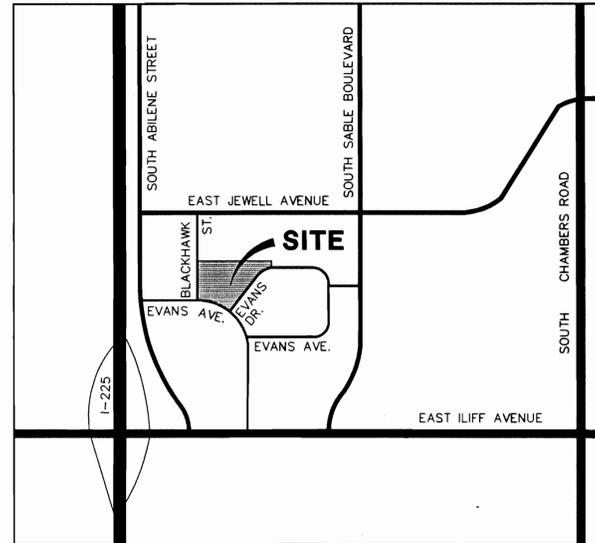


SITE PLAN
HOMEGATE STUDIOS AND SUITES
 LOT 2, BLOCK 1 SOUTHEAST COMMONS SUBDIVISION FILING NO. 6
 BEING A PART OF THE NW 1/4 OF SECTION 30, T.4S., R. 66 W., OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTE: THIS SITE PLAN SERVES AS USE REQUEST TO PERMIT A HOTEL WITH
 CONCURRENT REZONING APPLICATION TO DELETE THE MOTEL/HOTEL PROHIBITION.

SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE 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."
- 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 LANDSCAPING PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 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 SECTIONS 34-122 AND 34-129 OF THE AURORA CITY CODE.
- NOT WITHSTANDING 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 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.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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 "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH UBC CHAPTER 11, APPENDIX 11, AND CABO/ANSI 117.1.
- PARKING LOT LIGHTING PROVIDED BY POLE LIGHT FIXTURES. COLOR TO BE DARK BRONZE.
- NO OUTDOOR STORAGE WILL BE PROVIDED ON THE SITE.
- NO ROOF TOP MECHANICAL UNITS PROPOSED.
- A MAXIMUM OF 10 EMPLOYEES PER SHIFT (BASED ON PARKING PROVIDED) SHALL BE ALLOWED FOR THE ENTIRE OPERATION OF THIS FACILITY, UNLESS ADDITIONAL PARKING IS PROVIDED.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREETS RIGHT-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 RIGHT-OF-WAY. THE SIGNED, 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 OR SYSTEM.
- CONSTRUCTION TRAFFIC WILL NOT BE ALLOWED TO PASS THROUGH THE NEARBY RESIDENTIAL AREAS.



VICINITY MAP
 SCALE: 1"=1000'

SITE DATA

LAND AREA WITHIN PROPERTY LINES:	2.847 ACRES (124,015 SF.)
BUILDING COVERAGE:	25,754 SF - (20.77%)
GROSS FLOOR AREA:	76,200 SF
NUMBER OF BUILDINGS:	ONE
PRESENT ZONING CLASSIFICATION:	COD - CONDITIONAL
PROPOSED USE:	STUDIOS & SUITES TYPE OF HOTEL
NUMBER OF STORIES:	THREE
MAXIMUM HEIGHT OF BUILDING REQUIRED:	75'
HEIGHT OF BUILDING:	35' - FOR MAIN BUILDING AND 50' - FOR TOWER FEATURES
HARD SURFACE AREA (EXCLUSIVE OF BLDG):	49,444 SF (39.87%)
LANDSCAPED AREA (INCLUDING SIDEWALKS):	48,817 SF (39.36%)
TOTAL OUTSIDE DOORS PROVIDED:	8
OVERALL STANDARD PARKING REQD.:	142
OVERALL STANDARD PARKING PROV.:	142
OVERALL HANDICAPPED PARKING REQD.:	5
OVERALL HANDICAPPED PARKING PROV.:	5
OVERALL LOADING PARKING PROVIDED:	4
SIGN PROVIDED:	ONE MONUMENT SIGN PLUS WALL SIGN
SIGN AREA ALLOWED:	288 SF
SIGN AREA PROPOSED:	160 SF
PERMITTED MAX. SIGN HEIGHT:	8' ABOVE GRADE PLUS WALL SIGN
SIGN HEIGHT PROVIDED:	8' ABOVE GRADE PLUS WALL SIGN

PARKING TABULATION

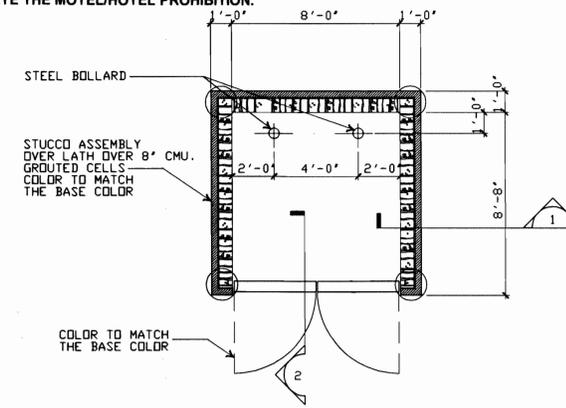
TOTAL ROOM NUMBER:	135 PLUS OFFICE
STANDARD PARKING REQUIRED:	1 SPACE PER EACH ACCOMMODATION: 135 1 SPACE PER 1.5 EMPLOYEES: 10/1.5=7
HANDICAP PARKING REQUIRED:	5 SPACES FOR 101 TO 150 REQUIRED SPACES
STANDARD PARKING REQUIRED	142
STANDARD PARKING PROVIDED	142
HANDICAP PARKING REQUIRED	5
HANDICAP PARKING PROVIDED	5
LOADING PARKING PROVIDED	4
TOTAL PARKING PROVIDED	151
NUMBER OF COMPACT SPACES PROVIDED	0

A MAXIMUM OF 10 EMPLOYEES PER SHIFT (BASED ON PARKING PROVIDED) SHALL BE ALLOWED FOR THE ENTIRE OPERATION OF THIS FACILITY, UNLESS ADDITIONAL PARKING IS PROVIDED.

