





SITE DATA

LAND AREA WITHIN PROPERTY LINES: +/- 42,666 S.F. (+/- 0.98 ACRES)  
GROSS FLOOR AREA: +/- 4,724 S.F.  
NUMBER OF BUILDINGS: 1  
NUMBER OF STORIES: 1  
MAXIMUM HEIGHT OF BUILDING: 21'-6"  
BUILDING COVERAGE: 11.07% +/- 4,724 S.F. (+/- 0.11 ACRE)  
HARD SURFACE AREA: 67.96% +/- 28,992 S.F. (+/- 0.67 ACRE)  
LANDSCAPE AREA: 20.97% +/- 8,950 S.F. (+/- 0.20 ACRE)  
PRESENT ZONING CLASSIFICATION: PC2D  
PROPOSED USE: RESTAURANT

PERMITTED SIGN AREA: 227 S.F.  
PROPOSED SIGN AREA: 204 SQ. FT.  
TYPE OF SIGNS: 1 FREESTANDING, 4 BUILDING MOUNTED  
PARKING SPACES REQUIRED: 23 @ 9' x 19'  
(PROVIDED: 39 ON-SITE, 33 OFF-SITE)

HANDICAP PARKING SPACES REQUIRED: 2 @ 9' x 18', (PROVIDED: 2)  
LOADING SPACES REQUIRED: 1 (PROVIDED: 1)  
DRIVE THRU STACKING REQUIRED: 7 (PROVIDED: 12)  
BICYCLE PARKING SPACES REQUIRED: 1, (PROVIDED: 6)  
PARKING CALCULATIONS: 1 SPACE/3 SEATS  
67 SEATS = 23 SPACES

HANDICAP SPACES: 1 PER 25 SPACES  
39 SPACES PROVIDED = 2 HANDICAP SPACES

MIN. BICYCLE SPACES REQUIRED: 3% OF TOTAL PARKING SPACES REQ'D  
3% OF 23 = 1 BICYCLE SPACES (6 PROVIDED)

SIGN CALCULATIONS: CODE: 2:1 FOR 1ST 100' THEN 0.5:1 AFTER  
154 FT = 200+27= 227 SQ. MAX SIGN AREA

BENCHMARK: CITY OF AURORA VERTICAL CONTROL BASED ON NGVD 1929 DATUM,  
BEING A CHISSELED SQUARE NE CORNER OF E. CURB OF SOUTHBOUND TOLLGATE  
CREEK BRIDGE IN BUCKLEY ROAD. ELEVATION = 5537.71'.

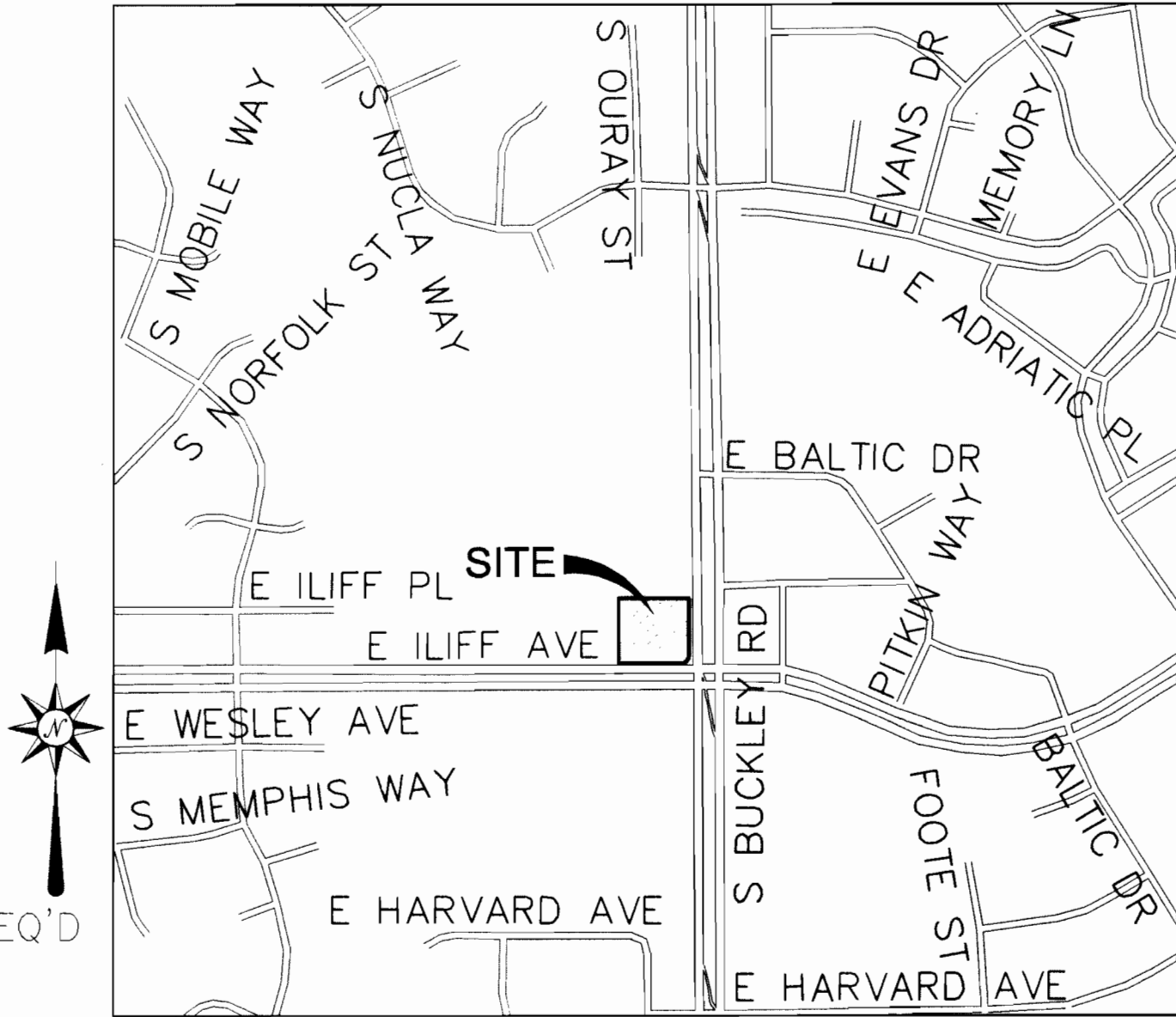
WAIVERS		
CITY STANDARD	PROPOSED STANDARD	JUSTIFICATION

AMENDMENTS

SITE PLAN  
FOR McDONALD'S AT

ILIFF CROSSINGS SHOPPING CENTER FILING NO. 1, LOT 5 BLOCK 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



VICINITY MAP  
SCALE: 1" = 500'

FOR:  
McDONALD'S CORPORATION  
5251 D.T.C. PARKWAY, SUITE 300  
GREENWOOD VILLAGE, COLORADO 80111  
PH: 303-779-0444  
CONTACT: KRYSTAL KRULL

PREPARED BY:



R&R ENGINEERS-SURVEYORS, INC.  
1190 SOUTH COLORADO BOULEVARD  
ANNEX BUILDING  
DENVER, COLORADO 80246  
PH: 303-753-6730 - FX: 303-753-6568  
www.RPENGINEERS.com  
CONTACT: DOUGLAS S. DUNKIN, P.E.

SHEET INDEX

- 1 COVER SHEET
- 2 GENERAL NOTES
- 3 SITE PLAN
- 4 LANDSCAPE PLAN AND DETAILS
- 5 LANDSCAPE PLANT LIST AND NOTES
- 6 GRADING & DRAINAGE PLAN
- 7 UTILITY PLAN
- 8 ELEVATIONS
- 9 ELEVATIONS
- 10 LIGHTING PLAN
- 11 DETAIL SHEET
- 12 DETAIL SHEET
- 13 DETAIL SHEET

SIGNATURE BLOCK

ILIFF CROSSING SUBDIVISION FIRST FILING - LOT 5  
MC DONALD'S AT ILIFF & BUCKLEY SITE PLAN  
(OFFICIAL PROJECT NAME)

LEGAL DESCRIPTION: LOT 5, BLOCK 1, ILIFF CROSSING SUBDIVISION FILING NO. 1

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

IN WITNESS THEREOF Krystal A. Krull HAS  
(CORP. COMPANY OR INDIVIDUAL)

CAUSED THESE PRESENTS TO BE EXECUTED THIS 2<sup>nd</sup> DAY OF June

BY: Krystal A. Krull CORPORATE  
(PRINCIPALS OR OWNERS) SEAL

NOTARIAL:  
STATE OF COLORADO )SS  
COUNTY OF ARAPAHOE )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY  
OF June AD, 2006 BY:

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

Douglas S. Dunkin  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 11/20/2008 NOTARY/BUSN. ADDRESS: \_\_\_\_\_

CITY OF AURORA APPROVALS:

CITY ATTORNEY: Chad H. Dahl DATE: 6-15-06

PLANNING DIRECTOR: Blit Wattle DATE: 6-13-06

PLANNING COMMISSION: NA DATE: 2-22-06  
(CHAIRPERSON)

CITY COUNCIL: NA DATE: NA  
(MAYOR)

ATTEST: NA DATE: NA  
(CITY CLERK)

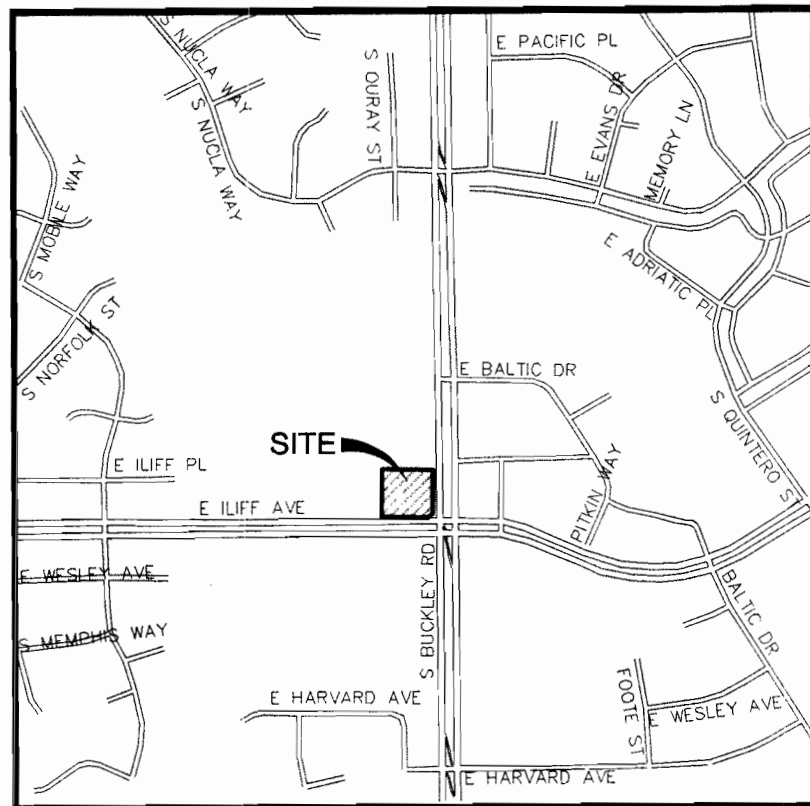
RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 2000

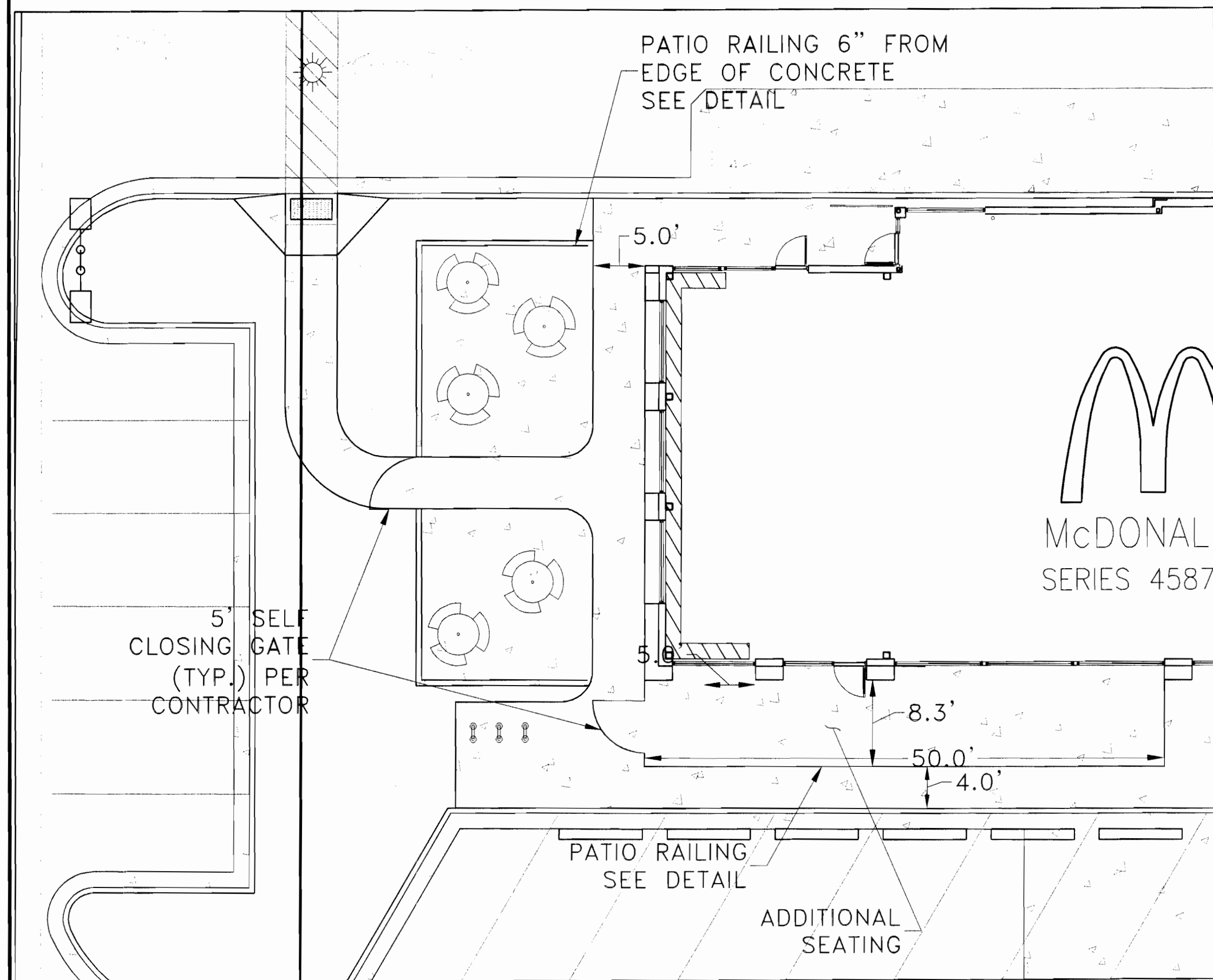
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

REVISIONS

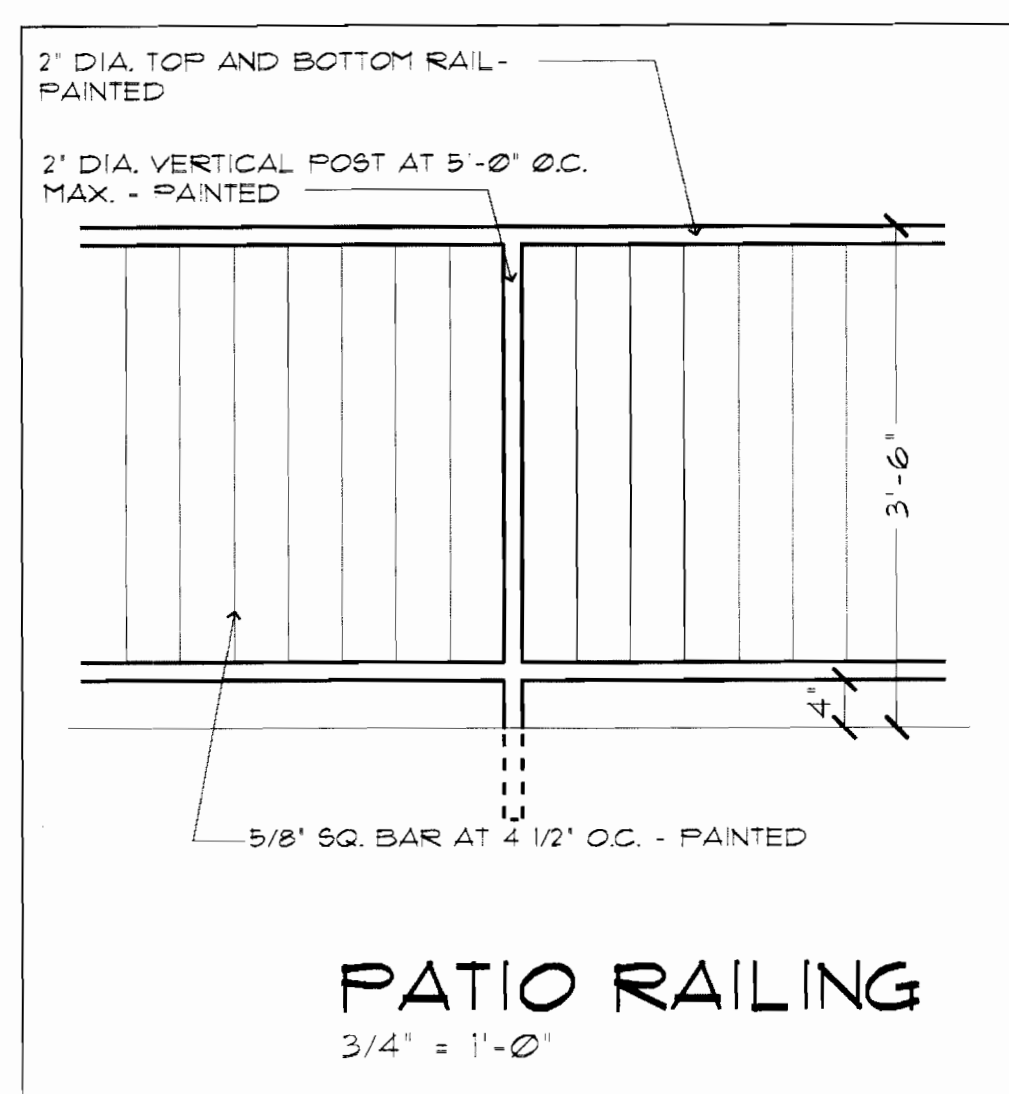

File Name MC05007-COVER  
Plot Date 6/7/2006  
Date OCTOBER 1, 2005  
Drawn DJM  
Checked DSD  
Job No. MC05007



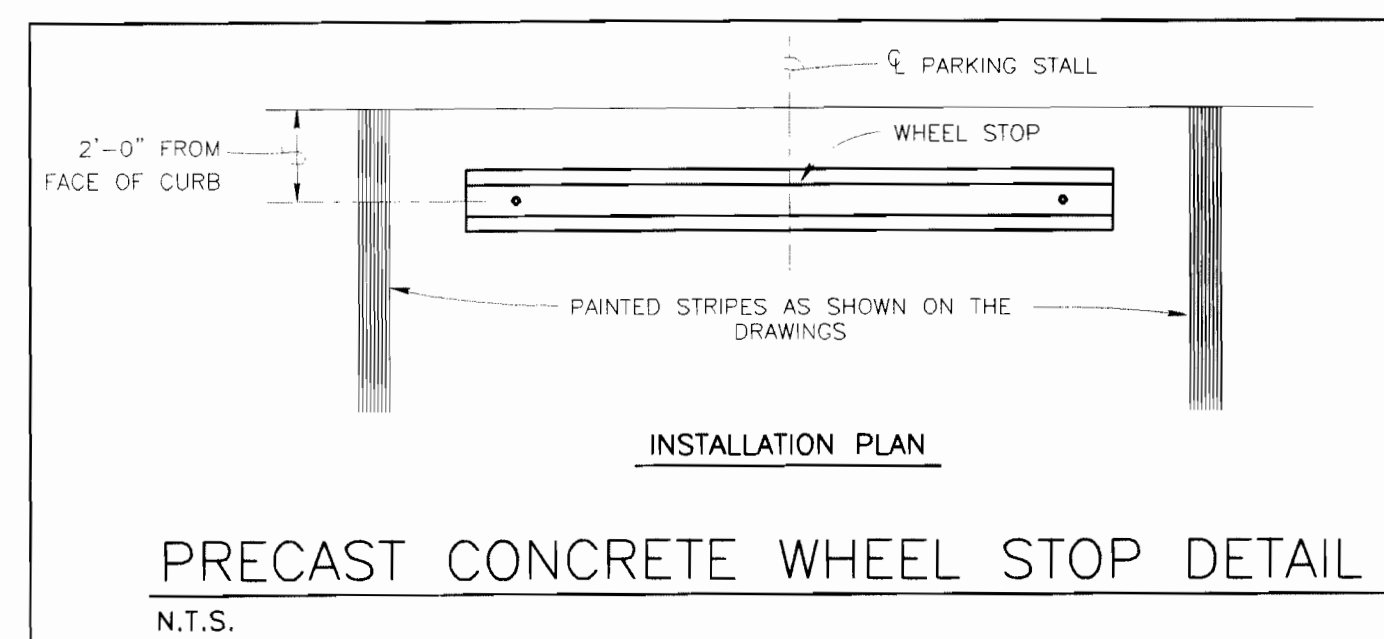
VICINITY MAP  
SCALE: 1" = 800'



