arm	BC-Black
PRV-P-Prevail Matte BAA By American Act Compliance	PA1-1 Panel, 24 LED Rectangles	A-100mA Nominal	4000K, 5000K, 6000K	120V, 277V	T2-Type II Urban	MA-QM Mast Arm	BC-Black
PRV-P-Prevail Matte TAA Trade Agreements Act Compliance	PA1-1 Panel, 24 LED Rectangles	A-100mA Nominal	4000K, 5000K, 6000K	120V, 277V	T2-Type II Urban	MA-QM Mast Arm	BC-Black
PRV-PL-Prevail XL	PA3-3 Panels, 72 LED Rectangles	A-100mA Nominal	4000K, 5000K, 6000K	120V, 277V	T2-Type II Urban	MA-QM Mast Arm	BC-Black
PRV-PL-Prevail XL BAA By American Act Compliance	PA3-3 Panels, 72 LED Rectangles	A-100mA Nominal	4000K, 5000K, 6000K	120V, 277V	T2-Type II Urban	MA-QM Mast Arm	BC-Black
PRV-PL-Prevail XL TAA Trade Agreements Act Compliance	PA3-3 Panels, 72 LED Rectangles	A-100mA Nominal	4000K, 5000K, 6000K	120V, 277V	T2-Type II Urban	MA-QM Mast Arm	BC-Black
PRV-M-Prevail Mast	PM-4 Panels, 144 LED Rectangles	A-100mA Nominal	4000K, 5000K, 6000K	120V, 277V	T2-Type II Urban	MA-QM Mast Arm	BC-Black
PRV-M-Prevail Mast BAA By American Act Compliance	PM-4 Panels, 144 LED Rectangles	A-100mA Nominal	4000K, 5000K, 6000K	120V, 277V	T2-Type II Urban	MA-QM Mast Arm	BC-Black
PRV-M-Prevail Mast TAA Trade Agreements Act Compliance	PM-4 Panels, 144 LED Rectangles	A-100mA Nominal	4000K, 5000K, 6000K	120V, 277V	T2-Type II Urban	MA-QM Mast Arm	BC-Black

Options (Add as Suffix)

Accessories (Order Separately)**

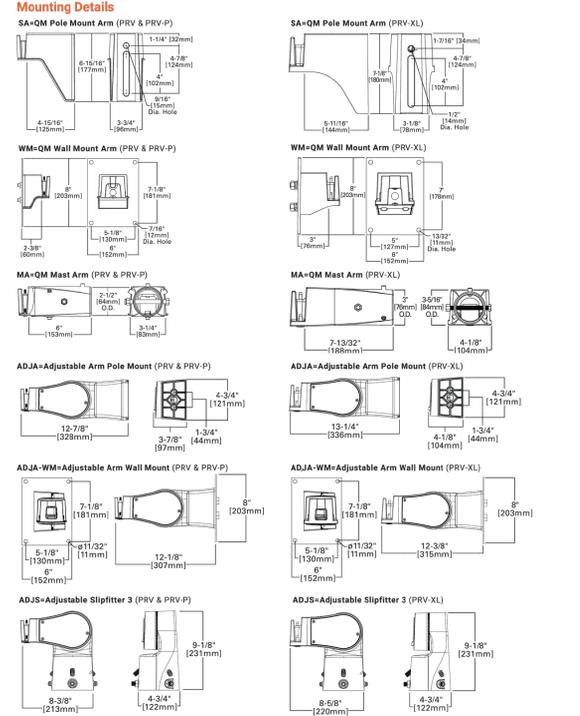
COOPER Lighting Solutions

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June 20, 2023 8:23 PM

Lumark

Mounting Details

SAMPLE NUMBER: PRV-XL-PA4B-740-U-T4W-BZ



COOPER Lighting Solutions

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SITE PHOTOMETRIC DETAILS

IRON HAMMER AT CENTRETECH
255 LAREDO STREET
AURORA, CO
JESSE DONOVAN, P.E. 720-504-8629

Project	Iron Hammer	Catalog #	GWC-SA1C-740-U-T4W GWC-SA1D-740-U-T4W	Type	A T4W A T4FT
Prepared by		Notes		Date	



McGraw-Edison GWC Galleon Wall

Wall Mount Luminaire

Product Features

- Lighting Technology
- BAA
- LED
- IP66
- 5 YEAR

Product Certifications

- DLC LISTED
- DLC LISTED
- ETL
- IP66
- 5 YEAR

Interactive Menu

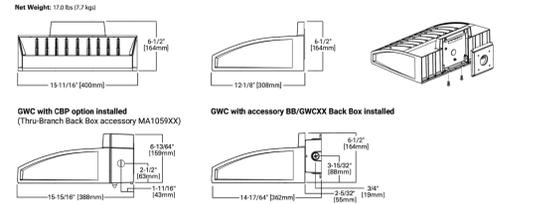
- Ordering Information page 2
- Product Specifications page 3
- Optical Configurations page 4
- Energy and Performance Data page 4
- Control Options page 6