LEGAL DESCRIPTION

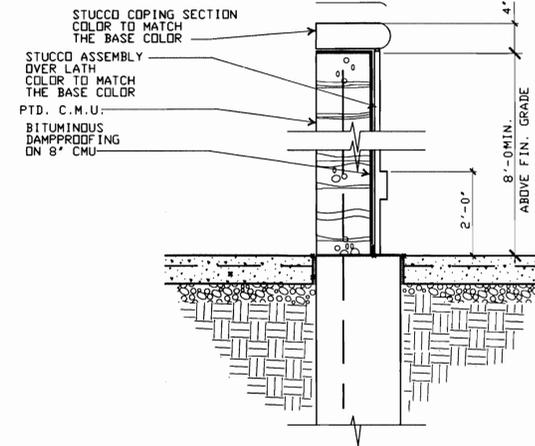
A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPLE MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1, SOUTHEAST COMMONS SUBDIVISION FILING NO. 6



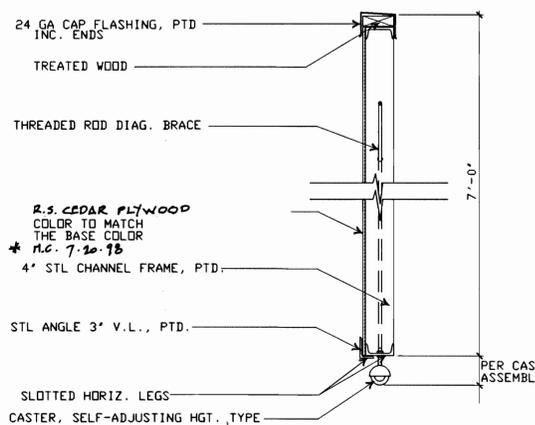
Dumpster Enclosure Plan

SCALE: 1/4" = 1'-0"



1 Dumpster Enclosure Section

SCALE: 1" = 1'-0"



2 Dumpster Gate Section

SCALE: 1" = 1'-0"

CITY OF AURORA APPROVAL'S

CITY ATTORNEY: Bob Ryan DATE: 5-14-97
 PLANNING DIRECTOR: Janice M. Balka DATE: 5-13-97
 PLANNING COMMISSION: Michelle Estel DATE: 3-26-97
 CITY COUNCIL: Chairman DATE: 5-15-97
 ATTEST: Jessica Baulinger MAYOR DATE: 5-15-97
Acting CITY CLERK

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COUNTY, COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD 19____.
 CLERK AND RECORDER: _____ DEPUTY: _____

OWNER'S SIGNATURE

 (OFFICIAL PROJECT NAME) SITE PLAN
 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 Monahan Farms, Inc. HAS CAUSED THESE PRESENTS TO BE
 (CORP. COMPANY OR INDIVIDUAL)
 EXECUTED THIS 5th DAY OF May AD 1997 CORPORATE SEAL
 BY: Thomas C. Dewine, Vice President
 (PRINCIPALS OR OWNERS)

NOTARIAL

STATE OF COLORADO)SS
 COUNTY OF ARAPAHOE)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF MAY AD 1997 BY Thomas C. Dewine, Vice President (PRINCIPALS OR OWNERS)
 WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC SEAL
Brian T. Coffman
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 11/10/2000 NOTARY/BUSN. ADDRESS: 14120 E. Evans Ave. Aurora, Co 80014

AMENDMENTS:

5
 04/21/2023 MINOR AMENDMENT:
 ADD PERIMETER FENCE - (3) VEHICLE TRAFFIC GATES - (5) PEDESTRIAN GATES FOR SECURITY ON PROPERTY NEEDED DUE TO INCREASED VOLUME OF THEFT AND VANDALISM.
 RE NUMBERED THIS SHEET
 (ADDED TAYLOR FENCE DRAWING SHEETS 4 THRU 10 FOR DETAILED INFORMATION)
 FENCES AND GATES COVERED BY LICENSE AGREEMENT DA RSN: 1605859 SUBMITTED FOR REVIEW (06/08/23)

SITE PLAN
 HOMEGATE STUDIOS AND SUITES
 2695.02
 4/2/97
 SHEET 1 OF 2

JR Engineering, Ltd.
 6110 Greenwood Plaza Blvd.
 Englewood, Colorado 80111
 Tel. (303) 740-9393
 FAX (303) 721-9019

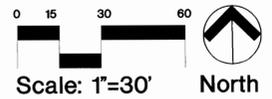
5
SHEET 1 OF 8
 ENGINEERING/PLANNING/SURVEYING

PLOT SCALE: 1"=40'. DATE: 04/02/97. TIME: 09:42. FILE: X:\269502\ACAD\269502.DWG

SITE PLAN HOMEGATE STUDIOS AND SUITES

LOT 2, BLOCK 1 SOUTHEAST COMMONS SUBDIVISION FILING NO. 6
BEING A PART OF THE NW 1/4 OF SECTION 30, T.4S., R. 66 W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LOT 1
CONTAINS 2.951 ACRES



LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- SODDED AREA
- COBBLE MULCH BED
- STEEL EDGER

PLANT KEY

(SEE SHEET 5 FOR QUANTITIES)

SYMBOL	COMMON NAME	BOTANIC NAME
DECIDUOUS TREES		
ASP	PATMORE ASH	FRAXINUS PENN. LANCEOLATA 'PATMORE'
MAA	NORTHWOOD MAPLE	ACER RUBRUM 'NORTHWOOD'
OKS	SWAMP WHITE OAK	QUERCUS BICOLOR
EVERGREEN TREES		
CSP	COLORADO SPRUCE (6' HT.)	PICEA PUNGENS
CSP	COLORADO SPRUCE (10' HT.)	PICEA PUNGENS
FNA	AUSTRIAN PINE	PINUS NIGRA
ORNAMENTAL TREES		
FCS	SPRING SNOW CRABAPPLE	MALUS SP. 'SPRING SNOW'
HAX	THORNLESS COCKSPUR HAW.	CRATAEGUS CRUGGALLI 'INERMIS'
FRN	NEUFORT PLUM	PRUNUS CERASIFERA 'NEUFORT'
DECIDUOUS SHRUBS		
BBD	BURNING BUSH, DWARF	EUONYMUS ALATA 'COMPACTA'
CUY	YELLOW CURRANT	RIBES AUREUM
DGI	ISANTI DOGWOOD	CORNUS STOLONIFERA 'ISANTI'
DGY	YELLOWtwig DOGWOOD	CORNUS STOLONIFERA 'FLAYIRAMEA'
FTJ	JACKMAN POTENTILLA	POTENTILLA FRUITICOSA 'JACKMANII'
FMW	POTENTILLA, MCKAY'S WHITE	POTENTILLA 'MCKAY'S WHITE'
FVG	FRIVET, GOLDEN VICARY	LIGUSTRUM X VICARY
LVL	FRIVET, LODENSE	LIGUSTRUM VULGARE 'LODENSE'
RON	ROSE, NEARLY WILD	ROSA X 'NEARLY WILD'
SFF	FROBEL SPIREA	SPIRAEA BIMALDA 'FROBELI'
SPG	GOLD FLAME SPIREA	SPIRAEA BIMALDA 'GOLDFLAME'
VCA	AM. COMPACT CRANBERRY	VIBURNUM TRILOBUM 'COMPACTUM'
VSR	SNOWBALL VIBURNUM	VIBURNUM OPULIS 'ROSEUM'
CDI	COTONEASTER	COTONEASTER DIVARICTUS
EVERGREEN SHRUBS		
JAD	ANDORRA JUNIPER	'ANDORRA YOUNGSTOWN'
JBF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'
JSC	SCANDIA JUNIPER	JUNIPERUS SABINA 'SCANDIA'
PERENNIALS & GRASS		
ATD	ASTER, DWARF WHITE FALL	ASTER NOVI-BELGII 'SNOW CUSHION'
BES	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDDRUM'
HRS	RED SCARLET DAYLILY	HEMEROCALIS 'RED SCARLET'
HST	HONEYSUCKLE, SCARLET TRUMPET	LONICERA SEMPERVIRENS 'MAGNIFICA'
SRL	STONECROP, RED LEAF SHOWY	SEDUM HYBRIDUM
JSM	JAPANESE SEDGE	COREX MORROWII
JSR	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'
JSP	SPARTAN JUNIPER	JUNIPERUS SCOPULORUM 'SPARTAN'
JCO	COLOGREEN JUNIPER	JUNIPERUS SCOPULORUM

AMENDMENTS:

5

ADDED THIS SHEET (SEE SITE PLAN SHEET 1 FOR INFORMATION)

04/21/2023 MINOR AMENDMENT:
ADD PERIMETER 6' FENCE - (3) VEHICLE TRAFFIC GATES - (5) PEDESTRIAN GATES FOR SECURITY ON PROPERTY NEEDED DUE TO INCREASED VOLUME OF THEFT AND VANDALISM.

(ADDED SHEETS 4 THRU 10 FOR DETAILED INFORMATION)

FENCES AND GATES COVERED BY LICENSE AGREEMENT DA RSN: 1605859 SUBMITTED FOR REVIEW (06/08/23)

HOMEGATE STUDIOS & SUITES INC.
 Aurora, Colorado
LANDSCAPE PLAN

THK Associates, Inc.
5325 So. Valentia Way, Suite 200
Greenwood Village, Colorado 80111
303-770-7201 FAX 770-7192

Revisions

10-29-97	Delete sidewalk, entrance
11-19-97	Change of building envelope and setbacks