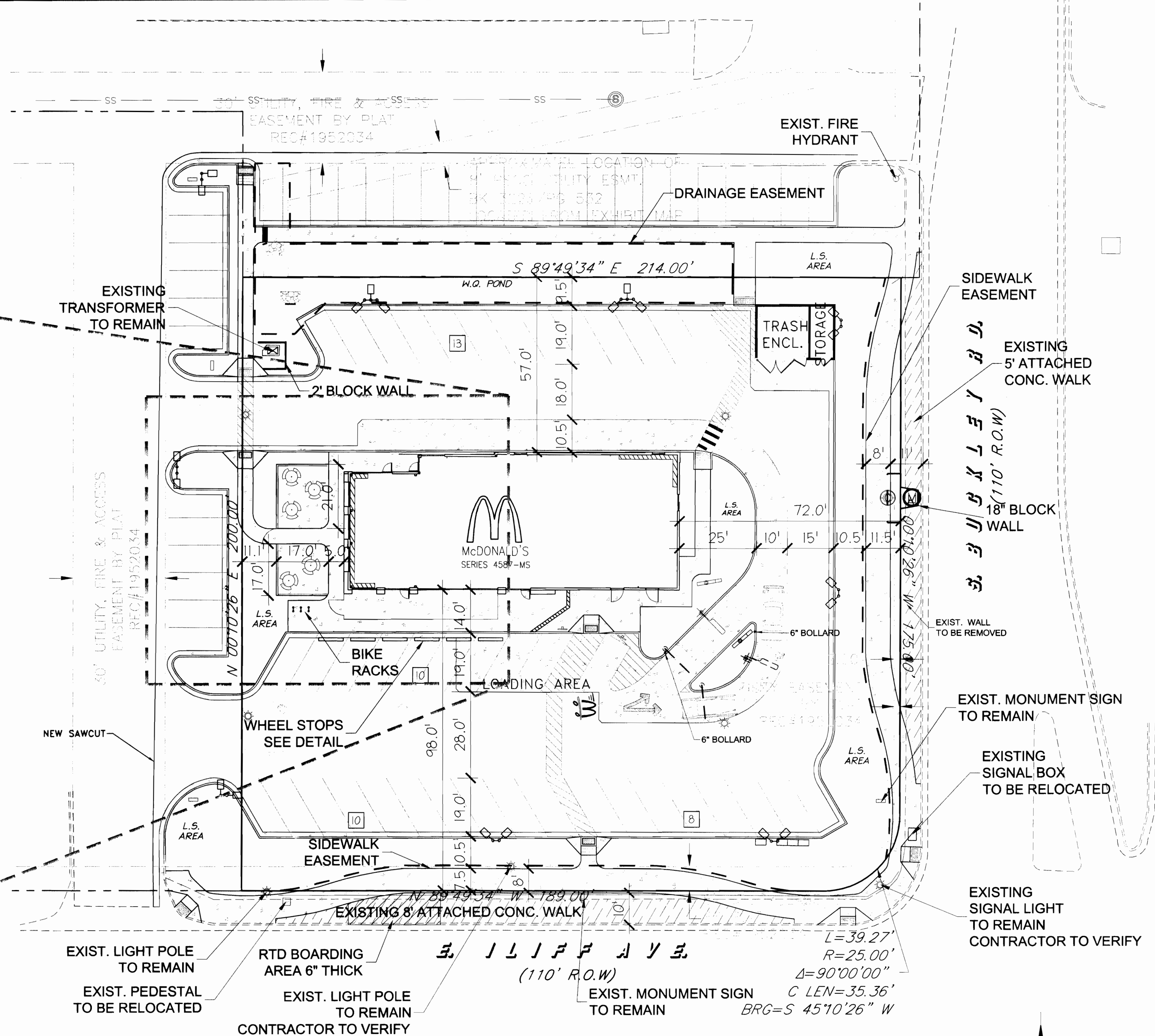
PATIO DETAIL  
SCALE: 1" = 10'



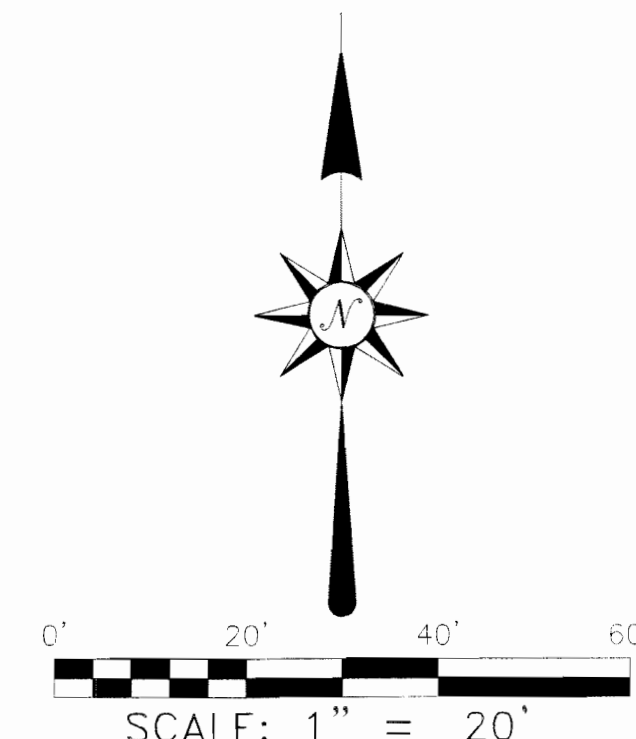
PATIO RAILING  
3/4" = 1'-0"



PRECAST CONCRETE WHEEL STOP DETAIL  
N.T.S.



AREA	LF OF RAIL
PATIO	69 LF
FRONT WALK	62 LF



BENCHMARK: CITY OF AURORA VERTICAL CONTROL BASED ON NGVD 1929 DATUM, BEING A CHISSELED SQUARE NE CORNER OF E. CURB OF SOUTHBOUND TOLLGATE CREEK BRIDGE IN BUCKLEY ROAD. ELEVATION = 5537.71'.



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WWW.RRENTERS.COM

SITE PLAN  
SITE: 16891 EAST ILIFF AVENUE  
AURORA, COLORADO  
FOR: MCDONALD'S CORPORATION  
5251 DTC PARKWAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	8/23/07
2	REVISED PER COMMENTS	10/15/07
3	REVISED PER COMMENTS	10/15/07
4	REVISED PER COMMENTS	10/15/07
5	REVISED PER COMMENTS	10/15/07
6	REVISED PER COMMENTS	10/15/07
7	REVISED PER COMMENTS	10/15/07
8	REVISED PER COMMENTS	10/15/07
9	REVISED PER COMMENTS	10/15/07
10	REVISED PER COMMENTS	10/15/07

File Name: MC05007-SITE  
Plot Date: 8/23/07  
Date: 10/15/07 Sheet  
Drawn: DJM  
Checked: DSD  
Job No.: 3  
MC05007



SITE PLAN  
FOR McDONALD’S AT  
11 F CROSSINGS SHOPPING CENTER FILING NO. 1, LOT 5 BLOCK 1  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

LEGAL DESCRIPTION

LOT 5, BLOCK 1, ILIFF CROSSING SUBDIVISION FILING NO. 1  
COUNTY OF ARAPAHOE, STATE OF COLORADO

EXCEPT THAT PORTION SET FORTH AND MORE FULLY DESCRIBED  
IN WARRANTY DEED TO THE CITY OF AURORA RECORDED APRIL 4,  
2001 AT RECEPTION NO. B1049940 AND RE-RECORDED AUGUST  
1, 2001 AT RECEPTION NO. B1126316.

SITE PLAN NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE  
MERCHANT ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION,  
MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED  
BY THE CITY OF AURORA.

2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.

3. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND  
EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND  
THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR  
HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND  
THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY  
AND UTILITY EASEMENTS", AND SHALL BE POSTED "NO  
PARKING-FIRE LANE".

4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM  
PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND  
ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS  
TO 50% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE.  
THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND  
ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL  
DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED  
WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED  
1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF  
1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE  
WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A  
MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE  
STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED  
ACCESSIBILITY REQUIREMENTS BASED ON THE 2003 INTERNATIONAL  
BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL  
STANDARDS INSTITUTE (ICC/ANSI) A117-1998.

5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL  
APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES  
ACT.

6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE  
RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT  
OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE  
APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING  
DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO  
ISSUANCE OF CERTIFICATE OF OCCUPANCY.

7. 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.

8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH  
SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER  
THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED.  
SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET  
WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE  
AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF  
EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THE  
MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY  
REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO ISSUANCE OF  
A CERTIFICATE OF OCCUPANCY.

10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS,  
LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE  
OR CONSTRUCTION PLANS OR ACTUALLY CONSTRUCTED OR PUT  
IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN  
UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE  
LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT.  
ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE  
SURFACE, ET CETERA 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.

11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW  
ANY EXTERIOR WOOD SIDING ON THE PREMISES.

12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS  
SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS  
SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA  
CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY  
OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE.  
LIKewise, SITE PLANS ARE REQUIRED TO AGREE WITH THE  
APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A  
BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE  
WITH THE PLAT AS NEEDED, OR VICE VERSA.

13. ERRORS IN APPROVED SITE PLANS RESULTING FROM  
COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE  
BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY  
OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM  
CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING  
PERMIT, PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE  
CORRECT.

14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY  
APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS  
REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT,  
PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS AND ASSIGNS.

15. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE  
LANDSCAPE IRRIGATION LINES/SYSTEMS AND/OR PRIVATE  
UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED  
BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE  
UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE  
AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY.  
THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY  
AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS,  
DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM  
THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID  
PRIVATE IRRIGATION LINES/SYSTEMS AND/OR PRIVATE UTILITIES.

16. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES,  
ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS,  
CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH  
INTO ANY EASEMENT OR FIRE LANE.

17. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER  
THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED.  
SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET  
WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE  
AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF  
EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS  
MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING  
MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE  
ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

REVISIONS	
File Name MC05007-COVER	
Plot Date 6/7/2006	
Date OCTOBER 1, 2005	
Drawn	DJM
Checked	DSO
Job No. MC05007	
2	









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SITE PLAN

SITE: 16891 EAST ILIFF AVENUE  
AURORA, COLORADO  
FOR: McDONALD'S CORPORATION  
5251 DTC PARKWAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111

REVISIONS


File Name	MC05007-SITE
Plot Date	4/25/07
Date	10/15/05
Drawn	DJM
Checked	DSO
Job No.	3
MC05007	

## LEGEND

	PROPERTY LINE
	NEW CONTOUR
	EXISTING CONTOUR
	NEW SANITARY SEWER
	EXISTING SANITARY SEWER
	NEW WATERLINE
	EXISTING WATERLINE
	NEW STORM SEWER
	EXISTING STORM SEWER
	NEW CURB
	NEW FLOW LINE
	NEW PAN/LIP
	EXISTING CURB
	EXISTING FLOW LINE
	EXISTING PAN/LIP (IF APPLICABLE)
	ADA ROUTE
	INFALL CURB
	OUTFALL CURB
	HANDICAP SIGN
	STOP SIGN
	LIGHT POLE
	LIGHT POLE
	HANDICAP RAMP
	HANDICAP RAMP
	EXISTING SIDEWALK TO BE REMOVED
	NEW CONCRETE
	*ALL WALKS COLORED STAMPED CONCRETE

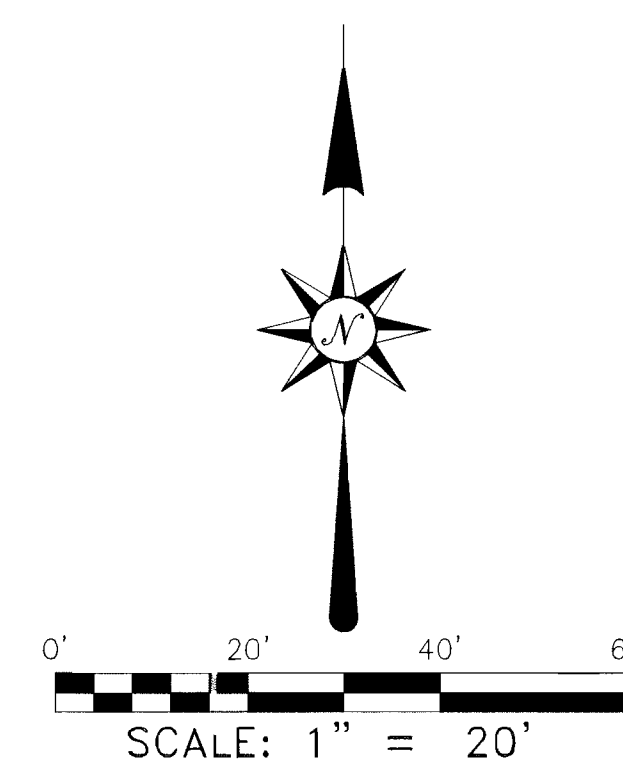
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## ENGINEERS CERTIFICATE:

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME AND/OR UNDER MY SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE STATUTES OF THE STATE OF COLORADO.

Replaced by 1979-6021-11 Sheet 3

DOUGLAS S. DUNKIN, P.E. #33736



NOTE: ENTIRE SITE TO BE DEMOLISHED.

McDONALD'S AT ILIFF CROSSING SHOPPING CENTER 1979-6021-08



R&R ENGINEERS-SURVEYORS, INC.  
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RM Design  
Landscape Architecture

655 JOSEPHINE STREET  
DENVER, COLORADO 80202  
PH 303-255-2295

LANDSCAPE PLANT LIST AND NOTES  
SITE: 16891 EAST LIFF AVENUE  
AURORA, COLORADO  
FOR: McDONALD'S CORPORATION  
5251 DTC PARKWAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111

REVISIONS  
CD 05/09/06

File Name MC05007-SITE  
Plot Date 4/23/07  
Date 01/30/06 Sheet  
Drawn RMM  
Checked DSD 5  
Job No.  
MC05007

## PLANT LIST

QTY	SYM	COMMON/ BOTANICAL NAME	SIZE	COMMENTS	WATER USAGE
DECIDUOUS SHADE TREES					
12	PAT	Patmore Ash Fraxinus pennsylvanica 'Patmore'	3 1/2" cal.	Specimen quality B&B, staked	LOW
8	SKY	Skyline Honeylocust Gleditsia triacanthos inermis 'Skyline'	3 1/2" cal.	Specimen quality B&B, staked	MODERATE
8	APA	Autumn Purple Ash Fraxinus americana 'Autumn Purple'	3 1/2" cal.	Specimen quality B&B, staked	MODERATE
ORNAMENTAL TREES					
3	ABS	Autumn Blaze Serviceberry, Amelanchier 'Autumn Blaze'	2 1/2" cal.	Specimen quality B&B, staked	LOW
DECIDUOUS SHRUBS					
15	RLC	Red Lake Currant Ribes silvestre 'Red Lake'	5 gal.	Container, 5 canes min. 12"-18" ht.	LOW
13	DKL	Dwarf Korean Lilac Syringa meyeri 'Palibin'	5 gal.	Container, 5 canes min. 12"-18" ht.	MODERATE
195	LDP	Lodense Privet Ligustrum vulgare 'Lodense'	5 gal.	Container, 5 canes min. 12"-18" ht.	MODERATE
7	CEC	Compact European Cranberrybush Viburnum opulus 'Compactum'	5 gal.	Container, 5 canes min. 12"-18" ht.	MODERATE
19	DEA	Dwarf Euonymus Alatus Euonymus alatus 'Compactum'	5 gal.	Container, 5 canes min. 12"-18" ht.	MODERATE
EVERGREEN SHRUBS					
18	MDJ	Medora Juniper Juniperus scopulorum 'Medora'	10 gal.	Container 18"-24" spread	LOW
66	BFJ	Buffalo Juniper Juniperus sabina 'Buffalo'	5 gal.	Container 18"-24" spread	MODERATE
26	ASJ	Armstrong Juniper Juniperus chinensis 'Armstrongii'	5 gal.	Container 18"-24" spread	MODERATE
ORANEMENTAL GRASSES					
9	HFG	Hardy Fountain Grass Calamagrotis arundinacea	1 gal.	Container 4"-6" spread	MODERATE
78	BAG	Blue Avena Grass Helictotrichon sempervirens	1 gal.	Container 4"-6" spread	MODERATE

### Street Frontage, Street Perimeter Buffer, and Non-Street Frontage Buffer Landscape Requirements

Buffer Description /Length/Adj. Land Use	Standard Buffer Width** /Buffer Width Provided	Buffer Reduction Features	# Trees Required	# Shrubs Required	# Trees Provided	# Shrubs Provided
Iliff Street Frontage (Tree Lawn)/189 Linear ft.	10' Tree Lawn and 8' Detached Walk Required Provided	Waiver Requested	3	NA	3	NA
Iliff Street Perimeter Buffer /189 Linear ft.	20'/8'	Complied	5	47	6	128
Buckley Street Frontage (Tree Lawn)/175 Linear ft.	10' Tree Lawn and 8' Detached Walk Required Provided	Waiver Requested	4	NA	4	NA
Buckley Street Perimeter Buffer /175 Linear ft.	20'/8'	Complied	4	44	5	47
North Non-Street Frontage Buffer /214/Linear ft.	10'/22'6"	NA	5	27	5	27

## LANDSCAPE NOTES:

- ALL SHRUBS BEDS ARE TO BE CONTAINED WITH STEEL EDGER ADJACENT TO SOD AND SEED AREAS. NOT REQUIRED AT CURB OR WALKS.
- ALL TREES AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY PLANT NOT MEETING THE LANDSCAPE ARCHITECT'S APPROVAL WILL BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
- ALL IRRIGATED LANDSCAPE AREAS SHALL RECEIVE SOIL PREPARATION AMENDMENTS CONSISTING OF COMPOST AT 5 C.Y. / 1000 S.F., COMMERCIAL FERTILIZER AT 10 LBS. / 1000 S.F.. AND SUPERPHOSPHATE AT 10 LBS. / 100 S.F. TILLED TO A DEPTH OF 6".
- ALL SHRUB BEDS ARE TO BE MULCHED WITH 1 1/2" WASHED RIVER ROCK MULCH AT A MINIMUM DEPTH OF 4" OVER FILTER FABRIC. INSTALL 4" DEPTH FIR FIBER MULCH WITHOUT FILTER FABRIC AT ALL TREE LOCATIONS INSTALL MULCH 1" BELOW ALL CURBS AND SIDEWALKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, CURB AND GUTTER, WALLS, OR WALKWAYS AND OTHER STRUCTURES THAT IS A RESULT OF HIS WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE CONTRACTOR MUST USE THE ARCHITECTURAL AND ENGINEERING PLANS IN CONJUNCTION WITH THE LANDSCAPE PLANS. ANY DISCREPANCY IN DESIGN MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, AND PRIOR TO CONSTRUCTION.
- ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRY LAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION DESIGN SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE CONTRACTOR TO PROVIDE ADEQUATE ACCESS CLEARANCE AROUND FIRE HYDRANTS AND ELECTRICAL TRANSFORMERS WHEN INSTALLING SHRUBS AND GRASSES.
- SIDEWALKS & VEHICULAR DRIVES WILL BE SURFACED WITH CONCRETE AND/OR ASPHALT.
- 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 CERTIFICATE OF OCCUPANCY.
- SITE LIGHTING CONSISTS OF 24' POLE W/ SHOEBOX LIGHT FIXTURES LOCATED IN THE PARKING AREAS.
- SOD AREAS SHALL INCORPORATE THE USE OF LOW WATER-USING/COOL SEASON TURF VARIETIES.
- "LOW GROW" SEED MIXTURE PROVIDED SEED SOLUTIONS OR CITY APPROVED EQUAL APPLIED AT 25LBS./ACRE. LOW GROW SEED AREAS TO BE IRRIGATED AND ZONED SEPERATELY.