Quick Facts

- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 107,656
- Efficacies up to 154 lumens per watt

Dimensional Details

Net Weight: 17.2 lbs (7.8 kg)



COOPER Lighting Solutions

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McGraw-Edison

Ordering Information

SAMPLE NUMBER: GWC-SA2C-740-U-T4FT-GM

Product Family	Configuration	Drive Current	Color Temperature	Voltage	Distribution	Finish
GWC-Galleon Wall	SA2 Square	A-100mA	2700K, 3000K, 4000K, 5000K, 6000K	120V, 277V	T2-Type II	AP-Gray
GWC-Galleon Wall BAA By American Act Compliance	SA2 Square	A-100mA	2700K, 3000K, 4000K, 5000K, 6000K	120V, 277V	T2-Type II Urban	BC-Black
GWC-Galleon Wall TAA Trade Agreements Act Compliance	SA2 Square	A-100mA	2700K, 3000K, 4000K, 5000K, 6000K	120V, 277V	T2-Type II Urban	BC-Black
GWC-Galleon Wall BAA By American Act Compliance	SA2 Square	A-100mA	2700K, 3000K, 4000K, 5000K, 6000K	120V, 277V	T2-Type II Urban	BC-Black
GWC-Galleon Wall TAA Trade Agreements Act Compliance	SA2 Square	A-100mA	2700K, 3000K, 4000K, 5000K, 6000K	120V, 277V	T2-Type II Urban	BC-Black

Options (Add as Suffix)

Accessories (Order Separately)**

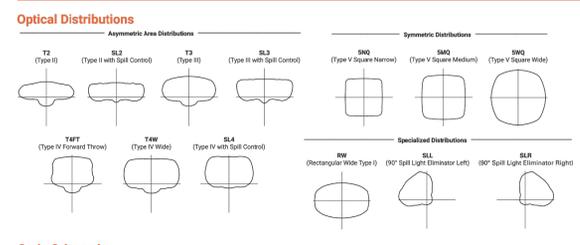
COOPER Lighting Solutions

PS50046EN page 2
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McGraw-Edison

Optical Distributions

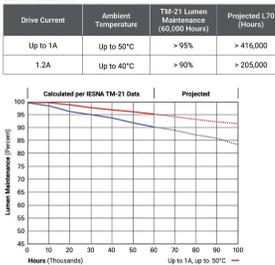
SAMPLE NUMBER: GWC-SA2C-740-U-T4FT-GM



Energy and Performance Data

Ambient Temperature	Lumen Multiplier	FADC Position	Lumen Multiplier
0°C	1.02	1	25%
10°C	1.01	2	46%
25°C	1.00	3	55%
40°C	0.99	4	62%
50°C	0.97	5	72%
		6	77%
		7	82%
		8	85%
		9	90%
		10	100%

Lumen Maintenance



COOPER Lighting Solutions

PS50046EN page 3
May 24, 2023 8:24 PM

DATE

06/21/2023
01/19/2024

REVISION DESCRIPTION

00 FIRST SUBMITTAL
01 SECOND SUBMITTAL

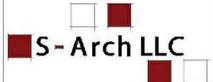
SITE PHOTOMETRIC DETAILS

IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LOCATED
IN
THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOT FOR CONSTRUCTION

PROJECT #	23-002-IH
PROJECT DATE	7-25-2023
DESIGNER	MAH
REVIEWER	MAH



12 MORNINGSIDE DRIVE
WHEAT RIDGE, CO
80215
720-364-0056

SITE PLAN AMENDMENT
IRON HAMMER AT CENTRETECH
 255 LAREDO STREET
 AURORA, CO
 JESSE DONOVAN, P.E. 720-504-8629



REVISION NUMBER	REVISION DESCRIPTION	DATE
00	FIRST SUBMITTAL	06/XX/2023
01	SECOND SUBMITTAL	02/05/2024

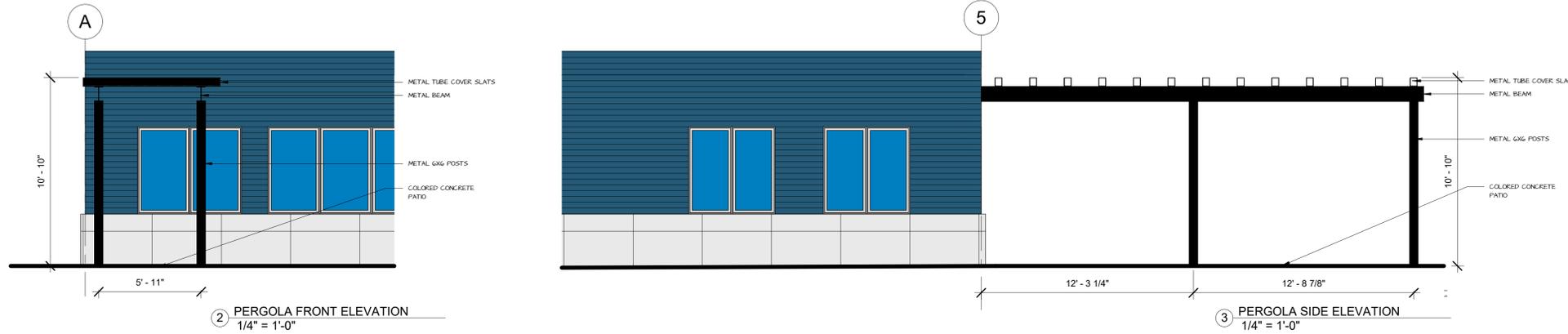
EXTERIOR ELEVATIONS

IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

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IN
THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PROJECT #	23-002-IH
PROJECT DATE	7-25-2023
DESIGNER	MAH
REVIEWER	MAH