Date **MAY 5, 1997**
Job Number **4271000**

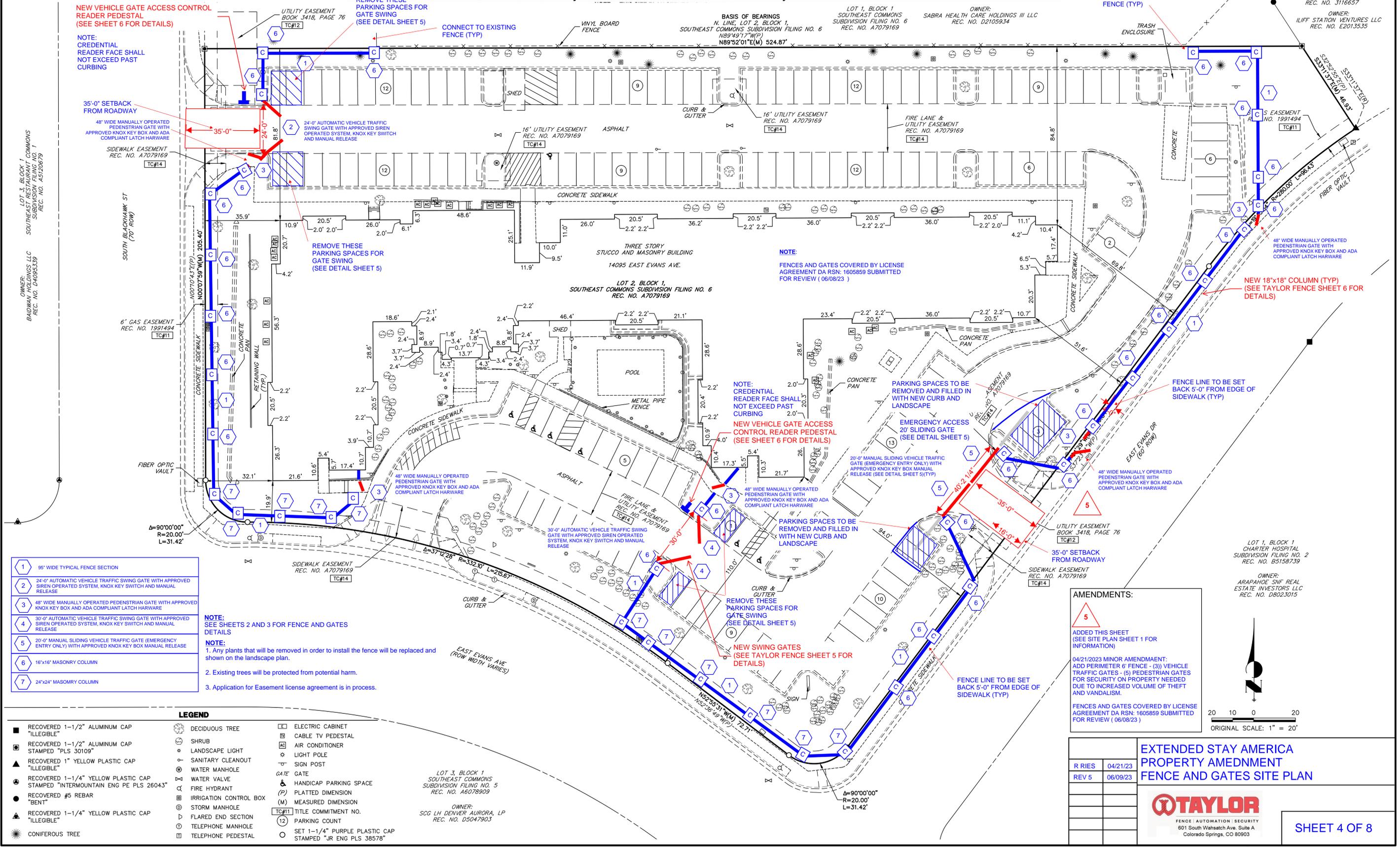
Sheet **3** of **8**

HOMEGATE STUDIOS & SUITES

97-6011-1

SITE PLAN HOMEGATE STUDIOS AND SUITES

LOT 2, BLOCK 1 SOUTHEAST COMMONS SUBDIVISION FILING NO. 6
BEING A PART OF THE NW 1/4 OF SECTION 30, T.4S., R. 66 W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



- 1 95' WIDE TYPICAL FENCE SECTION
- 2 24'-0" AUTOMATIC VEHICLE TRAFFIC SWING GATE WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE
- 3 48" WIDE MANUALLY OPERATED PEDESTRIAN GATE WITH APPROVED KNOX KEY BOX AND ADA COMPLIANT LATCH HARDWARE
- 4 30'-0" AUTOMATIC VEHICLE TRAFFIC SWING GATE WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE
- 5 20'-0" MANUAL SLIDING VEHICLE TRAFFIC GATE (EMERGENCY ENTRY ONLY) WITH APPROVED KNOX KEY BOX MANUAL RELEASE
- 6 16"x16" MASONRY COLUMN
- 7 24"x24" MASONRY COLUMN

NOTE:
SEE SHEETS 2 AND 3 FOR FENCE AND GATES DETAILS

NOTE:
1. Any plants that will be removed in order to install the fence will be replaced and shown on the landscape plan.
2. Existing trees will be protected from potential harm.
3. Application for Easement license agreement is in process.

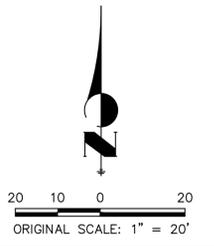
LEGEND			
■	RECOVERED 1-1/2" ALUMINUM CAP "ILLEGIBLE"	□	ELECTRIC CABINET
■	RECOVERED 1-1/2" ALUMINUM CAP STAMPED "PLS 30109"	□	CABLE TV PEDESTAL
▲	RECOVERED 1" YELLOW PLASTIC CAP "ILLEGIBLE"	□	AIR CONDITIONER
●	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "INTERMOUNTAIN ENG PE PLS 26043"	□	LIGHT POLE
●	RECOVERED #5 REBAR "BENT"	□	SIGN POST
▲	RECOVERED 1-1/4" YELLOW PLASTIC CAP "ILLEGIBLE"	□	GATE
☀	CONIFEROUS TREE	□	HANDICAP PARKING SPACE
☀	DECIDUOUS TREE	□	PLATTED DIMENSION
☀	SHRUB	□	(M) MEASURED DIMENSION
☀	LANDSCAPE LIGHT	□	TC#11 TITLE COMMITMENT NO.
☀	SANITARY CLEANOUT	□	(12) PARKING COUNT
☀	WATER MANHOLE	□	○ SET 1-1/4" PURPLE PLASTIC CAP STAMPED "JR ENG PLS 38578"
☀	WATER VALVE		
☀	FIRE HYDRANT		
☀	IRRIGATION CONTROL BOX		
☀	STORM MANHOLE		
☀	FLARED END SECTION		
☀	TELEPHONE MANHOLE		
☀	TELEPHONE PEDESTAL		