### Non-Residential Building Elevation Landscaping Information

Elevation (direction facing)	Elevation Length	Tree Equivalent required (1 Tree equivalent per 40 lf.)	# Trees Provided	# Shrubs Provided	Total Tree Equivalents (TE)(10 shrubs per tree equivalent
South-Iliff	120'	3.0	1.0	20	3.0

### Site Landscape Comparison

Landscape Area	Sqaure Footage	Percentage
Cool Season Turf	5329 sf.	37 %
Low Grow Seed Mix	4141 sf.	28 %
Shrubs Beds	5103 sf.	35 %

### Tree Preservation Table

Caliper Inches Removed	125.5
Caliper Inches Relocated	NA
Caliper Inches To Be Replaced	64
Caliper Inches Replaced	27*
Caliper Inches Not Added	37**

\*27 Inches Replaced In Addition To the 67.5 Inches Required by City Standards (1 Add. Caliper Inch for all Deciduous Tress.  
\*\*To Be Paid to The Tree Preservation Fund

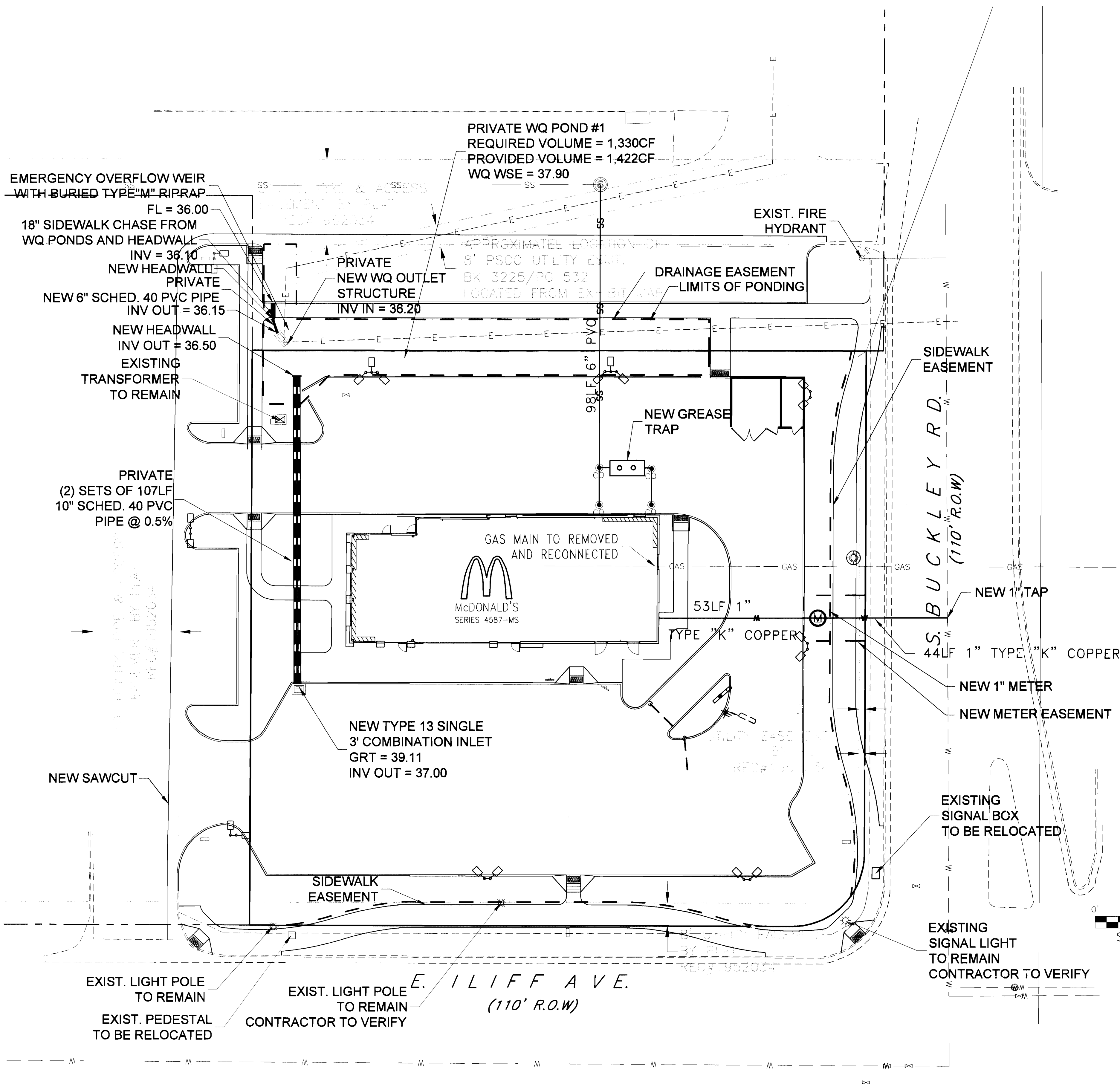
McDONALD'S AT LIFF CROSSING SHOPPING CENTER

1979-6021-08









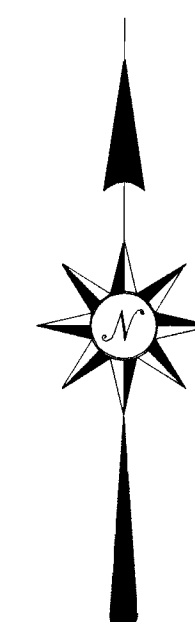
# LEGEND

- NEW SANITARY SEWER
- EXISTING SANITARY SEWER
- NEW WATERLINE
- EXISTING WATERLINE
- NEW STORM SEWER
- EXISTING STORM SEWER

- EXISTING GATE VALVE \*
- EXISTING THRUST BLOCK \*
- EXISTING WATER METER \*
- NEW WATER METER \*
- EXISTING FIRE HYDRANT \*
- EXISTING SANITARY MANHOLE \*
- EXISTING CLEAN OUT \*
- NEW CLEAN OUT \*
- LIGHT POLE
- STREET LIGHT POLE

\* NOTE: SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.

BENCHMARK: CITY OF AURORA VERTICAL CONTROL BASED ON NGVD 1929 DATUM, BEING A CHISSELED SQUARE NE CORNER OF E. CURB OF SOUTHBOUND TOLLGATE CREEK BRIDGE IN BUCKLEY ROAD. ELEVATION = 5537.71'.



SCALE: 1" = 20'

## ENGINEERS CERTIFICATE:

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME AND/OR UNDER MY SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE STATUTES OF THE STATE OF COLORADO.

DOUGLAS S. DUNKIN, P.E. #33736 DATE 6/14/06



R&R ENGINEERS-SURVEYORS, INC.  
1190 SOUTH COLORADO BOULEVARD  
ANNEX BUILDING  
DENVER, COLORADO 80246  
PH 303-753-6730 FX 303-753-6568  
WWW.RRENINEERS.COM

## UTILITY PLAN

SITE: 16891 EAST ILIFF AVENUE  
AURORA, COLORADO

FOR: McDONALD'S CORPORATION  
5251 DTC PARKWAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111

## REVISIONS

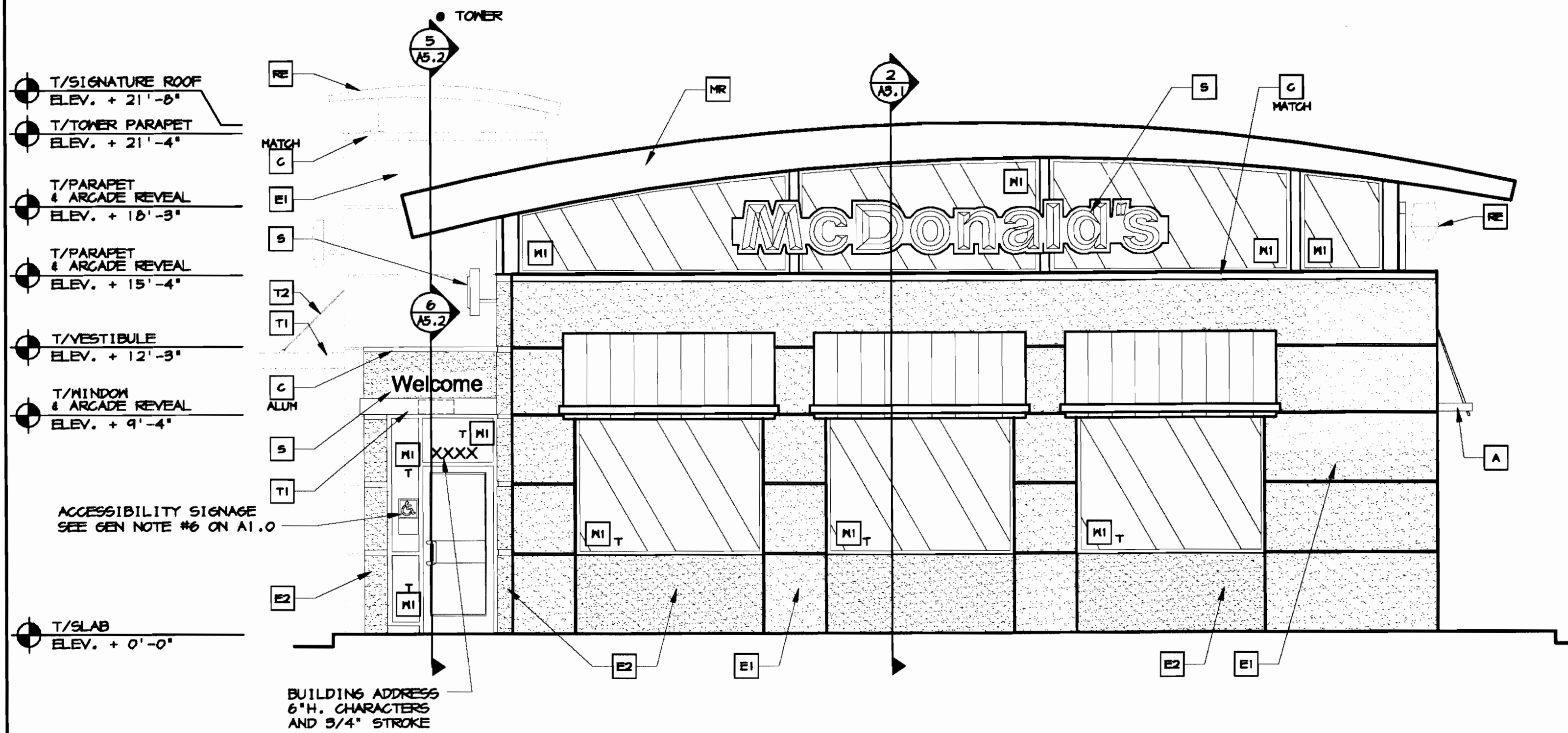
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Plot Date	6/13/06
Date	10/15/05
Drawn	DJM
Checked	DSB
Job No.	7

MC05007

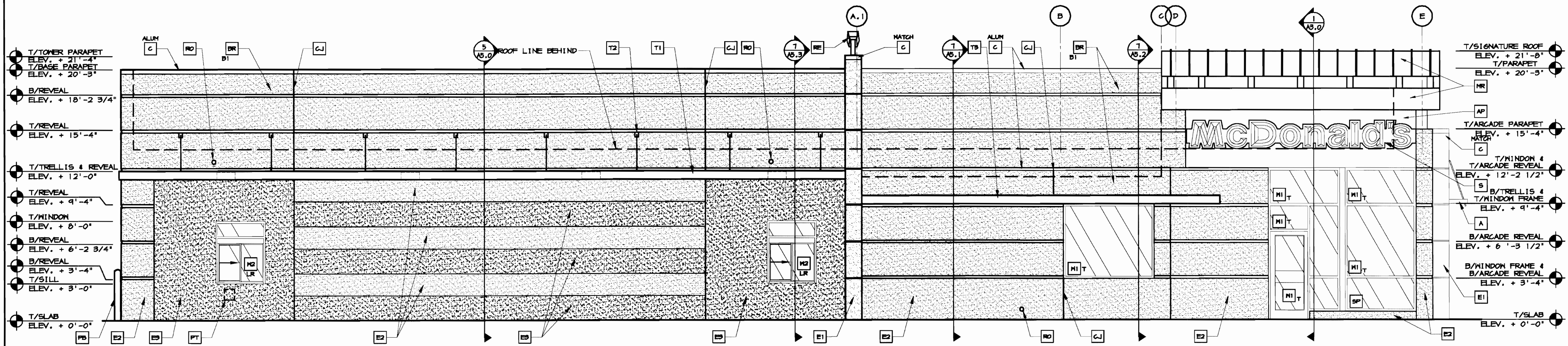
MCDONALDS AT ILIFF CROSSINGS SHOPPING CENTER 1979-6021-08



K:\D\INVEST- ROCKY MOUNTAIN 008-0084-00-C\450TPP\_A2-0\_A2-1.DWG 04-15-2006 11:27



1  
A2.0  
WEST  
FRONT ELEVATION  
1/4" = 1'-0"



2  
A2.0  
NORTH  
DRIVE-THRU ELEVATION  
1/4" = 1'-0"

NOTE: ROOFTOP MECHANICAL UNITS (RTU) ARE SHOWN AT FULL INSTALLED HEIGHT AND FULLY SCREENED BY PARAPET.

STRUCTURAL NOTE:  
UNIBODY FASCIA SIGN MALL SUPPORTS TO BE VERIFIED WITH McDONALD'S AREA CONSTRUCTION MANAGER AND COORDINATED WITH SIGN MANUFACTURER.

#### KEY NOTES:

- A METAL FINISH BY OTHERS UNDER SEPARATE PERMIT.
- C METAL COPING - COLOR = ALUMINUM
- G METAL COPING - COLOR MATCHES TRELLIS
- J CONTROL JOINT, SEE DETAIL 1/A4.1

- D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- E1 EXT. INSULATION FINISH SYSTEM (E.I.F.S.) COLOR = DOVE WHITE
- E2 EXT. INSULATION FINISH SYSTEM (E.I.F.S.) COLOR = ALEXANDRIA BEIGE HC-TT BY BENJAMIN MOORE
- E3 EXT. INSULATION FINISH SYSTEM (E.I.F.S.) COLOR = MONROE DISQUE HC-26 BY BENJAMIN MOORE

- D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- F2 CO2 FILL BOX (BSPM SCHEDULE ITEM 44.00)
- F3 OPTIONAL BULK OIL FILL BOX (BSPM SCHEDULE ITEM 100.18) - CONFIRM USE WITH MCD PROJECT MANAGER
- L LIGHT FIXTURE (MALL SCANCE) - SEE ELECTRICAL

- PB PIPE BOLLARD
- PT PASS-THRU COIN COLLECTOR - OPTIONAL (RONG)
- RE ROOF GAP ELEMENT BY OTHERS
- RD ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL

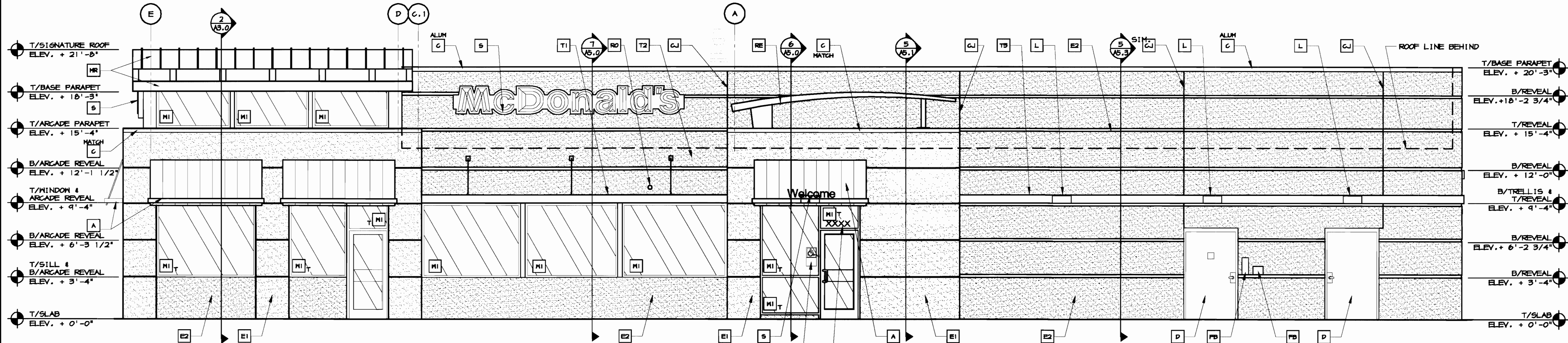
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- T1 ALUMINUM TRELLIS
- T2 TRELLIS TIE-BACK
- T3 TRELLIS SYSTEM 2X6 WALL FASCIA

- M1 EXTERIOR WINDOW ASSEMBLY - SEE ASSEMBLY NOTES ON SHEET A5.0
- T = TEMPERED GLASS
- M2 DRIVE-THRU WINDOW BY READY ACCESS - CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD PROJECT MANAGER
- XX TRANSOM (SHOWN: AIR CURTAIN; FLYFAN/TRANSOM & 432 SQ IN MAX SERVICE OPENING (WHERE READ BY CODE)
- SLIDE DIRECTION:  
RL = RIGHT TO LEFT  
LR = LEFT TO RIGHT

NOTE:  
ROOF TOP UNITS TO BE SCREENED COMPLETELY BY PARAPET WALLS

SHEET NO.		TITLE		DRAWN BY		PREPARED FOR		PREPARED BY	
005-0084-000		ROCKY MNTN REGION 450THIN PLAYPLACE BUILDING		M.C. JEFFERIN 28MAR06		McDonald's USA, LLC		Michael B. Ebanks	
ELEVATIONS		DESCRIPTION		REVIEWED BY		These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for the specific use of the project identified in the title block and are not suitable for use on any other project. If these drawings, specifications or these drawings for reference on another project requires the use of the contract documents for reuse on another project is not authorized.		2111 McDonald's Drive Oak Brook, IL 60523	
SITE ID		EXT. INSUL.		DATE 19A00				REV	
005-0084		FIN. SYSTEM		31 MAR 06				DATE	
005-0084		ARC/CURVE/ENTRY		AURORA, IL				DESCRIPTION	
005-0084		SITE ADDRESS						BY	

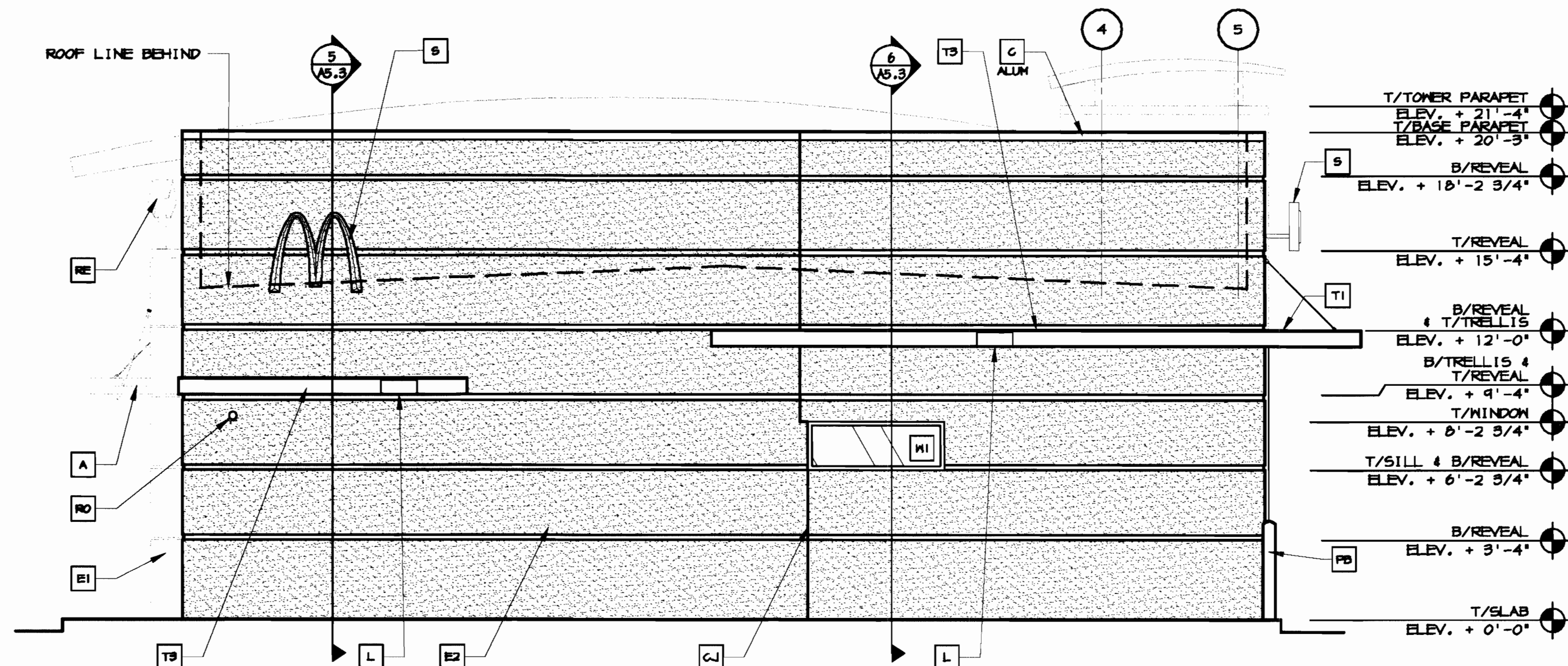




1  
A2.1  
SOUTH  
NON DRIVE-THRU ELEVATION  
1/4" = 1'-0"

ACCESSIBILITY SIGNAGE  
SEE GEN NOTE #6 ON A1.0  
BUILDING ADDRESS 6"H.  
CHARACTERS AND 3/4"  
STROKE

NOTE: ROOFTOP MECHANICAL UNITS  
(RTU) ARE SHOWN AT FULL  
INSTALLED HEIGHT AND FULLY  
SCREENED BY PARAPET.



2  
A2.1  
EAST  
REAR ELEVATION  
1/4" = 1'-0"

STRUCTURAL NOTE:  
UNIBODY FASCIA SIGN MALL SUPPORTS TO BE  
VERIFIED WITH McDONALD'S AREA CONSTRUCTION  
MANAGER AND COORDINATED WITH SIGN  
MANUFACTURER.