S-Arch LLC
12 MORNINGSIDES DRIVE
WHEAT RIDGE, CO
80215
720-364-0056

EXTERIOR MATERIALS SPECIFICATIONS

CONCRETE WAINSCOT
FORMED AND CAST IN PLACE
ARCHITECTURAL CONCRETE W/ TIES

VERTICAL METAL SIDING
METAL BUILDING OUTLET CORP.
INSULATED METAL PANEL
SOLAR WHITE

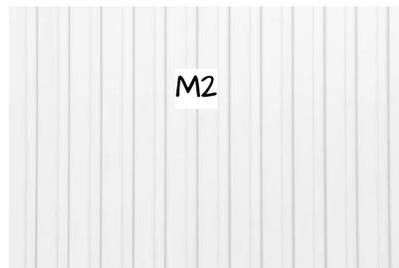
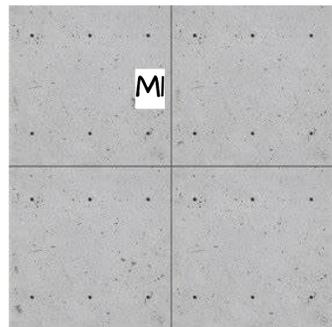
HORIZONTAL METAL SIDING
METAL BUILDING OUTLET CORP.
INSULATED METAL PANEL
HAWAIIAN BLUE

WINDOWS & DOORS
ALUMINUM

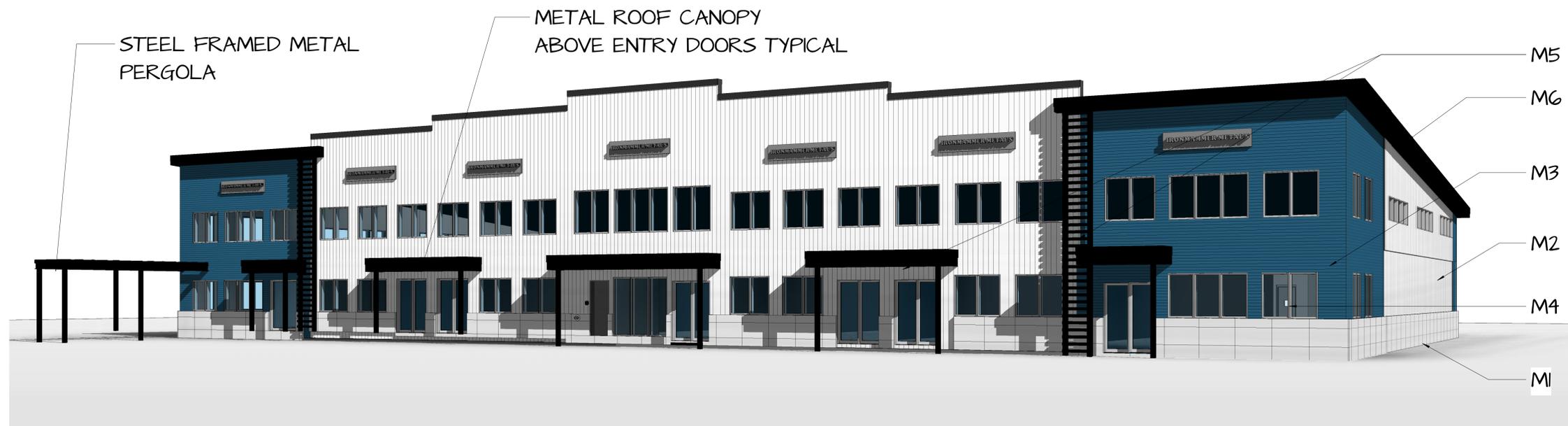
ACCENT METAL
BLACK METAL

FASCIA & SOFFIT
BLACK METAL

METAL ROOF
STANDING SEAM METAL ROOF
DREXEL METALS
"BLACK"



SITE PLAN AMENDMENT
IRON HAMMER AT CENTRETECH
255 LAREDO STREET
AURORA, CO
JESSE DONOVAN, P.E. 720-504-8629



REVISION NUMBER	REVISION DESCRIPTION	DATE
00	FIRST SUBMITTAL	0X/XX/2023
01	SECOND SUBMITTAL	02/05/2024

MATERIAL BOARD