AMENDMENTS:

5
ADDED THIS SHEET (SEE SITE PLAN SHEET 1 FOR INFORMATION)

04/21/2023 MINOR AMENDMENT:
ADD PERIMETER 6' FENCE - (3) VEHICLE TRAFFIC GATES - (5) PEDESTRIAN GATES FOR SECURITY ON PROPERTY NEEDED DUE TO INCREASED VOLUME OF THEFT AND VANDALISM.

FENCES AND GATES COVERED BY LICENSE AGREEMENT DA RSN: 1605859 SUBMITTED FOR REVIEW (06/08/23)

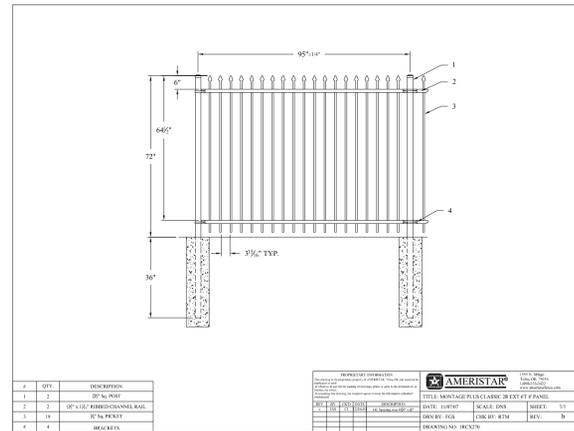


EXTENDED STAY AMERICA PROPERTY AMENDMENT FENCE AND GATES SITE PLAN							
<table border="1"> <tr> <td>R</td> <td>RIES</td> <td>04/21/23</td> </tr> <tr> <td>REV</td> <td>5</td> <td>06/09/23</td> </tr> </table>	R	RIES	04/21/23	REV	5	06/09/23	<p style="font-size: 8px;">FENCE AUTOMATION SECURITY 601 South Wahatch Ave. Suite A Colorado Springs, CO 80903</p>
R	RIES	04/21/23					
REV	5	06/09/23					
SHEET 4 OF 8							

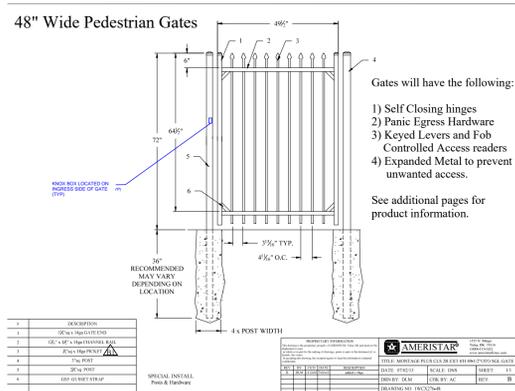
SITE PLAN

HOMEGATE STUDIOS AND SUITES

LOT 2, BLOCK 1 SOUTHEAST COMMONS SUBDIVISION FILING NO. 6
BEING A PART OF THE NW 1/4 OF SECTION 30, T.4S., R. 66 W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

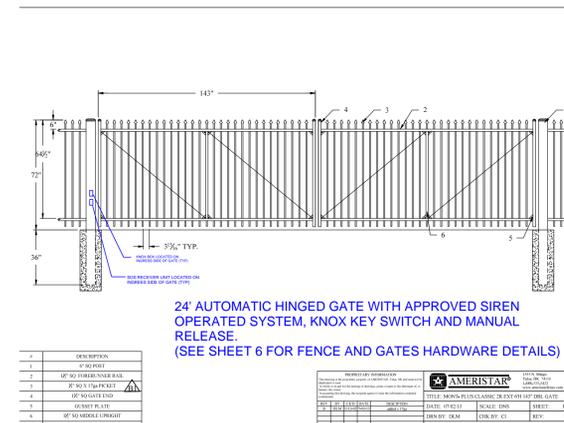


1 **DETAIL 1**
TYPICAL 95" FENCE SECTION
N.T.S

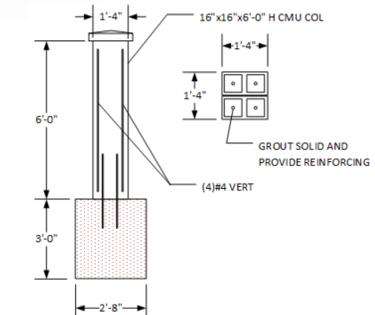


48" HINGED GATE WITH APPROVED SELF CLOSING HINGES, PANIC EGRESS HARDWARE, KEYED LEVERS AND FOB CONTROLLED ACCESS READERS, KNOX KEY SWITCH AND MANUAL RELEASE. (SEE SHEET 6 FOR FENCE AND GATES HARDWARE DETAILS)

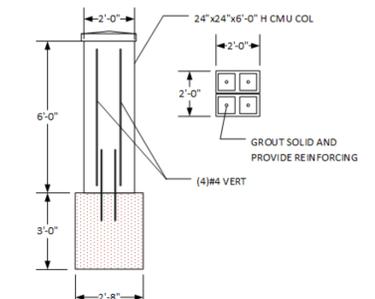
2 **DETAIL 2**
48" PEDESTRIAN SWING GATE
N.T.S