#### KEY NOTES:

- A METAL AWNING BY OTHERS - UNDER SEPARATE PERMIT.
- C METAL COPING - COLOR = ALUMINUM
- C METAL COPING - COLOR MATCHES TRELLIS
- CJ CONTROL JOINT, SEE DETAIL 7/M.1

- D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- EI EXT. INSULATION FINISH SYSTEM (E.I.F.S.) COLOR = DOVE WHITE
- E2 EXT. INSULATION FINISH SYSTEM (E.I.F.S.) COLOR = ALEXANDRIA BEIGE HC-TT BY BENJAMIN MOORE
- E3 EXT. INSULATION FINISH SYSTEM (E.I.F.S.) COLOR = MONROE BISQUE HC-26 BY BENJAMIN MOORE

- D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- PB CO2 FILL BOX (EOPN SCHEDULE ITEM 44.00)
- PB OPTIONAL BULK OIL FILL BOX (EOPN SCHEDULE ITEM 700.18) - CONFIRM USE WITH MCD PROJECT MANAGER
- L LIGHT FIXTURE (MALL SCENE) - SEE ELECTRICAL

- PB PIPE BOLLARD
- PT PASS-THRU COIN COLLECTOR - OPTIONAL (RINC)
- RE ROOF CAP ELEMENT BY OTHERS
- R2 ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL

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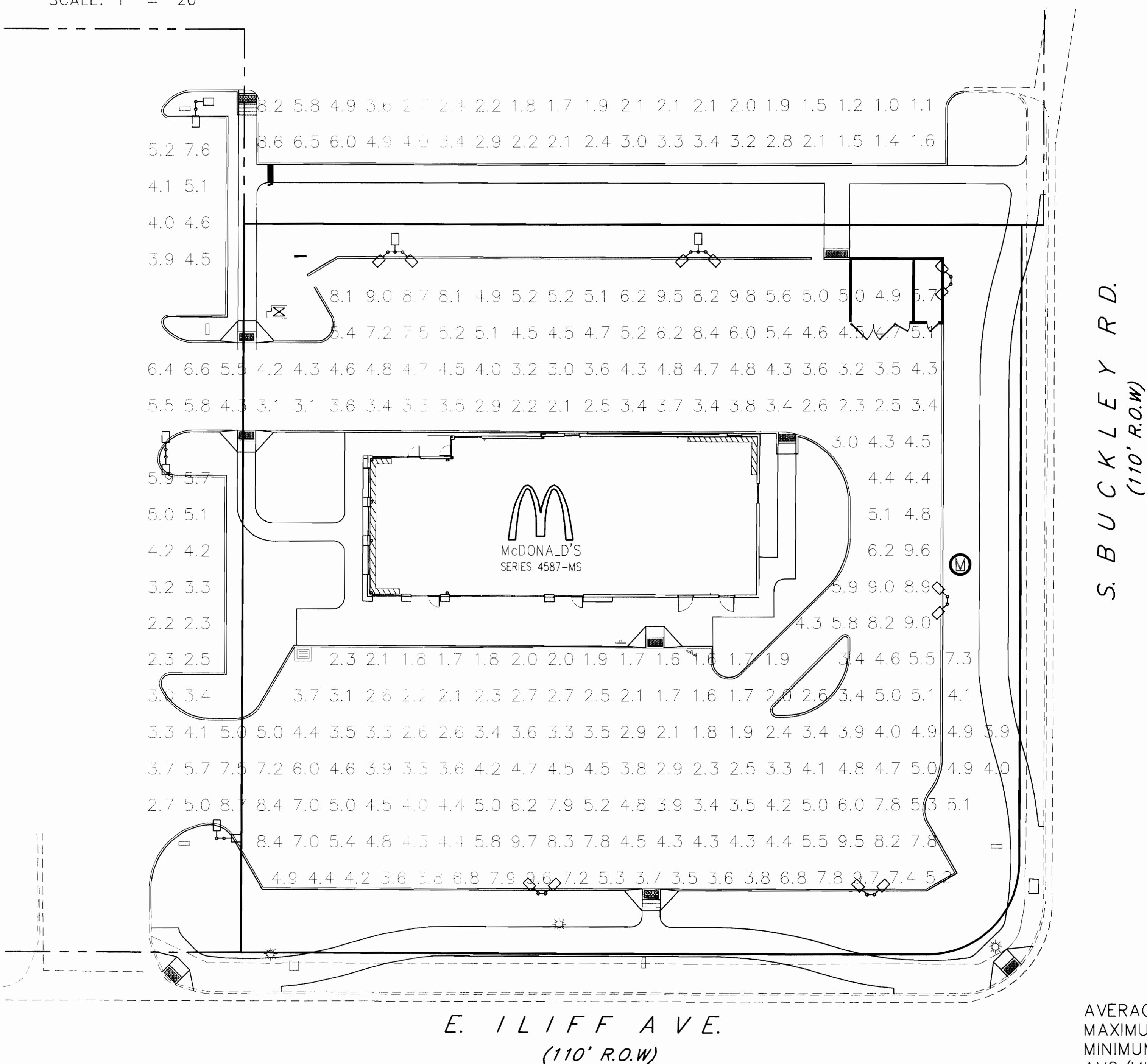
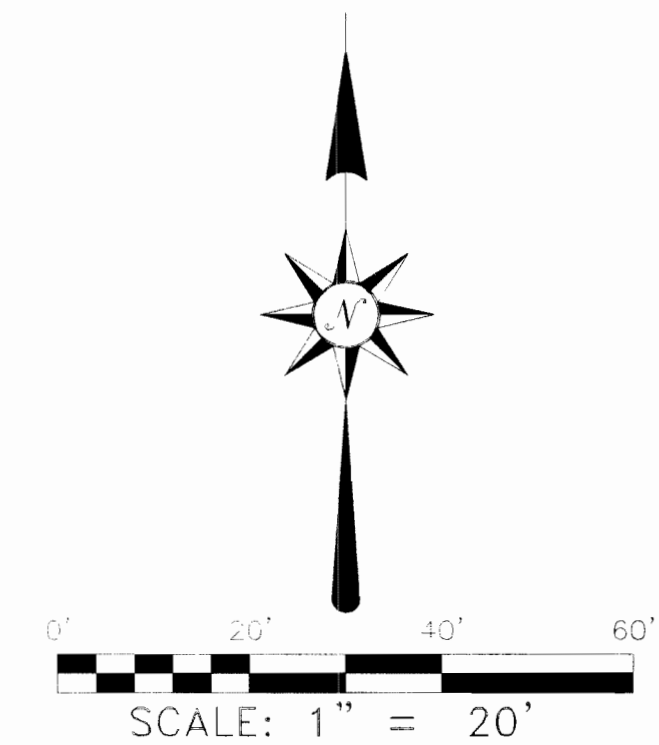
- M1 EXTERIOR WINDOW ASSEMBLY - SEE ASSEMBLY NOTES ON SHEET A5.0
- T = TEMPERED GLASS
- DRIVE-THRU WINDOW BY READY ACCESS - CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD PROJECT MANAGER
- TRANSOM (SHOWN): AIR CURTAIN; PLYPAN/TRANSOM & 482 SQ IN MAX SERVICE OPENING (WHERE REGD BY CODE)
- SLIDE DIRECTION:  
RL = RIGHT TO LEFT  
LR = LEFT TO RIGHT

NOTE:  
ROOF TOP UNITS TO BE SCREENED COMPLETELY  
BY PARAPET WALLS

TITLE		SHEET NO.		REV		DATE		DESCRIPTION	
ROCKY MOUNTAIN REGION		4587TH PLAYPLACE BUILDING		005-0084		16891 E 1111TH		ELEVATIONS	
DRAWN BY		H.L.C.		DATE		20MAR06		REVIEWED BY	
MCDONALD'S USA, LLC		M. JEFFERIN		DATE		51 MAR 06		EXT. INSH. FIN. SYSTEM (E.I.F.S.)	
PREPARED FOR		MCDONALD'S USA, LLC		PREPARED BY		MICHAEL B. EBANKS		2111 McDonald's Drive	
© 2006 McDonald's Corporation		These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without the express written permission of McDonald's USA, LLC. Use of these drawings for reference or example on another project requires the written consent of McDonald's USA, LLC. The use of these drawings on the contract documents for reuse on another project is not authorized.		MICHAEL B. EBANKS		Licensed Architect		Oak Brook, IL 60523	



NOTE: ALL POLES ARE DRILLED					
FIXTURE TYPE:	SYMBOL	QUANTITY	IT SERIES BRACKETS	QUANTITY	POLE TYPE: QUANTITY
ASB400-MH-DB-MT		20	TT-2A	7	SSP-22-DB-TT (5") 9
			TT-5A	2	



THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA, TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

**BENCHMARK:** CITY OF AURORA VERTICAL CONTROL BASED ON NGVD 1929 DATUM, BEING A CHISSELED SQUARE NE CORNER OF E. CURB OF SOUTHBOUND TOLLGATE CREEK BRIDGE IN BUCKLEY ROAD. ELEVATION = 5537.71'.

S. B U C K L E Y R D.  
(110' R.O.W.)

E. I L I F F A V E.  
(110' R.O.W.)

AVERAGE	4.5
MAXIMUM	9.8
MINIMUM	1.0
AVG/MIN	4.50
MAX/MIN	9.80

NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.

SECURITY LIGHTING SYSTEMS MODEL # ASB400-MH-DB-MT

LAMP TYPE, WATTAGE METAL HALIDE, 400 WATT

LUMEN OUTPUT 36,000 LUMENS

MOUNTING HEIGHT 24'

2. THE CONTRIBUTION OF THE METAL HALIDE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THIS DRAWING.

3. DISTANCE BETWEEN READINGS 10'

4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.

5. FOOTCANDLE LEVELS SHOWN ARE MAINTAINED. MAINTENANCE FACTOR USED ON THIS DRAWING IS .75

ASB SERIES

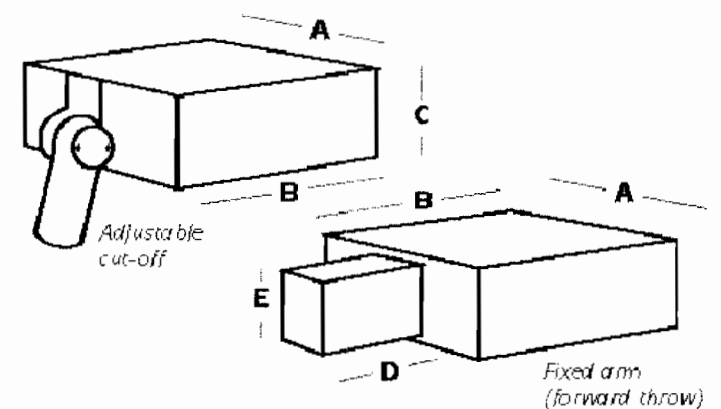


A fully adjustable and directional lighting system designed for maximum flexibility and the challenges of today's lighting needs. Adjustable mounting allows for up to 45° tilt above horizontal to optimize performance. Fixed arm mounting provides true cutoff in the same value-priced luminaire.



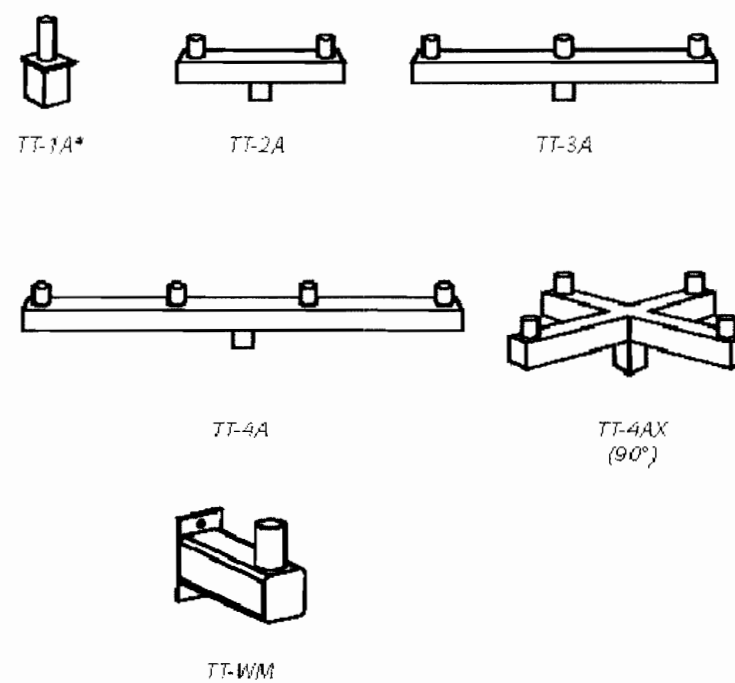
Fixture Specifications

- Formed aluminum housing
- Access to lamp and ballast compartments through hinged door assembly
- One-piece tempered glass lens
- Optical system fabricated of polished aluminum; provides optimum efficiency for long and wide light distributions
- Luminaire finished in weatherproof powder-coat finish
- Type C includes adjustable tenon adapter
- Includes integral/adjustable light cut-off shield
- Consult factory for external glare shield options
- Includes lamp and arm (Type F)
- Available with photocell
- Available with polycarbonate shield
- Suitable for wall mounting



	A	B	C	D	E	EPA*
400	17.0"	17.0"	9.5"	10.0"	5.0"	1.44
1000	22.0"	22.0"	10.5"	10.0"	5.0"	2.54

MOUNTING BRACKET ORDERING INFORMATION



\* TT-1A not required with tenon top pole. Use only for retrofit (specify 4" or 5" pole).

ORDERING INFORMATION

SAMPLE CATALOG NUMBER

ASB X XXXXXXXX XX XX

Series	Type	Wattage/Source	Finish	Voltage
<b>SERIES</b>				
ASB	Adjustable Shoe Box			
<b>FINISH</b>				
DB	Dark bronze			
AD	Almond			
WH	White			
BK	Black			
PL	Platinum			

WATTAGE/SOURCE		VOLTAGE	
175MH	175 watt metal halide	MT	Multi-tap ballast (120, 208, 240, 277V)
250MH	250 watt metal halide	48	480 volt
400MH	400 watt metal halide		
1000MH	1000 watt metal halide		
250HPS	250 watt high pressure sodium		
400HPS	400 watt high pressure sodium		
1000HPS	1000 watt high pressure sodium		

1 Consult factory for other wattages and Pulse Start availability.  
2 Consult factory for other finishes.  
3 EPA based on 30° tilt. For other EPA values, consult factory.



R&R ENGINEERS-SURVEYORS, INC.  
1190 SOUTH COLORADO BOULEVARD  
ANNEX BUILDING  
DENVER, COLORADO 80246  
PH. 303-753-6730 FX 303-753-6568  
WWW.RRENGINEERS.COM

PERFORMANCE DESIGNED LIGHTING PRODUCTS  
1085 Johnson Dr.  
Buffalo Grove, Illinois 60089  
1-800-544-4848

LIGHTING PLAN

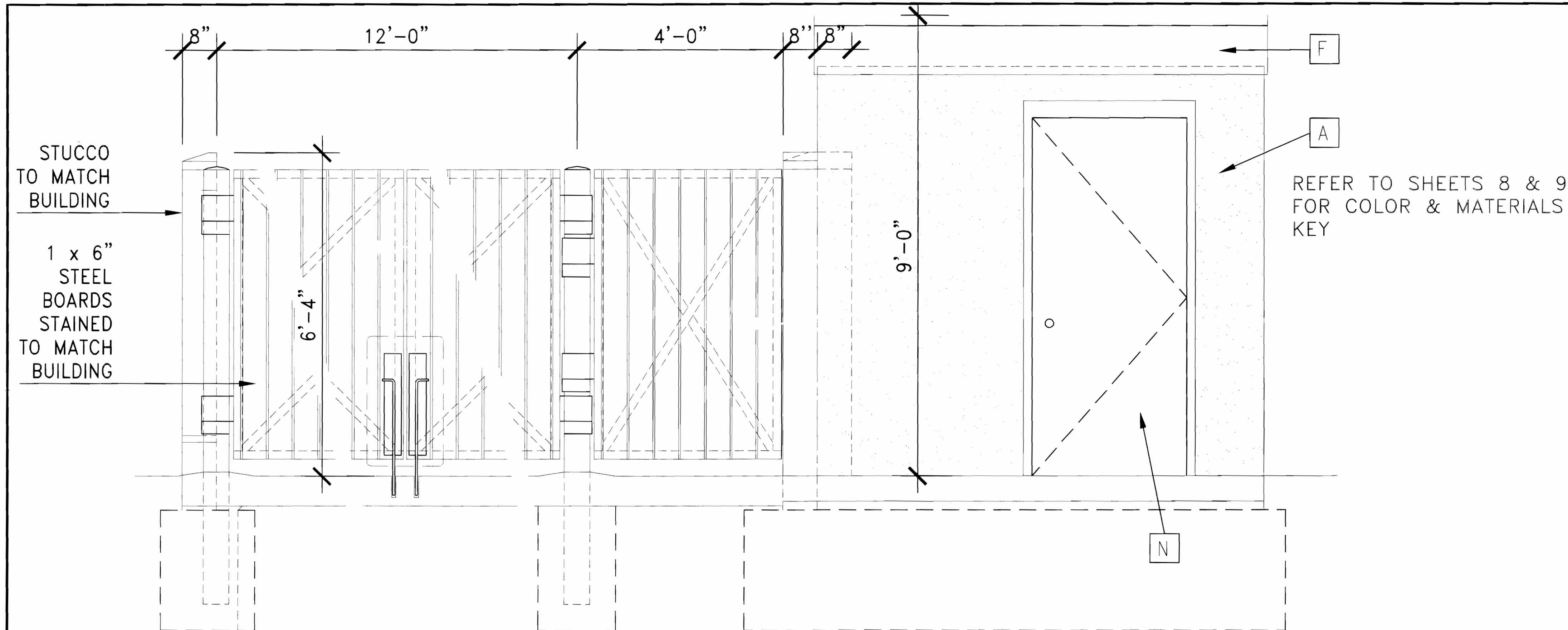
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AURORA, COLORADO

FOR: McDONALD'S CORPORATION  
5251 DTC PARKWAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111

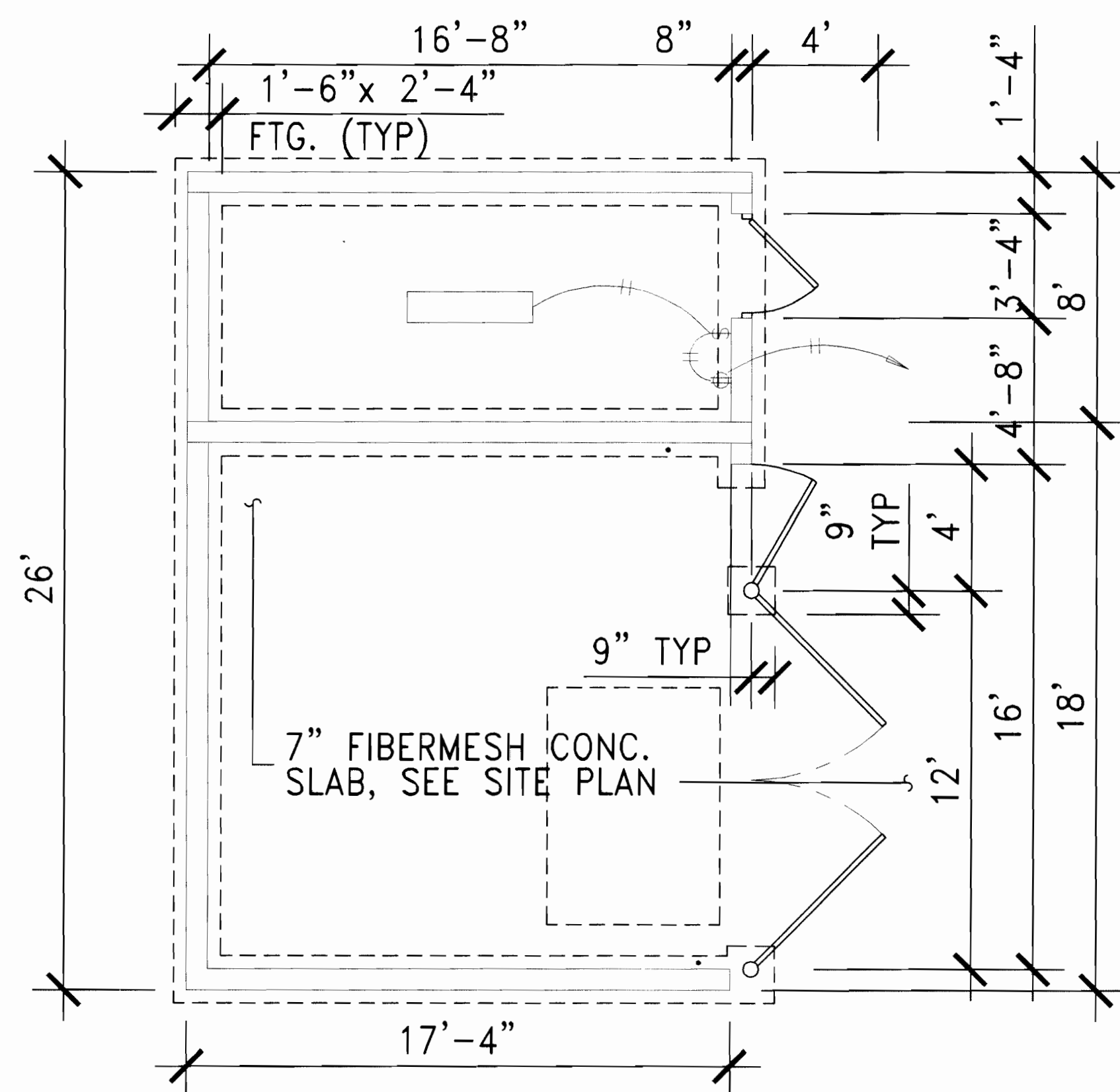
REVISIONS

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Date: 10/15/05 Sheet  
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Job No.: 10  
MC05007