3 **DETAIL 3**
REAR GATE
24'-0" VEHICLE TRAFFIC SWING GATE
N.T.S



6 **DETAIL 6**
TYPICAL 16"x16" COLUMN DETAIL
N.T.S



7 **DETAIL 7**
TYPICAL 24"x24" COLUMN DETAIL
N.T.S

NOTE:

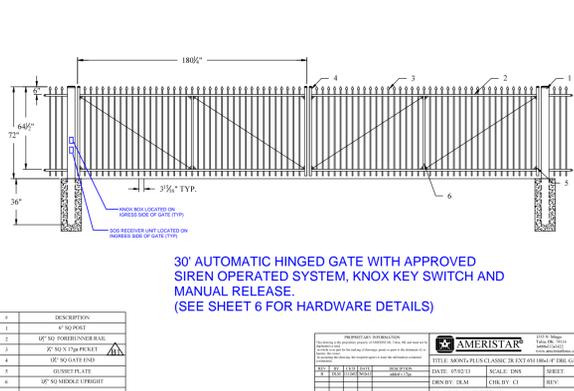
THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL 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.

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 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 or 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.

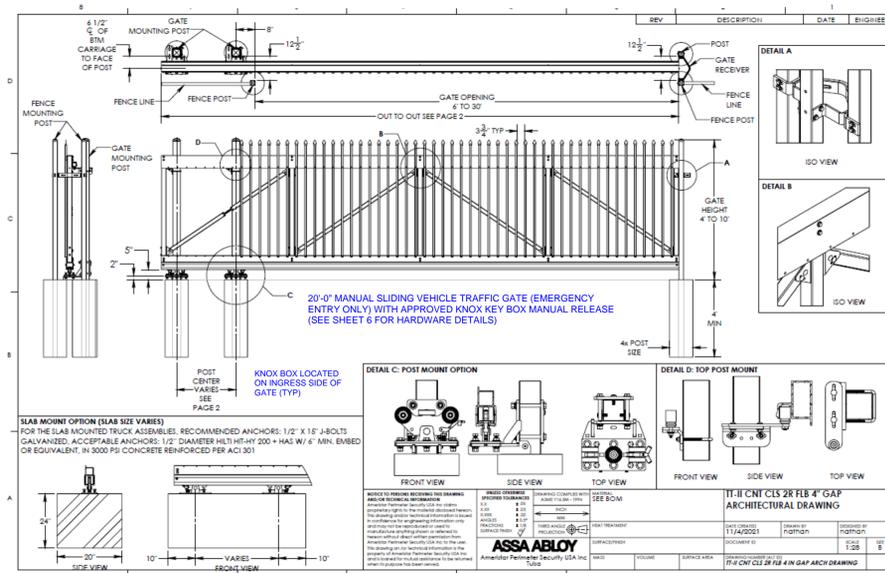
Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

R	REV	DATE	DESCRIPTION
	1	04/21/23	04/21/2023 MINOR AMENDMENT: ADD PERIMETER 6' FENCE - (3) VEHICLE TRAFFIC GATES - (5) PEDESTRIAN GATES FOR SECURITY ON PROPERTY NEEDED DUE TO INCREASED VOLUME OF THEFT AND VANDALISM.
	2	06/08/23	FENCES AND GATES COVERED BY LICENSE AGREEMENT DA RSN: 1605859 SUBMITTED FOR REVIEW (06/08/23)
	3		
	4		
	5	06/09/23	

EXTENDED STAY AMERICA
PROPERTY AMEDNMENT
FENCE AND GATES DETAILS



4 **DETAIL 4**
FRONT GATE
30'-0" VEHICLE TRAFFIC SWING GATE
N.T.S



5 **DETAIL 5**
EMERGENCY ACCESS
40'-0" VEHICLE TRAFFIC DOUBLE SLIDING GATE
N.T.S

AMENDMENTS:



ADDED THIS SHEET (SEE SITE PLAN SHEET 1 FOR INFORMATION)

04/21/2023 MINOR AMENDMENT: ADD PERIMETER 6' FENCE - (3) VEHICLE TRAFFIC GATES - (5) PEDESTRIAN GATES FOR SECURITY ON PROPERTY NEEDED DUE TO INCREASED VOLUME OF THEFT AND VANDALISM.

FENCES AND GATES COVERED BY LICENSE AGREEMENT DA RSN: 1605859 SUBMITTED FOR REVIEW (06/08/23)

SCOPE OF WORK:

INSTALLING (3) AUTOMATIC VEHICAL TRAFFIC GATING SYSTEMS TO INCLUDE KNOX KEY SWITCH, MANUAL RELEASE SYSTEMS AND SIREN ACTIVATION SYSTEM

INSTALLING (4) PEDESTRIAN GATES FOR ENTRY AND EGRESS TO INCLUDE PANIC EGRESS HARWARE, SELF CLOSING HINGES, SECURED ACCESS ENTRY AND KNOX KEY SWITCH

ELECTRICAL NOTE:

3 NEW 20AMP/120V CIRCUITS (1) PER GATE SYSTEM WILL BE ADDED (SEE ELECTRICAL SHEETS 4 AND 5)

FENCING EMENDMENT

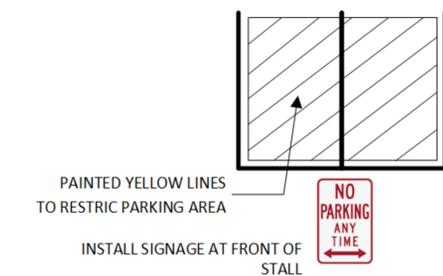
1. FENCING:
Montage powder coated Black Wrought Iron Fence. 6' High Press Point Fence. Fence will follow just inside property line and butt up to existing privacy fence at rear of property and up to setbacks to gates.