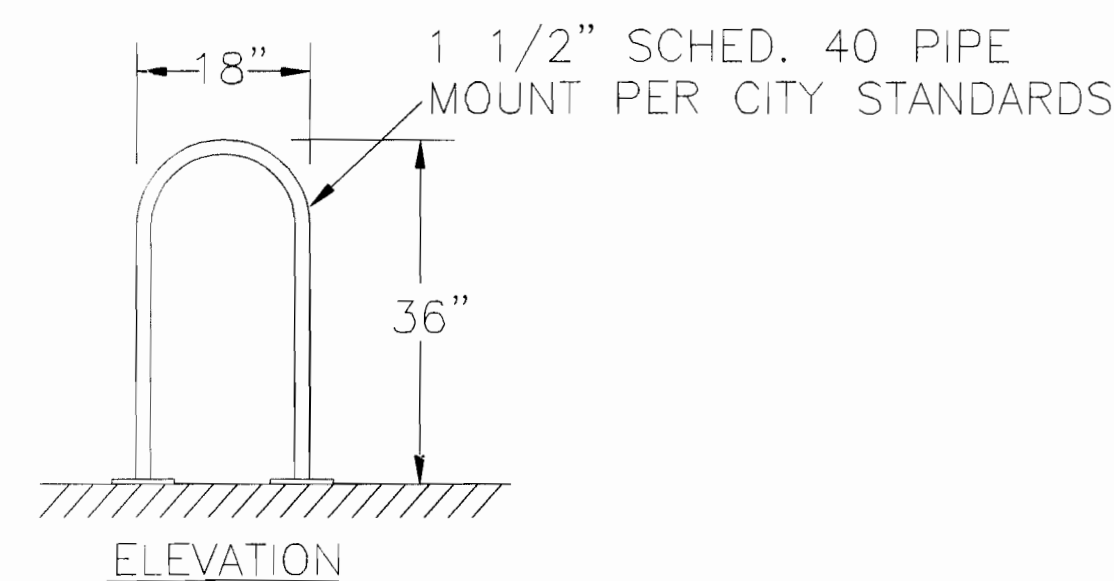
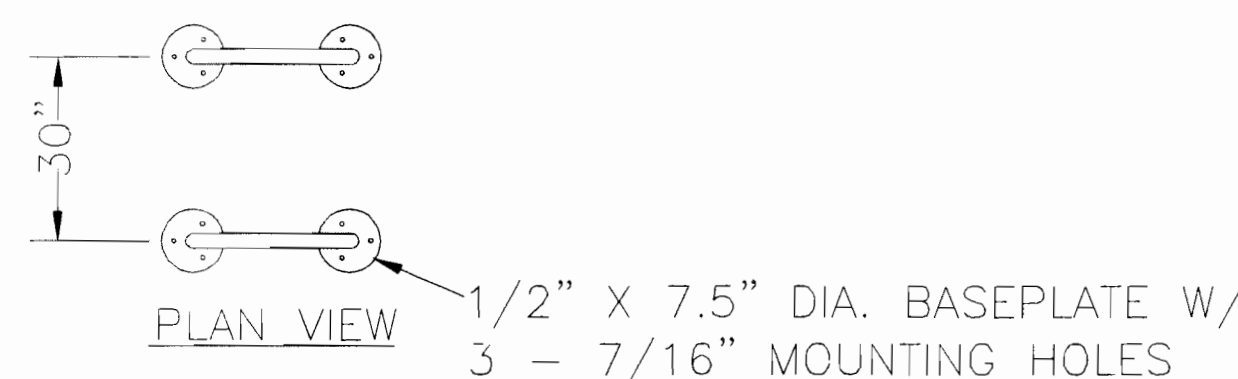




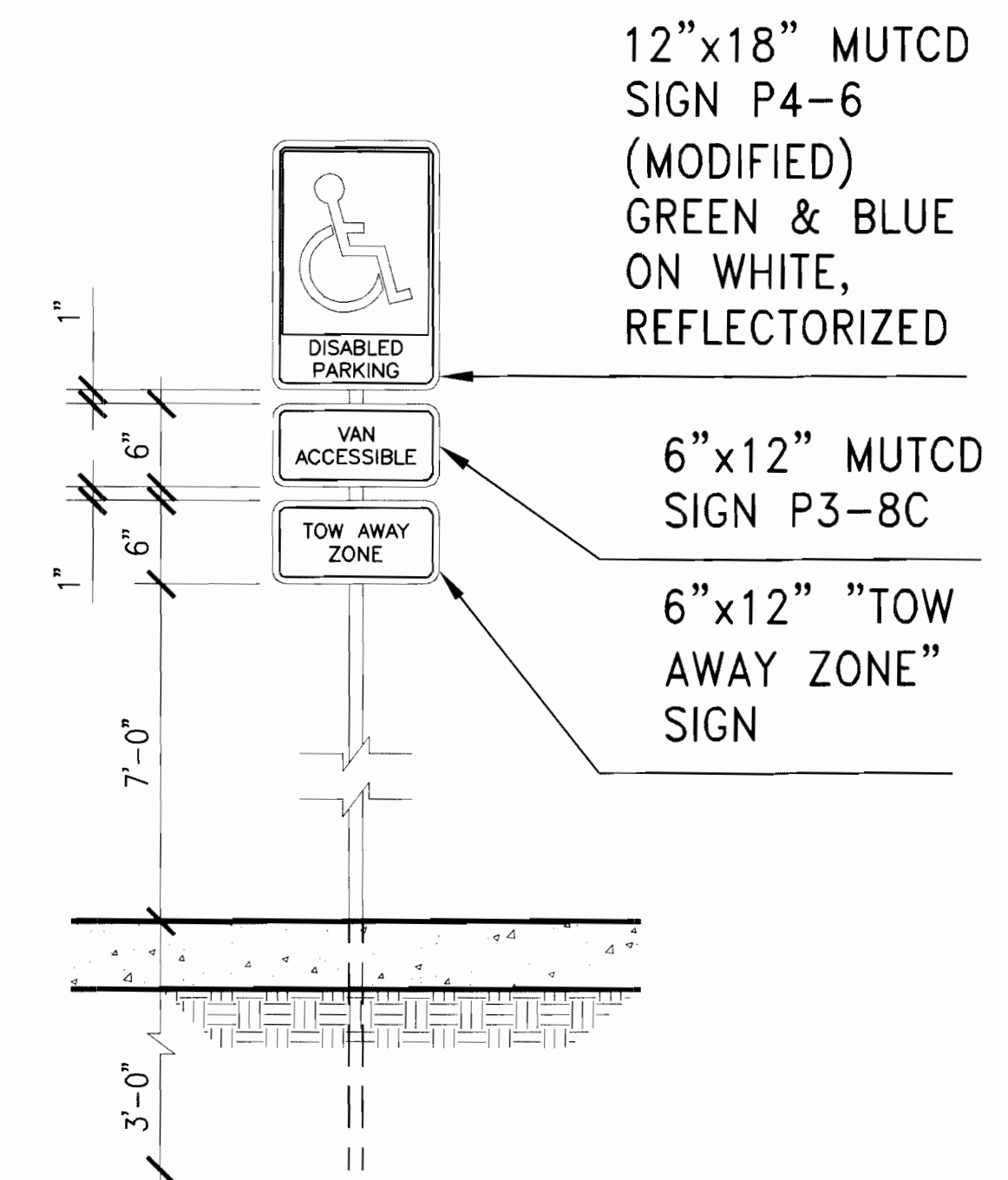
2 TRASH ENCLOSURE GATE AND MOUNTING DETAILS  
SD-4 3/4" = 1'-0"



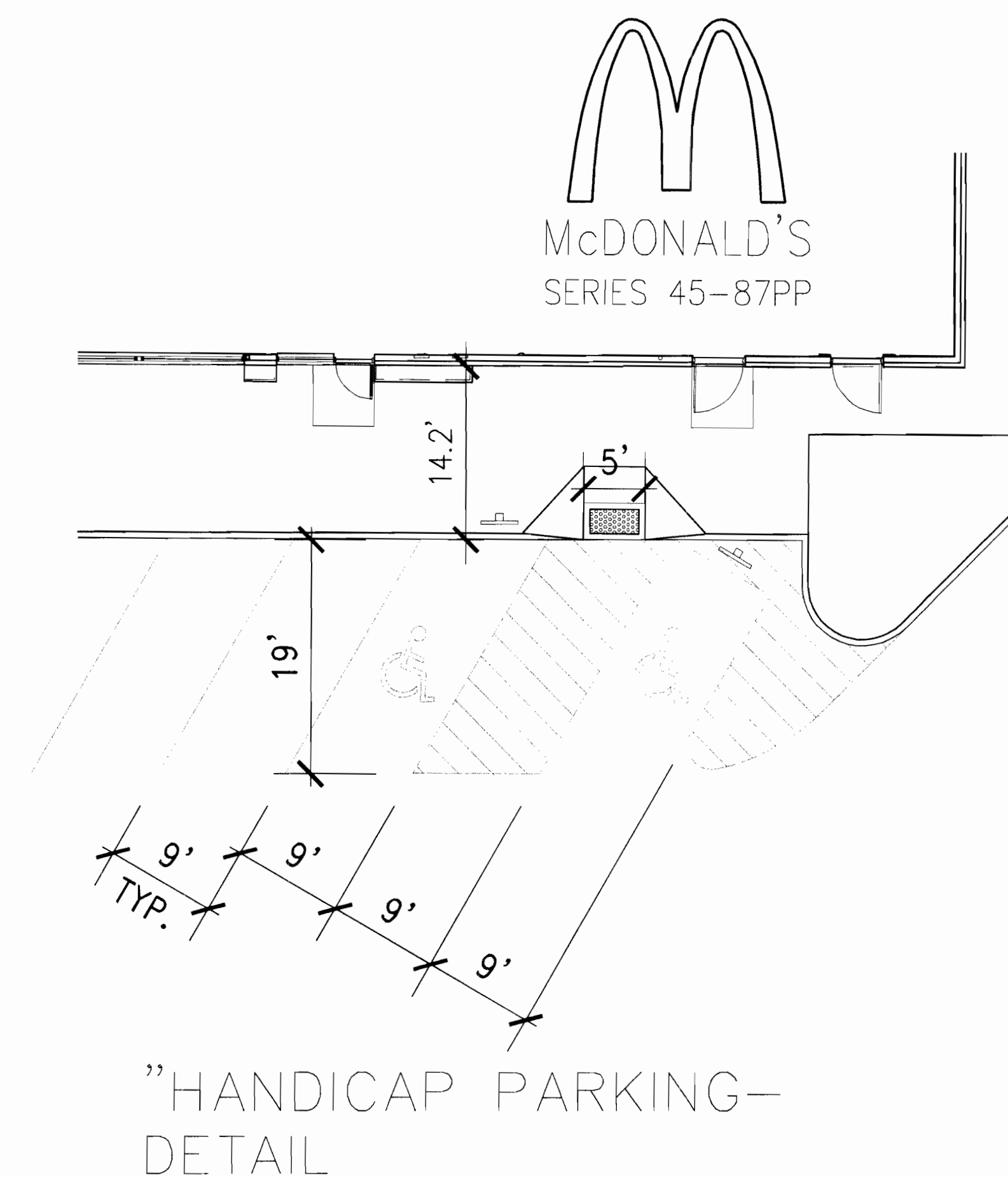
1 TRASH ENCLOSURE PLAN  
SD-4 1/4" = 1'-0"



INVERTED "U"  
BIKE RACK DETAIL



"HANDICAP PARKING-  
ONLY" SIGN  
SD-4 NOT TO SCALE



(A.D.A. SPECIFICATIONS)

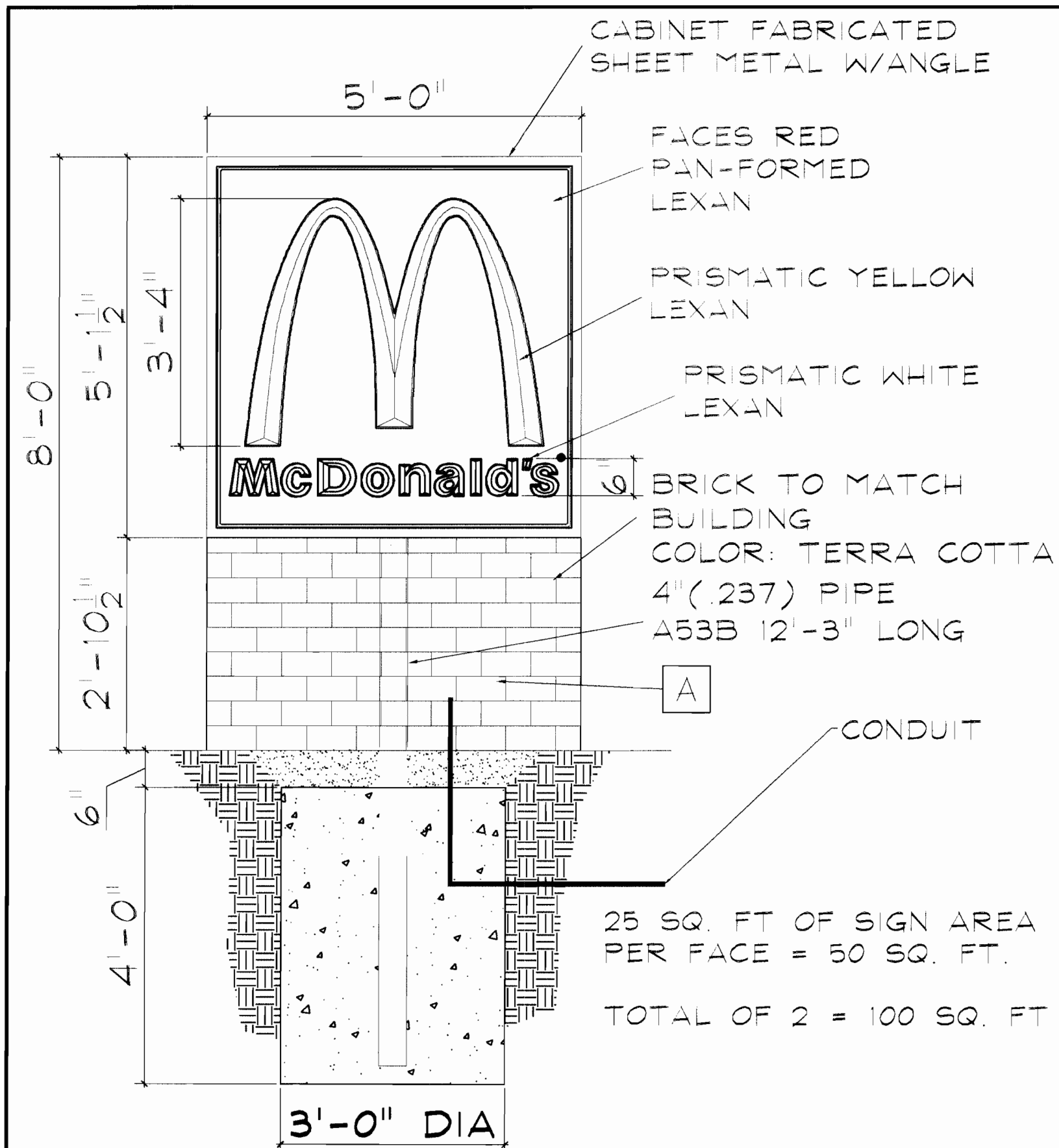
**R&R ENGINEERS-SURVEYORS, INC.**  
1190 SOUTH COLORADO BOULEVARD  
ANNEX BUILDING  
DENVER, COLORADO 80246  
PH 303-753-6730 FX 303-753-6568  
WWW.RRENGINEERS.COM

**DETAIL SHEET**  
SITE: 16881 EAST ILLIFF AVENUE  
AURORA, COLORADO  
FOR: McDONALD'S CORPORATION  
5251 DTC PARKWAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111

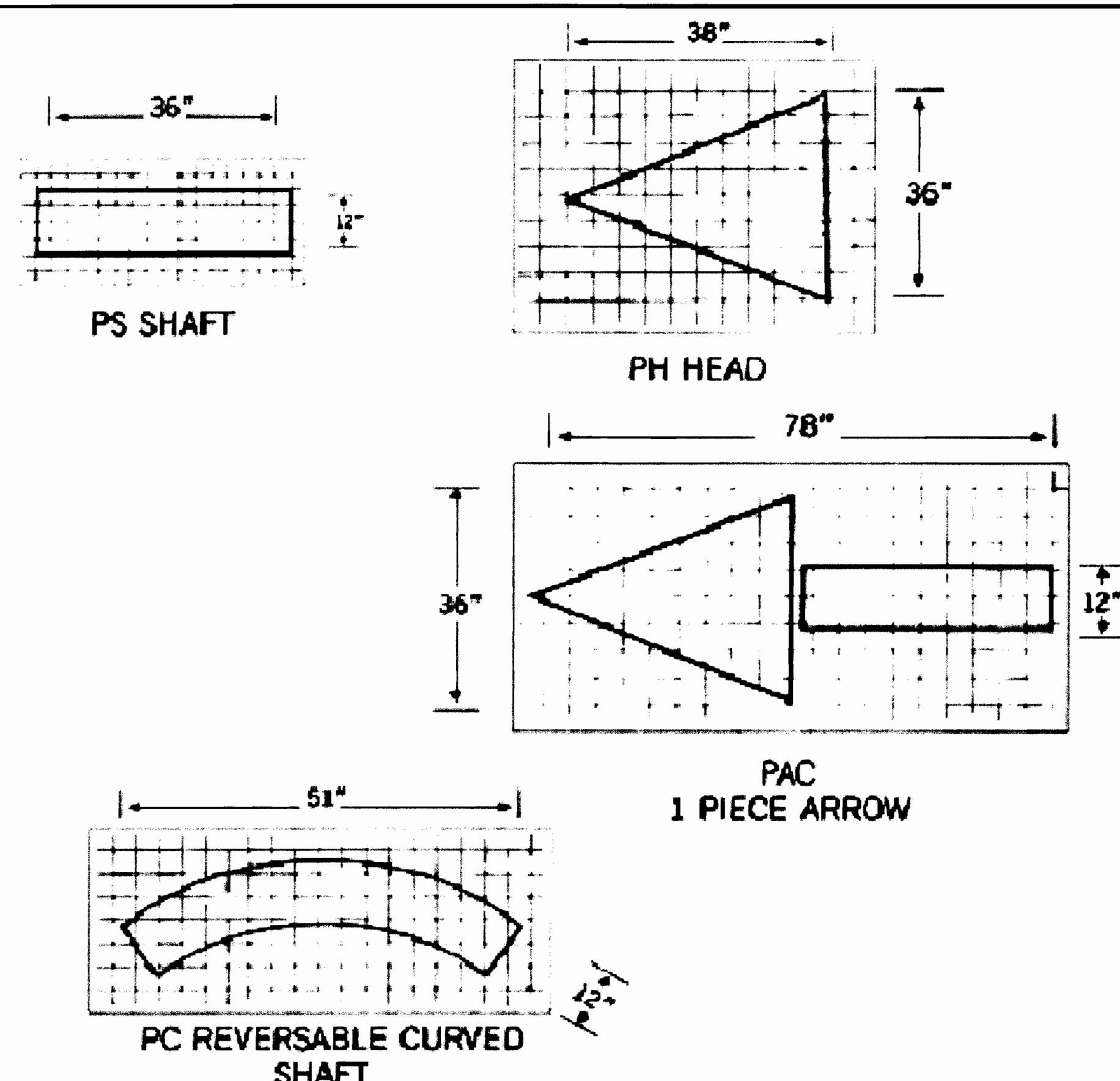
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Checked: DSD 11  
Job No.: MC05007

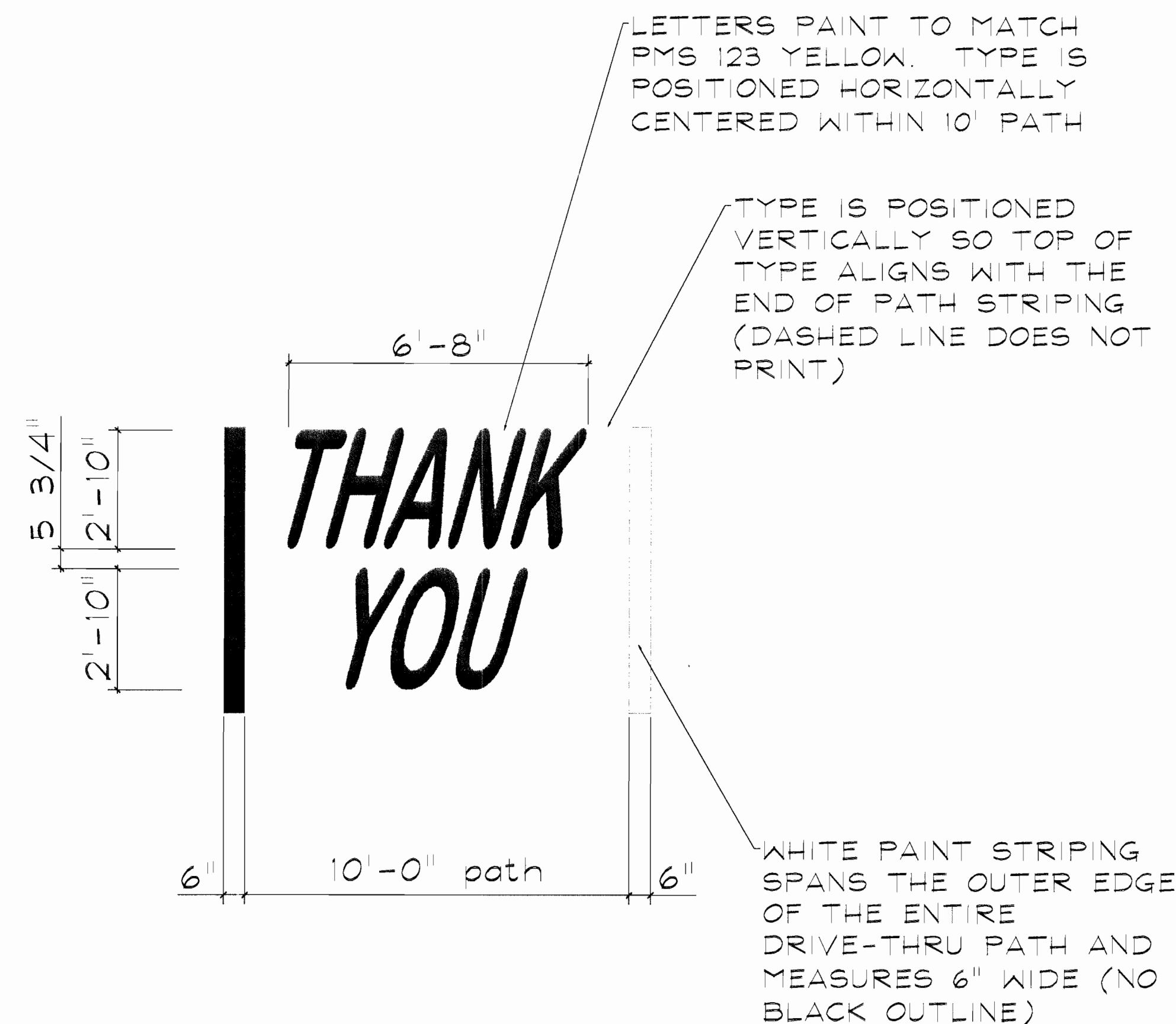




DOUBLE FACED MONUMENT SIGN

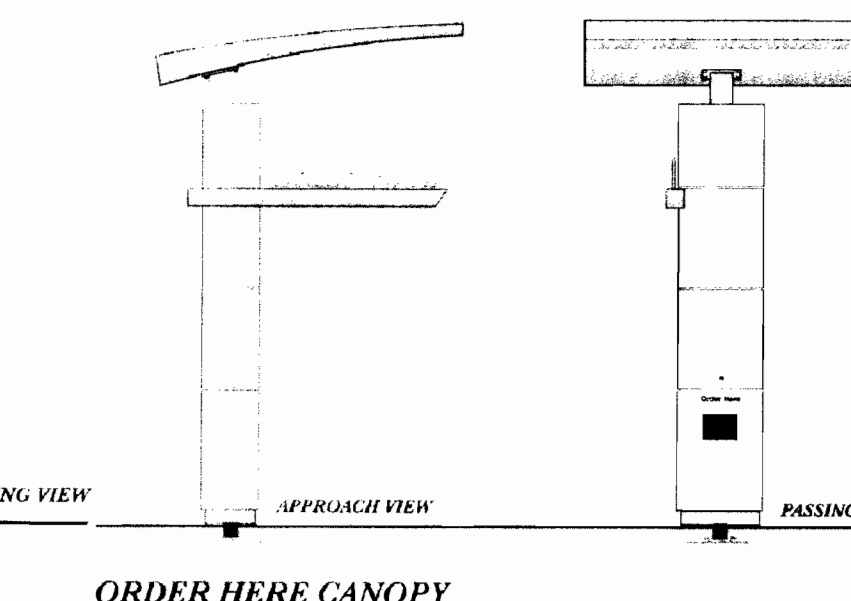
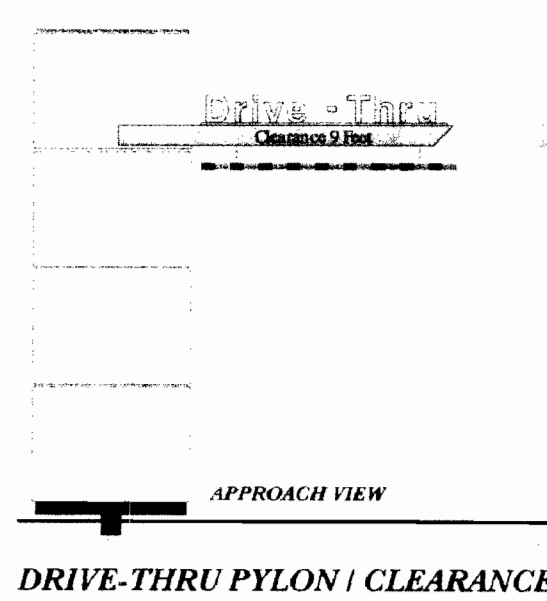
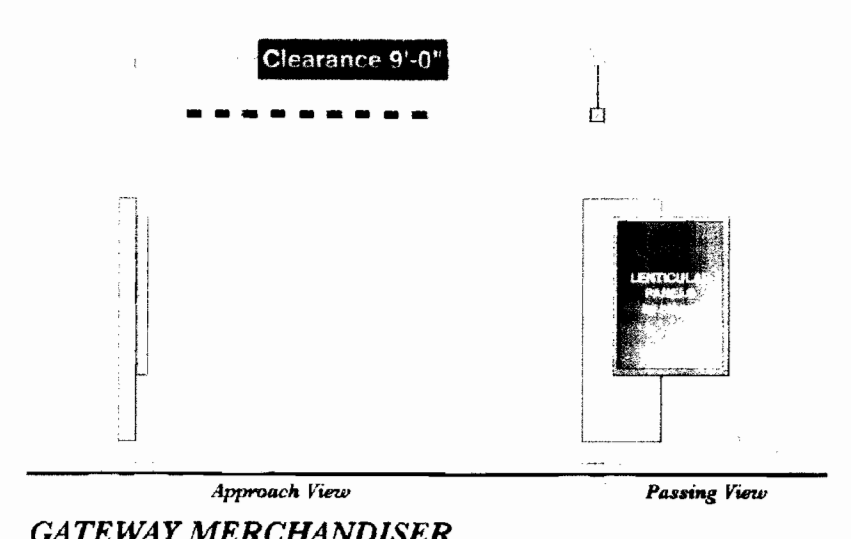
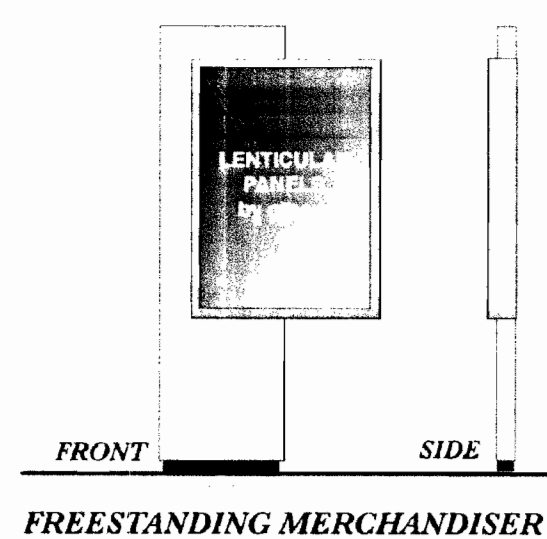
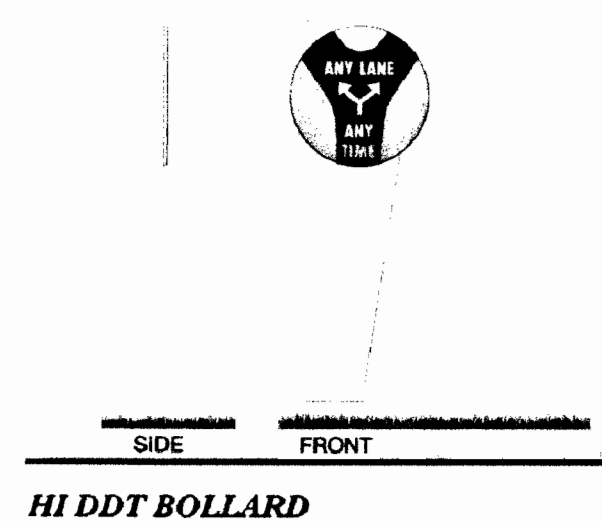


Parking Lot Arrows (Meets no state or federal design standards)

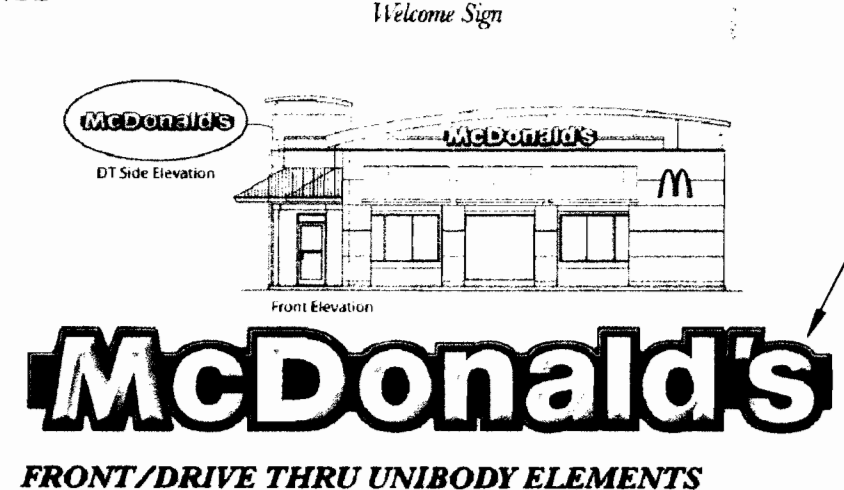
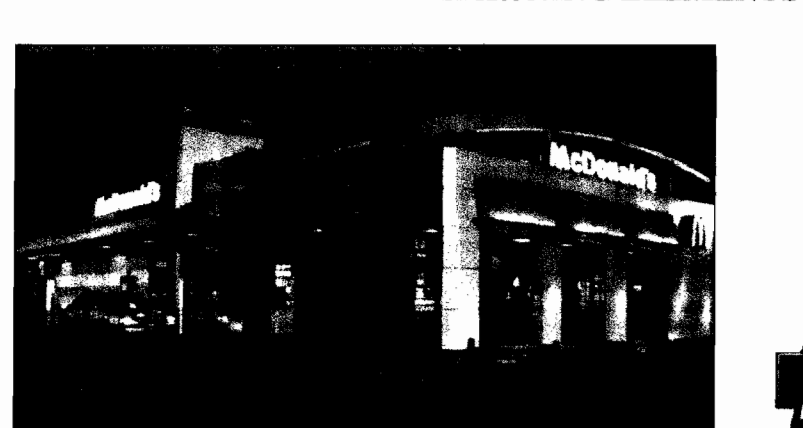
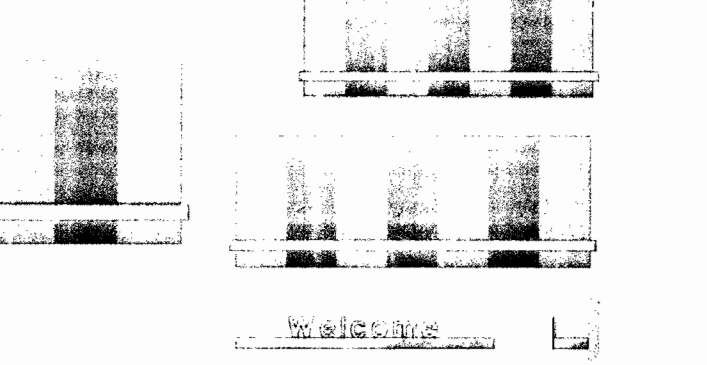
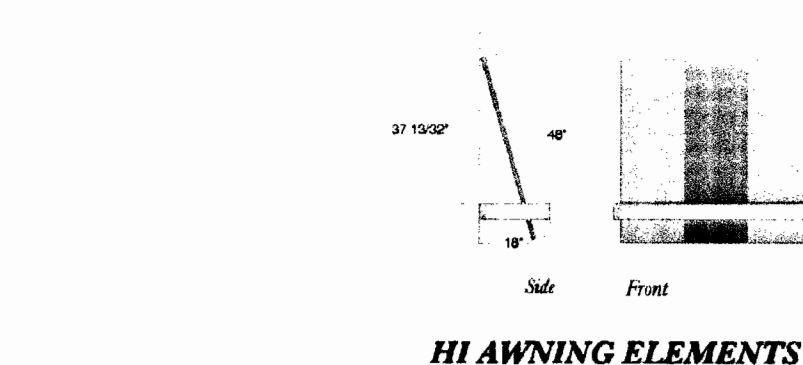
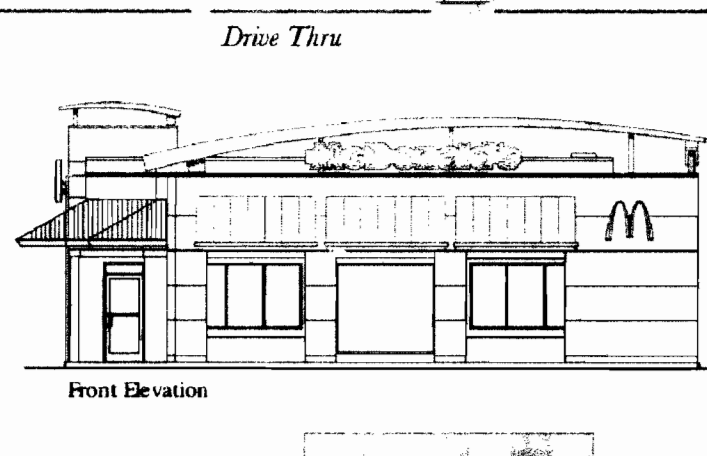
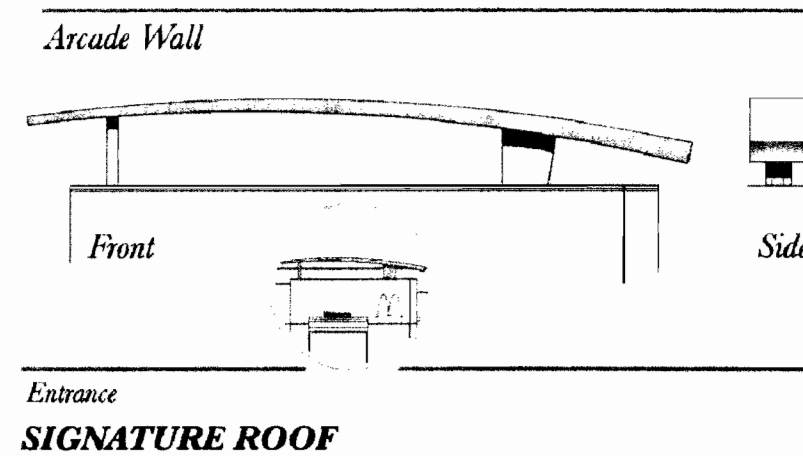
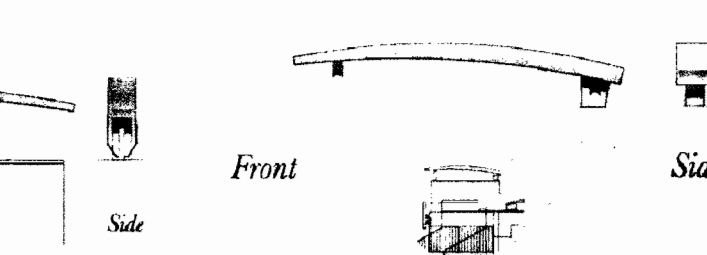
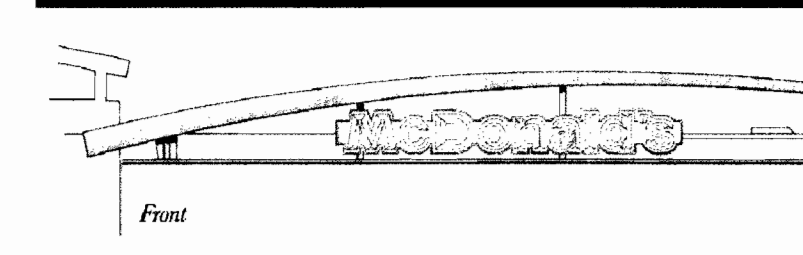
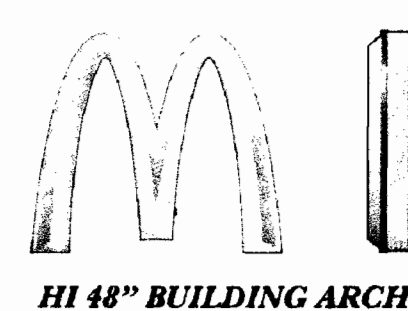


PAINTED DIRECTIONAL SIGN ON PAVEMENT

## HIGH IMPACT REIMAGE PROGRAM



## HIGH IMPACT REIMAGE PROGRAM



43.6 SQ. FT. EA. OF SIGN AREA

TOTAL OF 3 = 130.8 SQ. FT.



R&R ENGINEERS-SURVEYORS, INC.  
1190 SOUTH COLORADO BOULEVARD  
ANNEX BUILDING  
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PH 303-753-6730 FX 303-753-6568  
WWW.RRENGINEERS.COM



315 Marion Ave.  
South Milwaukee,  
WI 53172  
888-857-4078

DETAIL SHEET

SITE: 16891 EAST ILLIFF AVENUE  
AURORA, COLORADO

FOR: McDONALD'S CORPORATION  
5251 DTC PARKWAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111

## REVISIONS

File Name	MC05007-DETAIL
Plot Date	6/7/2006
Date	08/15/05
Drawn	DJM
Checked	DSJ
Job No.	12
MC05007	

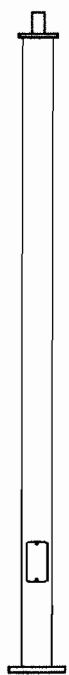


# SQUARE STRAIGHT STEEL POLES

## Specifications

### SSP SERIES IN STOCK POLES

- Square straight steel shaft
- One-piece construction
- 2 3/8" OD tenons, or factory-drilled side mount
- Ground lug standard (3/8" 16 thread)
- Removable tenon
- Steel base plate, 3/4" x 11" sq.
- Two-piece base cover
- Four L-shaped fully galvanized anchor bolts with three nuts, two washers & metal template
- Finished in weatherproof powder-coat paint
- Fully primed interior pole shaft for enhanced corrosion protection



### ORDERING INFORMATION

Catalog Number <sup>1</sup>	Pole Height		Wind Load Rating <sup>2</sup>						Anchor Bolt		Bolt		Pole Weight <sup>3</sup>		
	ft	m	80mph EPA wt	100mph EPA wt	120mph EPA wt	Pole Size	Base Square	Bolt Size <sup>4</sup>	Bolt Circle	Bolt Proj.	lbs	kg			
5", 7 GAUGE 3X4" HANDHOLE															
SSP-522X-XX	22	6.1	26.4	660	15.2	380	9.0	225	5.0"	11.0"	1x36x4"	11.0"	4.12"	263	119.3

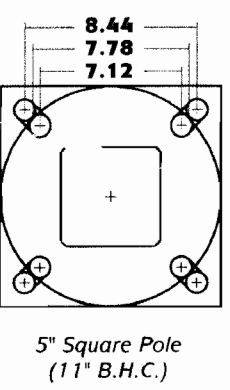
<sup>1</sup> Catalog Number, as listed, does not include tenons or machining for side mounting. Fixture mounting must be specified by substituting for all Xs in Catalog Number. Refer to Catalog Logic for top type and for mounting arrangements.

<sup>2</sup> Maximum allowable EPA is based on steady winds of 80 and 100 mph with gusts to 104 and 130 mph respectively. 120 mph steady winds with 156 mph gusts. All calculations are based on a minimum yield of 55,000 PSI. Calculations per AASHTO 85.

<sup>3</sup> Factory supplied template must be used when setting anchor bolts. Security Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template.

<sup>4</sup> Anchor bolt weights not included.