2. PEDESTRIAN GATE:
5 Pedestrian Gates matching fencing 48" Wide with Panic Bars and Onity Card Readers (Back Pedestrian Gate will be Exit Only)

3. REAR VEHICLE GATE:
Montage powder coated Black Wrought Iron Double Swing Press Point Automatic Gate. 24' Wide x 6' High with 6' ground clearance and set back 35' Min. (FROM EDGE OF TRAVELWAY))

4. FRONT VEHICLE GATE:
Montage powder coated Black Wrought Iron Double Swing Press Point Automatic Gate. 30' Wide x 6' High with 6' ground clearance and set back 35' Min. (FROM EDGE OF TRAVELWAY)
Powered by Lift Master CSL24UL Motor, SOS System, Knox Key Switch & Manual Release (Required by City of Aurora), Onity Card Reader Entry (Provided by ESA), Exit Sensor & Loop Detector Monitoring Photocell. Located Middle of parking lot (E Evans Ave Side of Bldg.) 100' approx. from front entrance so there are parking spaces for guest to check-in

5. EMERGENCY ACCESS SIDE VEHICLE GATE:
2 - Montage 20' powder coated Black Wrought Iron Double Slide Press Point Slide Gate for 40' Wide Opening x 6' High with 6' ground clearance and set back 35' (FROM EDGE OF TRAVELWAY) Min (Located East Side of parking lot) (E Evans Drive Side of Bldg.) Gate set back 35' and centered

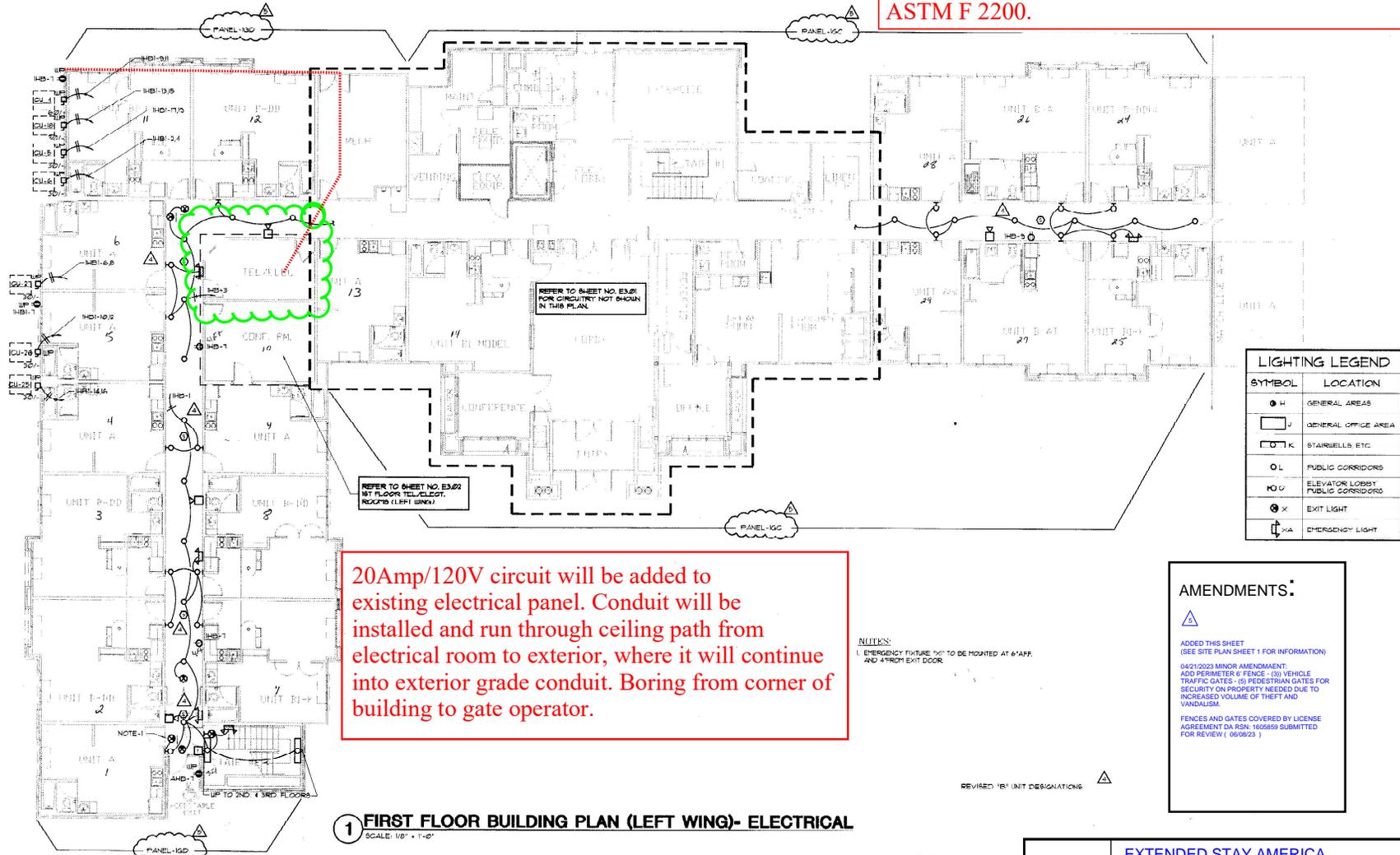


8 **DETAIL 5**
PARKING SPACE REMOVAL
N.T.S

**SITE PLAN
HOMEGATE STUDIOS AND SUITES**

LOT 2, BLOCK 1 SOUTHEAST COMMONS SUBDIVISION FILING NO. 6
BEING A PART OF THE NW 1/4 OF SECTION 30, T.4S., R. 66 W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.