BOLT TEMPLATE



### CATALOG LOGIC

#### SAMPLE CATALOG NUMBER

**SSP X XX X X X XX**

Series Shaft Size Square Nominal Height Top Type Mounting Arrangement Fixture Type Finish

SERIES	TOP TYPE
<b>SSP</b> Square Straight Steel	<b>1</b> 2 3/8" OD Tenon <sup>1</sup>
	<b>5</b> Removable Tenon <sup>2</sup>
	<b>6</b> Side mount

SHAFT SIZE SQUARE	MOUNTING ARRANGEMENT
<b>5</b> 5.0'	<b>A</b> One Fixture

NOMINAL POLE HEIGHT (in feet)	FIXTURE TYPE
See ordering information above <sup>1</sup>	<b>0</b> None, tenon only
	<b>2</b> ASB-F, RSB-RCS/RCL, WL, MXC, SL
	<b>4</b> RSB-ARS, GE, GS, ARS-RD

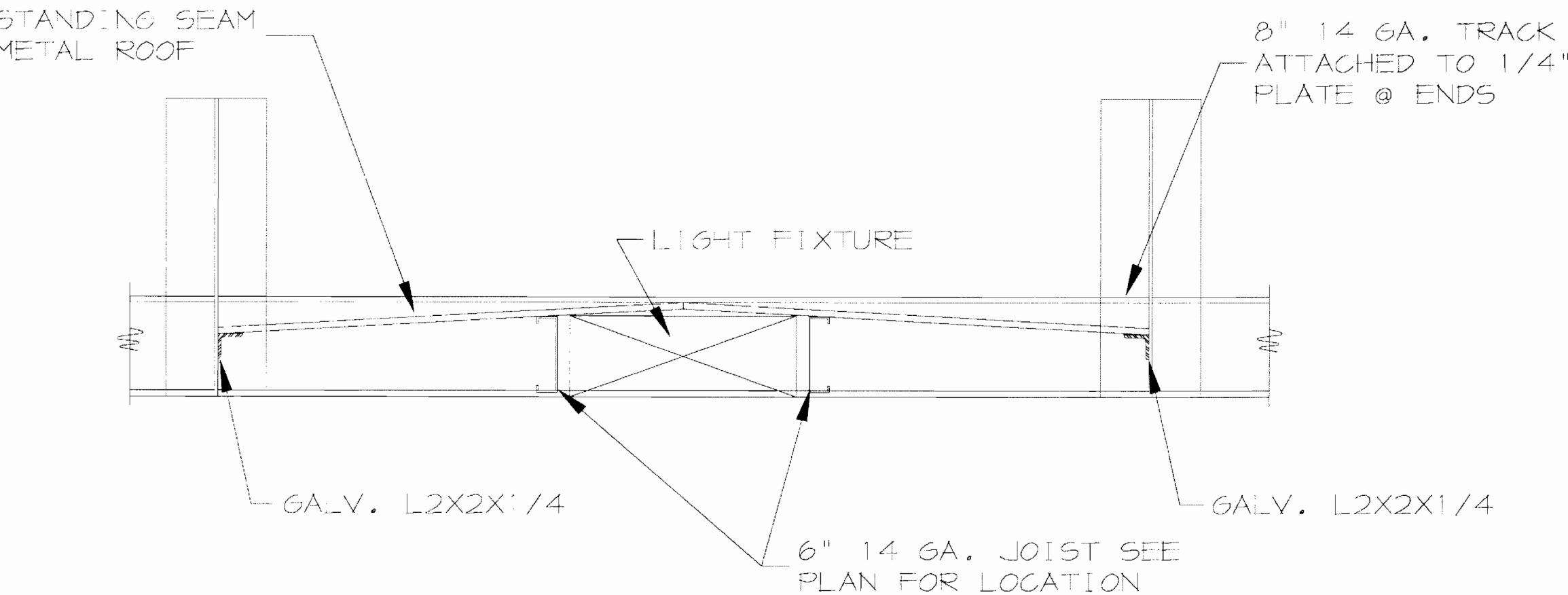
NOTES: • Aluminum poles available, consult factory.  
• All factory stocked poles are shipped as tenon tops unless drill mounting holes are specified.  
• Consult factory for available pole options (receptacle, mid-pole brackets, and banner mounting arm).

FINISH
<b>DB</b> Dark Bronze

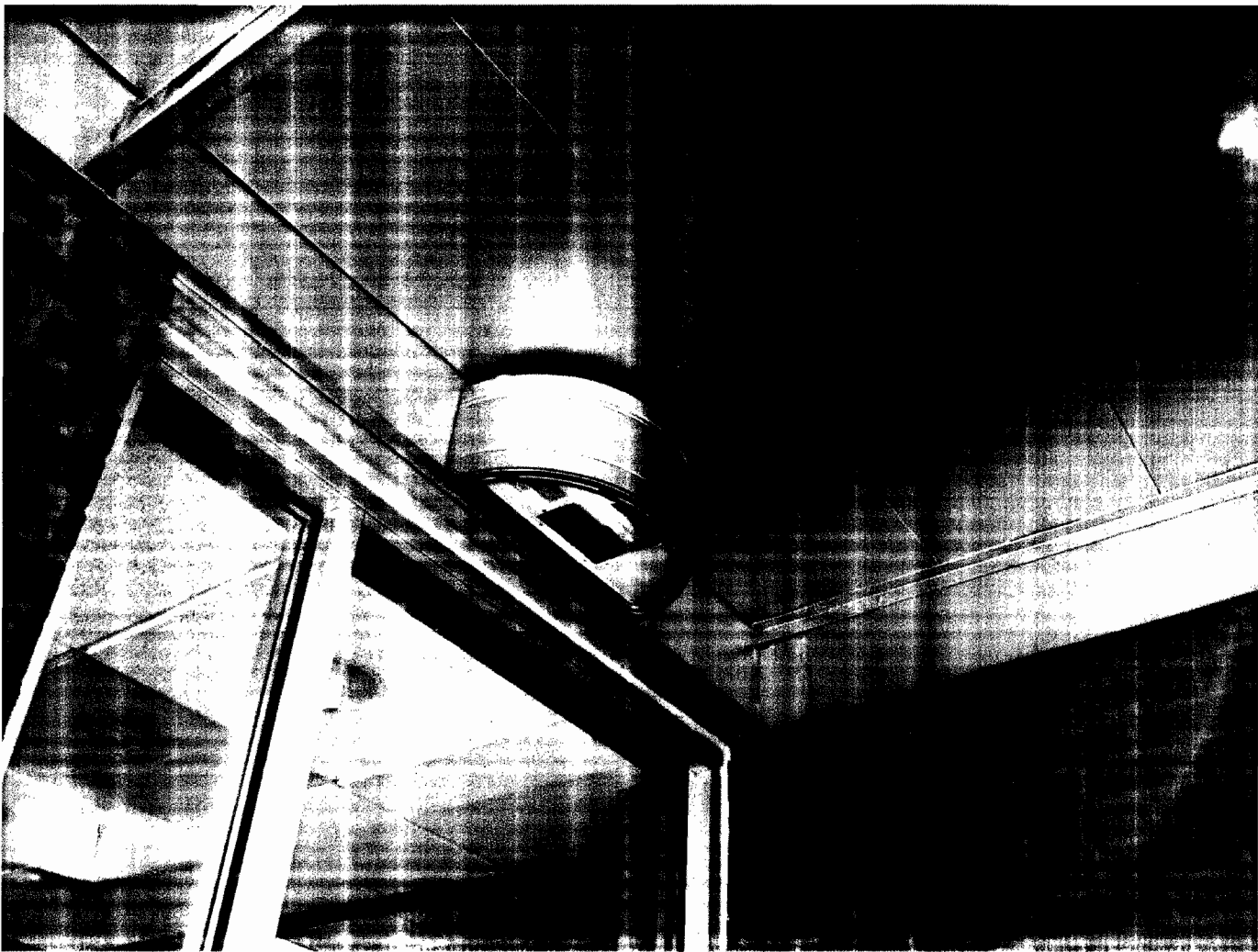
<sup>1</sup> Consult factory for other available pole heights.  
<sup>2</sup> Only for use with optional tenon top mounting brackets or ASB mounting brackets.

### ACCESSORY: TENON TOP MOUNTING BRACKET

Catalog Number	Description
<b>TTF-10</b>	Single
<b>TTF-29</b>	Twin 90°
<b>TTF-28</b>	Twin 180°
<b>TTF-39</b>	Triple 90°
<b>TTF-30</b>	Triple 120°
<b>TTF-49</b>	Quad 90°

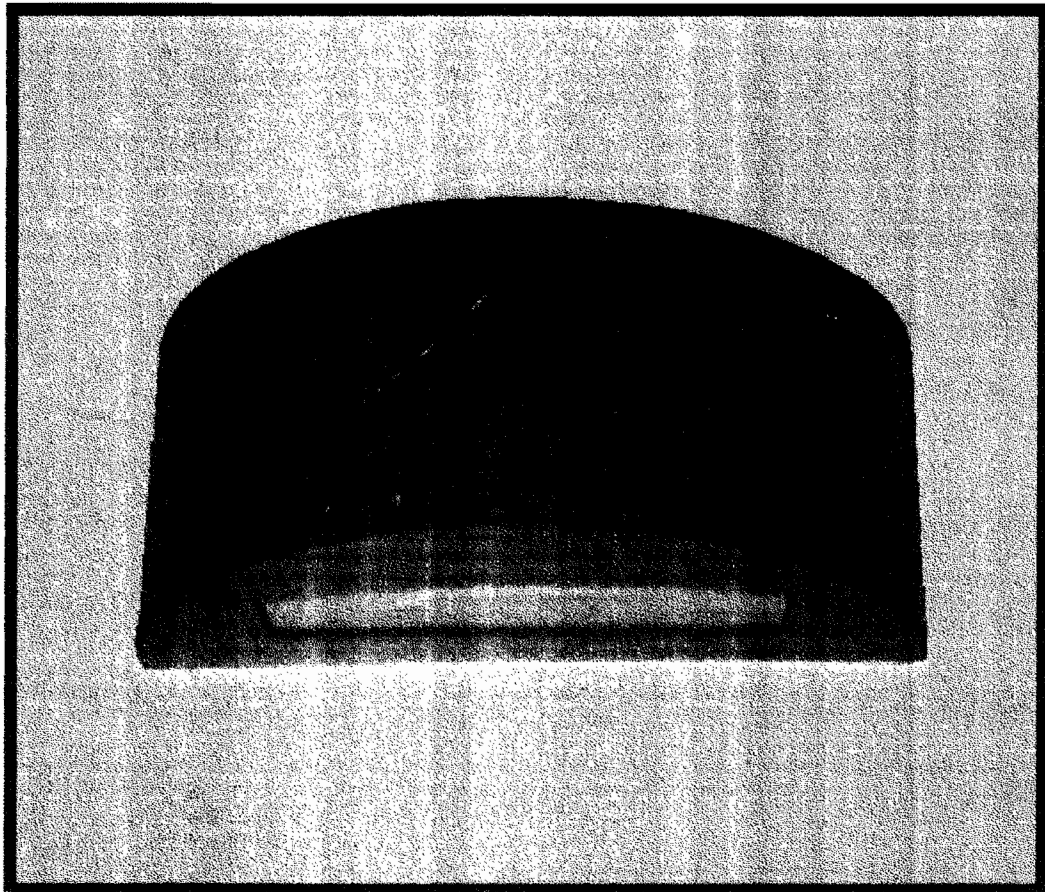


CANOPY OVER DOORWAYS & DRIVE THRU WINDOWS



RADIUS WALL SCONCE

## RADIUS WALL SCONCE



The RWS Series radius wall sconce offers maximum versatility with multiple light sources and finishes. The available combination of uplight/downlight washes the building facade while the radial soft form housing will complement similar architectural design elements.

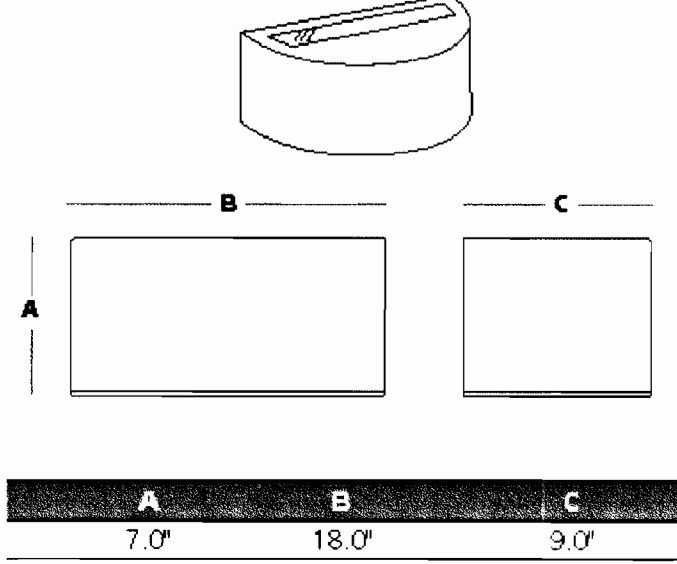


### Fixture Specifications

#### FEATURES

- Durable formed aluminum housing
- Available uplight, downlight, or combination for maximum versatility
- Integrated design eliminates high angle brightness
- Available with contrasting color accent stripe
- Luminaire finished in weatherproof powder-coat paint
- Completely sealed, flat tempered glass lenses suitable for use in wet location
- Ships complete with lamp

#### DIMENSIONS



### ORDERING INFORMATION

#### SAMPLE CATALOG NUMBER

**RWS XXXXXX XX XA XXX**

Series Wattage/Source Distribution Finish Voltage

SERIES	DISTRIBUTION
<b>RWS</b> Radius Wall Sconce	<b>UD</b> Uplight/Downlight
	<b>DL</b> Downlight only
	<b>UL</b> Uplight only
WATTAGE/SOURCE	FINISH
<b>30MH</b> 30 watt metal halide	<b>DB</b> Dark Bronze
<b>70MH</b> 70 watt metal halide	<b>BK</b> Black
<b>100MH</b> 100 watt metal halide	<b>WH</b> White
<b>175MH</b> 175 watt metal halide	<b>AL</b> Satin Aluminum
<b>50HPS</b> 50 watt high pressure sodium	
<b>70HPS</b> 70 watt high pressure sodium	
<b>100HPS</b> 100 watt high pressure sodium	
<b>150HPS</b> 150 watt high pressure sodium	
<b>26OF</b> 26 watt quad tube fluorescent	
<b>32TRF</b> 32 watt triple tube fluorescent	
VOLTAGE	
<b>120</b> 120 volt	
<b>277</b> 277 volt	

<sup>1</sup> Consult factory for other lamp wattage and sources.  
<sup>2</sup> Other finishes available, consult factory.



**R&R ENGINEERS-SURVEYORS, INC.**  
710 WEST COLFAX AVENUE  
DENVER, COLORADO 80246  
PH 303-753-6730 FX 303-753-6568

WWW.RRENGINEERS.COM

DETAIL SHEET

SITE: 16891 EAST ILIFF AVENUE  
AURORA, COLORADO

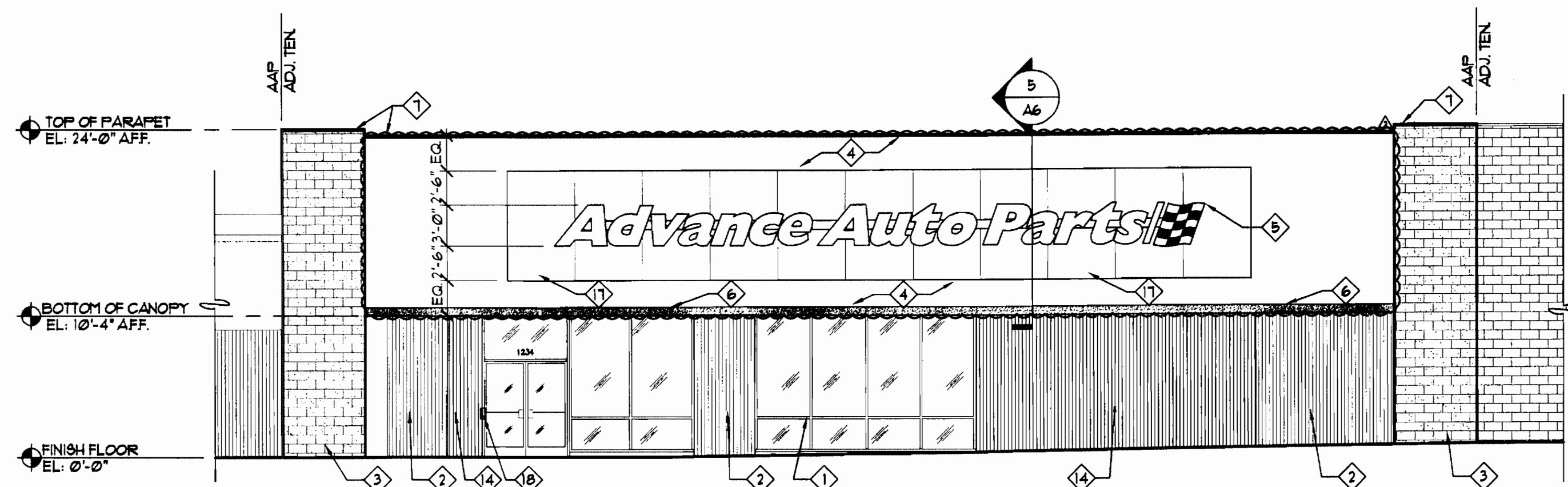
FOR: McDONALD'S CORPORATION  
5251 DTC PARKWAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111

### REVISIONS

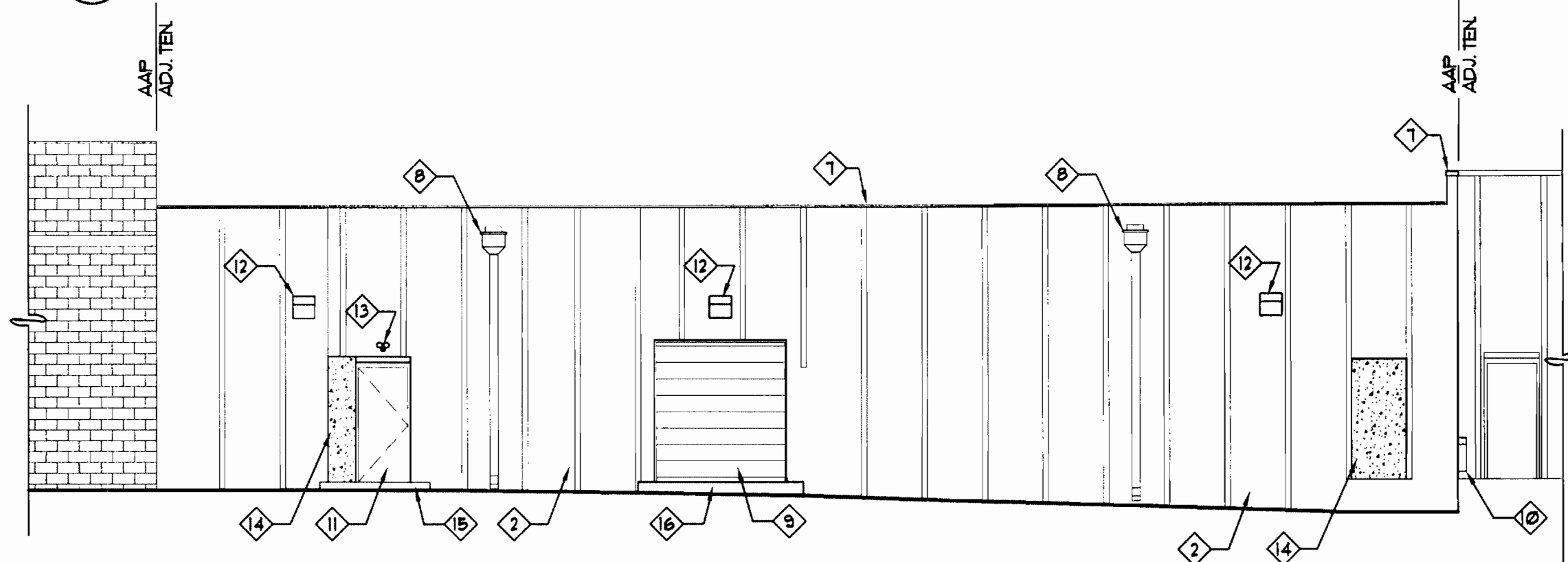
NO.	DESCRIPTION

File Name	MC05007-DETAIL
Plot Date	6/7/2006
Date	08/15/05
Drawn	DJM
Checked	DSJ
Job No.	13
MC05007	

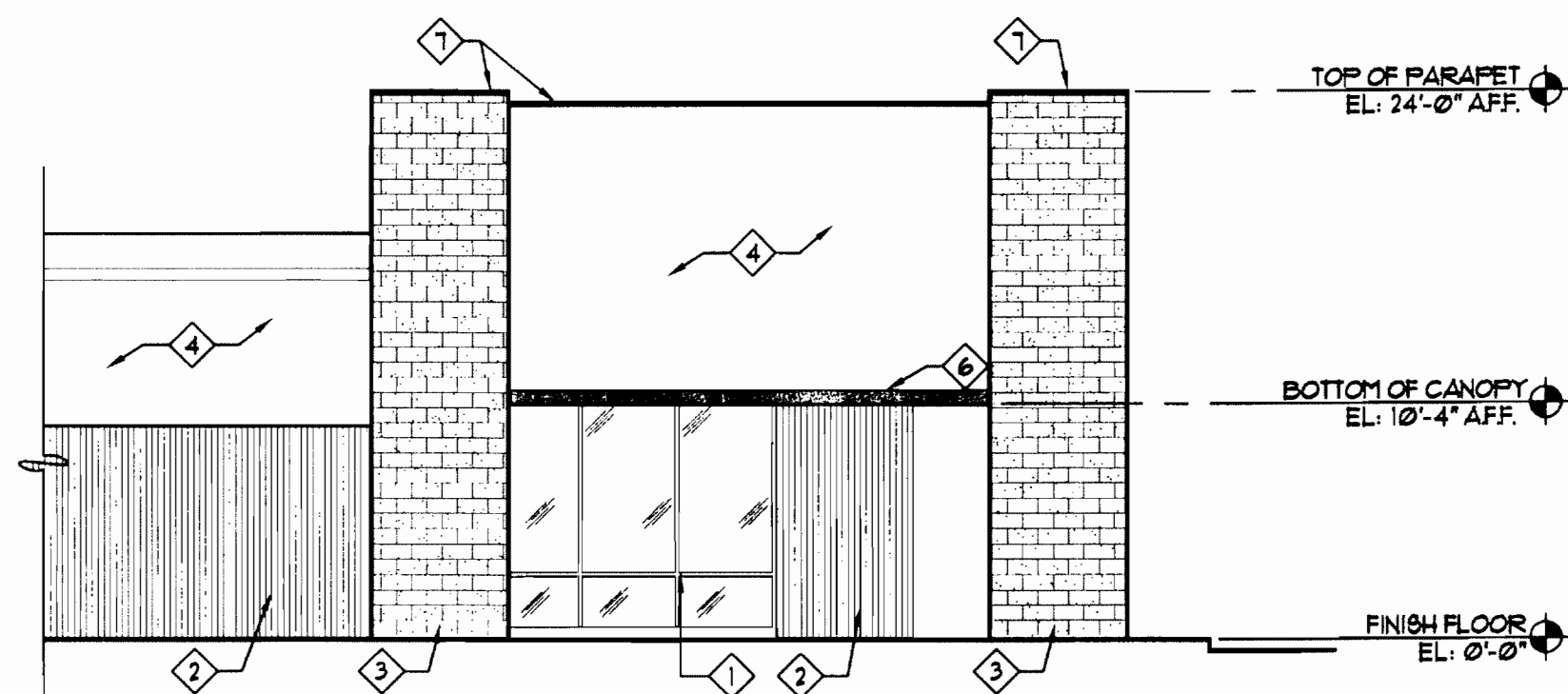




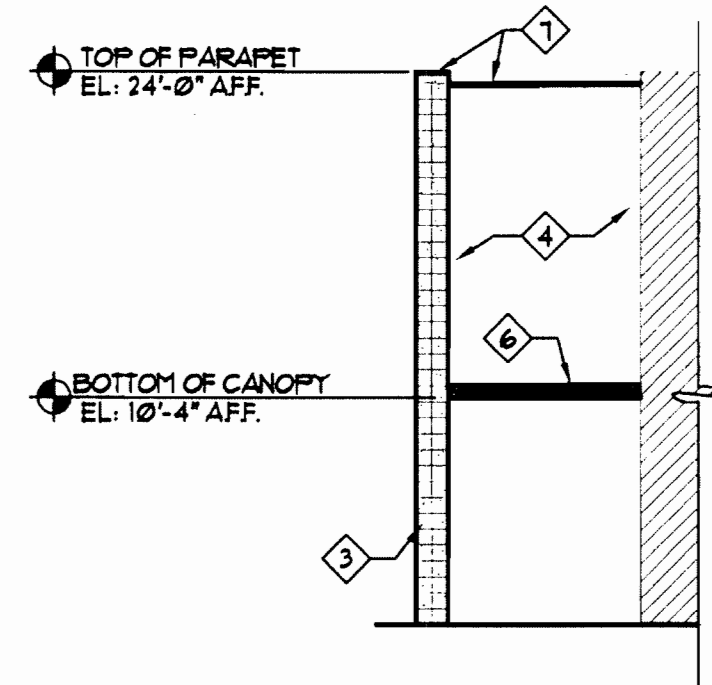
1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

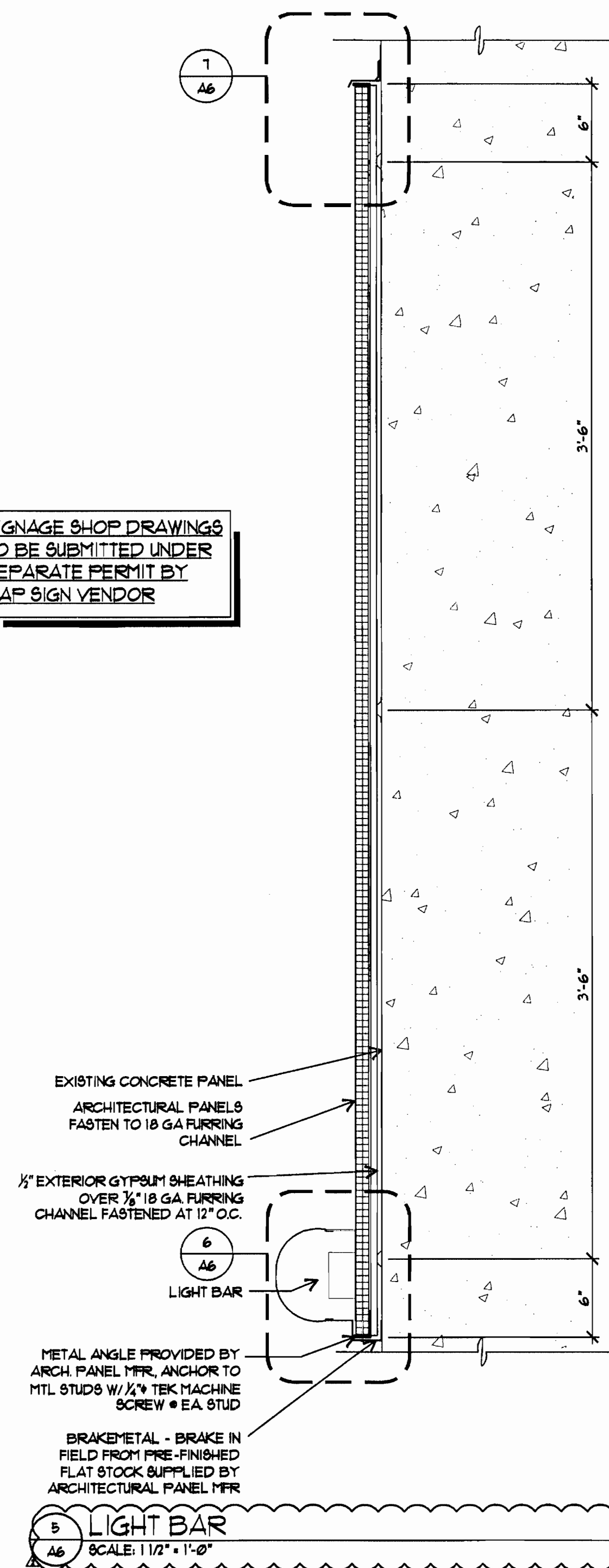


3 PARTIAL WEST ELEVATION  
SCALE: 1/8" = 1'-0"

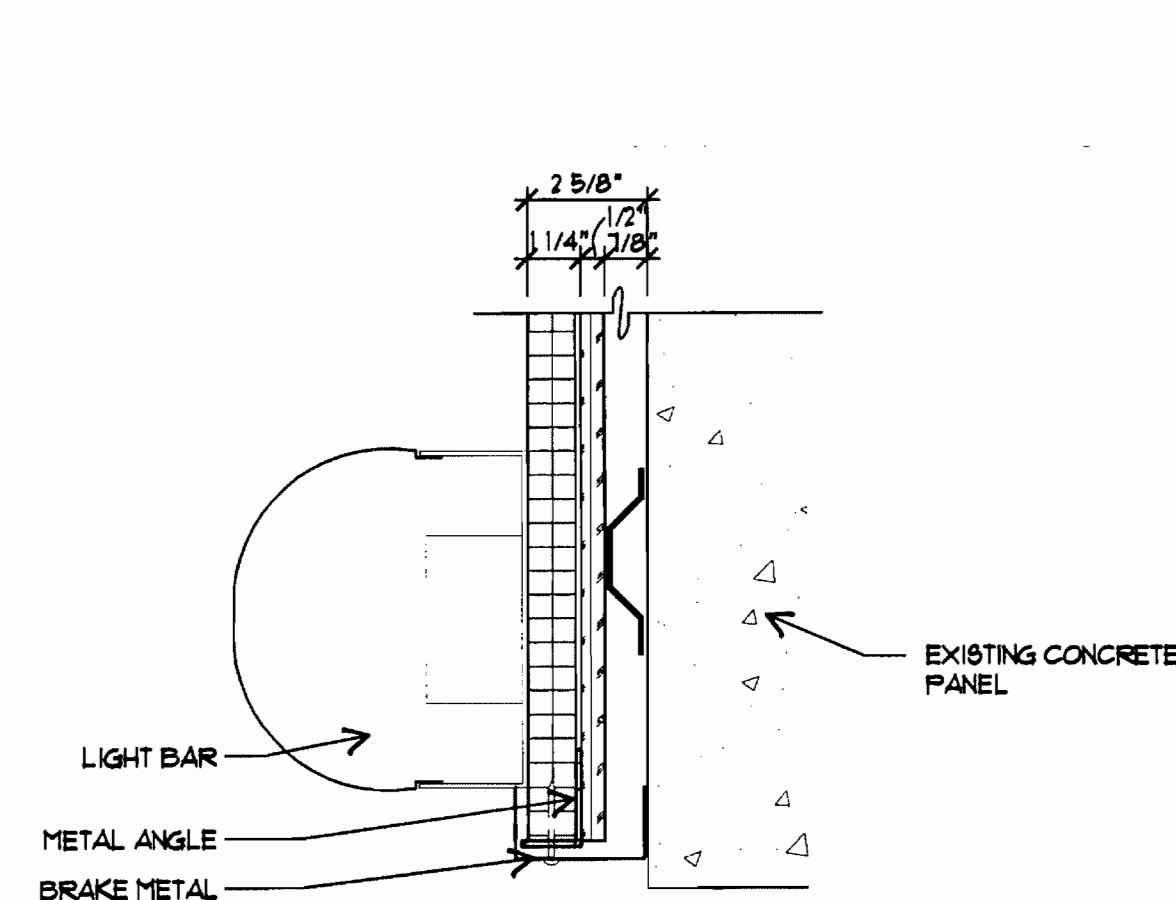


4 PARTIAL EAST ELEVATION  
SCALE: 1/8" = 1'-0"

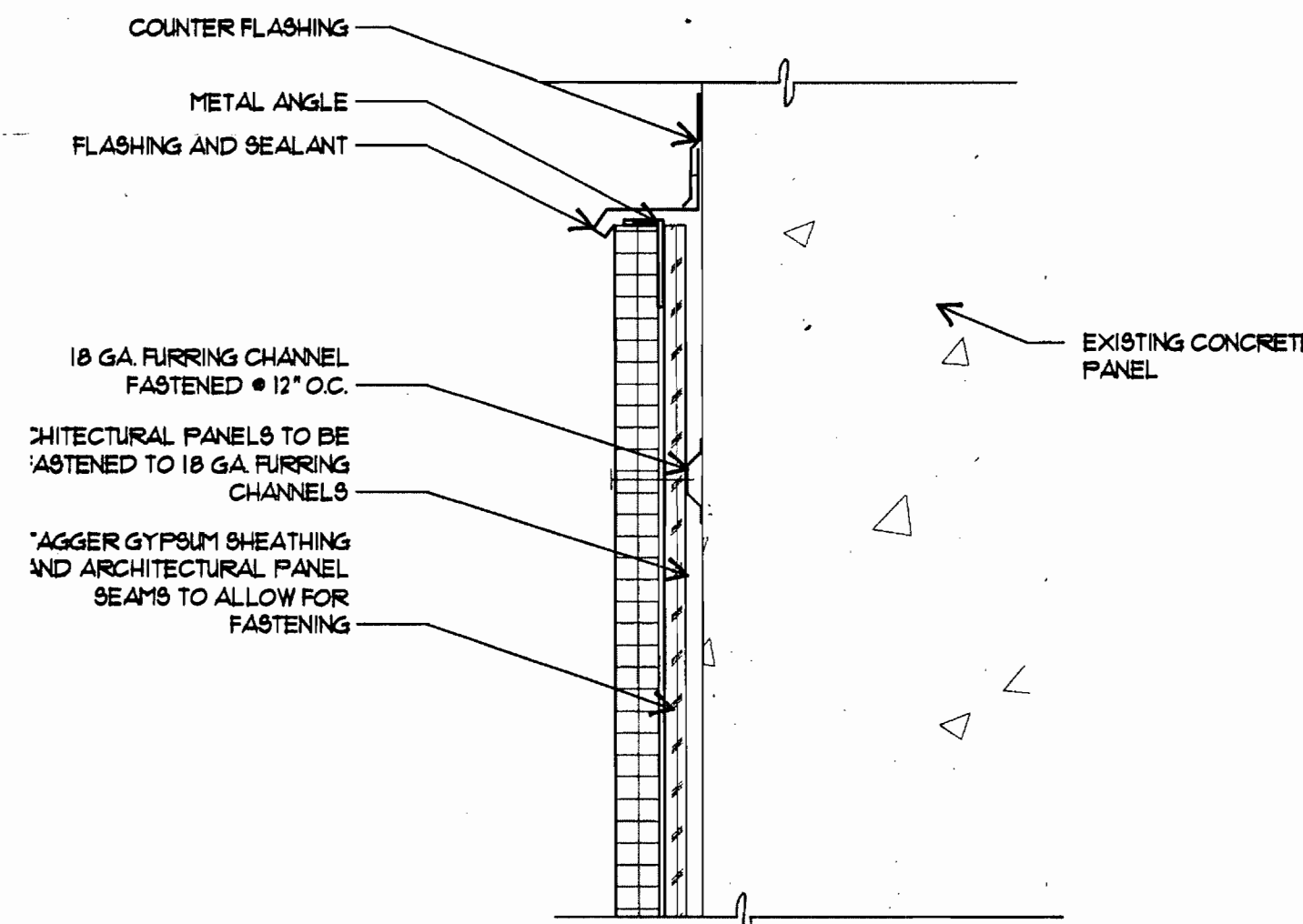
SIGNAGE SHOP DRAWINGS  
TO BE SUBMITTED UNDER  
SEPARATE PERMIT BY  
AAP SIGN VENDOR



5 LIGHT BAR  
SCALE: 1 1/2" = 1'-0"



6 DETAIL @ BOTTOM OF ARCHITECTURAL PANEL  
SCALE: 3" = 1'-0"



7 DETAIL @ TOP OF ARCHITECTURAL PANEL  
SCALE: 3" = 1'-0"

## EXTERIOR ELEVATION KEY NOTES:

- 1 NEW ALUMINUM STOREFRONT AND GLAZING. PROVIDE U.S. ALUMINUM SERIES 451 CENTER GLAZED FLUSH GLAZE STOREFRONT SYSTEM IN PANTONE 4485 RED FINISH. CONTACT RICK ALBERT AT U.S. ALUMINUM CORP. 1-800-462-5668. NO SUBSTITUTIONS. PROVIDE 1" INSULATED CLEAR LOW 'E' GLASS.
- 2 EXISTING EXTERIOR CONC. PANEL WALL. PAINT EP-1.
- 3 EXISTING CHIMNEY PIER PAINT EP-1.
- 4 EXISTING EXTERIOR CONC. PANEL. PAINT EP-2.
- 5 NEW SIGNAGE FURNISHED AND INSTALLED BY AAP. SEE ELECTRICAL DRAWINGS FOR SIGNAGE REQUIREMENTS.
- 6 NEW LIGHT BAR FURNISHED AND INSTALLED BY AAP. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 7 EXISTING METAL COPING. PAINT EP-1.
- 8 EXISTING SCUPPERS AND DOWNSPOUTS - PAINT TO MATCH BUILDING.
- 9 NEW ROLL UP STEEL DOOR - SEE DOOR SCHEDULE AND STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION.
- 10 PRIME AND PAINT GAS METER AND PIPES TO MATCH BUILDING AS REQUIRED.
- 11 NEW HOLLOW METAL DOOR AND FRAME PAINT TO MATCH COLOR OF ADJACENT WALL SURFACE.
- 12 NEW WALL PANE - SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 13 NEW SECURITY LIGHT - SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 14 NEW CONC. INFILL AT EXISTING OPENING. COORDINATE WITH SHEET A1. REFER TO STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION.
- 15 EXISTING CONC. PAD.
- 16 NEW 8'x10' CONC. PAD. SEE SHEET A1 AND STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION.
- 17 NEW 96'x59' RED PANELS. REFER TO RESPONSIBILITY SCHEDULE FOR ORDERING INFORMATION.
- 18 REINSTALL EXISTING KNOX BOX AT REQUIRED HEIGHT AND COORDINATE MASTER KEY WITH FIRE DEPARTMENT.

## GENERAL NOTES:

1. ALL EXTERIOR SIGNS ARE PROVIDED AND INSTALLED BY ADVANCE AUTO PARTS. ALL ELECTRICAL CONNECTIONS ARE BY ELECTRICAL CONTRACTOR. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

## EXTERIOR PAINT FINISH GENERAL NOTES:

- EXTERIOR CONCRETE WALLS:  
SURFACE PREPARATION - PRESSURE WASH ANY DIRT, MUD, EXCESS MORTAR, ETC. FROM THE BLOCK. MAKE SURE BLOCK IS THOROUGHLY DRY PRIOR TO APPLYING ANY COATINGS.  
FILLER: LOXON BLOCK SURFACER A24W200. SPRAY, AND BACK ROLLED WITH LONG NAP ROLLERS. BLOCK TO BE FILLED PIN-HOLE FREE PRIOR TO PROCEEDING WITH FINISH COAT.  
FINISH: 1 COAT SHERWIN-WILLIAMS CONFLUX XL ELASTOMERIC HI-BUILD COATING A5-400 SERIES. APPLICATION TO BE AIRLESS SPRAY AND BACK ROLLED, OR IF JUST ROLLER APPLICATION IS TO BE USED, 2 COATS MUST BE APPLIED.
- PRE-FINISHED METAL  
REPAINT:  
SURFACE MUST BE CLEAN, DRY AND IN SOUND CONDITION. REMOVE ALL OIL, GREASE, DIRT, LOOSE RUST, VISIBLE CONTAMINANTS, PEELING PAINT AND OTHER CONTAMINANTS TO ENSURE ADEQUATE ADHESION. DO NOT USE ANY HYDROCARBON CLEANERS. USE A WATER BASED CLEANER/DEGREASER SUCH AS CLEAR MAGIC OR SIMPLE GREEN AND RINSE THOROUGHLY AND ALLOW TO DRY.

- PRODUCT SPECIFICATION:  
PRIMER: 1 COAT DTM BONDING PRIMER B66A50  
FINISH: 2 COATS SHERCRYL HP4 HIGH PERFORMANCE ACRYLIC B66-300 GLOSS OR B66-350 FOR A SEMI-GLOSS FINISH.

- METAL BACK DOOR:  
PRIME: 1 COAT PRO-CRYL UNIVERSAL WATER BASED PRIMER B66-310 SERIES.  
FINISH-EXTERIOR: 2 COATS SHERWIN-WILLIAMS METALTEX SEMI-GLOSS.  
FINISH-INTERIOR: 2 COATS SHERWIN-WILLIAMS METALTEX SEMI-GLOSS.

MATERIAL SCHEDULE		
MATERIAL:		LOCATION:
EXTERIOR PAINT		
EP-1	SHERWIN WILLIAMS REPOSE GRAY *AAP-AI	EXTERIOR BLOCK WALLS, METAL DOOR
EP-2	SHERWIN WILLIAMS ANEW GRAY * AAP-AI	EXTERIOR BLOCK WALLS
EP-1 ALT.	SHERWIN WILLIAMS REALIST BEIGE *AAP-BI	EXTERIOR BLOCK WALLS, METAL DOOR
EP-2 ALT.	SHERWIN WILLIAMS SAND DUNE * AAP-BI	EXTERIOR BLOCK WALLS
EP-3	SHERWIN WILLIAMS SAFETY RED AAP-RI	ALUMINUM STOREFRONT AND RED E.I.F.s

REVISIONS		DESCRIPTION	
DATE	BY	DATE	BY
8/11/05	DFH	8/11/05	DFH
8/11/05	DFH	8/11/05	DFH
8/11/05	DFH	8/11/05	DFH
8/11/05	DFH	8/11/05	DFH

## EXTERIOR ELEVATIONS

DATE	8/11/05	SCALE	1/8" = 1'-0"
JOB #	25-233	DRAWN BY	DFH
CHECK BY	DFH		

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