20Amp/120V circuit will be added to existing electrical panel. Conduit will be installed and run through ceiling path from electrical room to exterior, where it will continue into exterior grade conduit. Boring from corner of building to gate operator.

AMENDMENTS:

△
ADDED THIS SHEET (SEE SITE PLAN SHEET 1 FOR INFORMATION)
04/21/2023 MINOR AMENDMENT:
ADD PERIMETER FENCE - (5) VEHICLE TRAFFIC GATES - (5) PEDESTRIAN GATES FOR SECURITY ON PROPERTY NEEDED DUE TO INCREASED VOLUME OF THEFT AND VANDALISM.
FENCES AND GATES COVERED BY LICENSE AGREEMENT DA RSN 195656 SUBMITTED FOR REVIEW (06/09/23)

Electrical Drawing #1 - West Gate Power Source

R	RIES	04/24/23

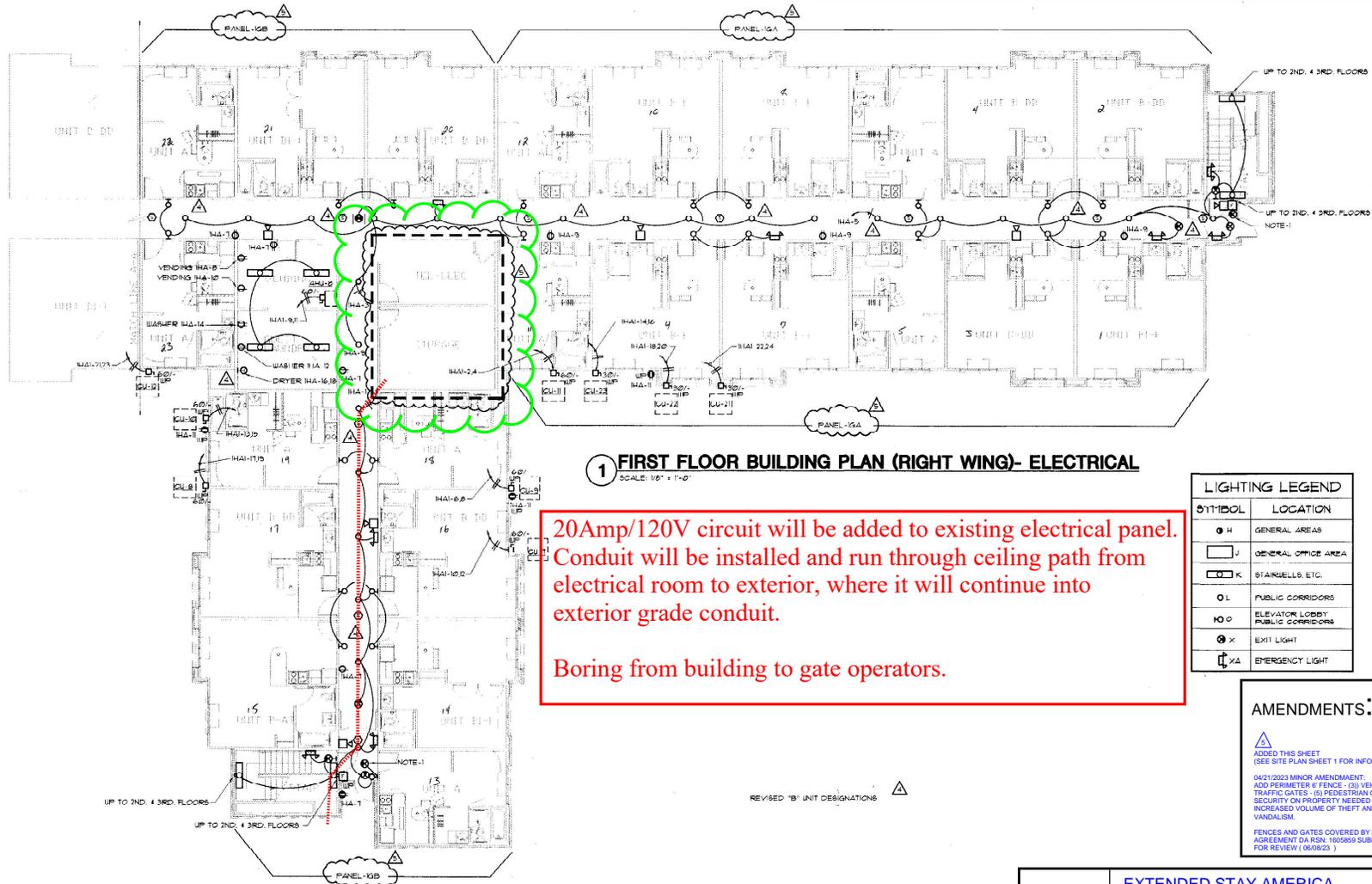
**EXTENDED STAY AMERICA
PROPERTY EMENDMENT
FENCE AND GATES ELECTRICAL**

TAYLOR
FENCE AUTOMATION SECURITY
801 South Washatch Ave. Suite A
Colorado Springs, CO 80903

SHEET 7 OF 8

SITE PLAN
HOMEGATE STUDIOS AND SUITES
 LOT 2, BLOCK 1 SOUTHEAST COMMONS SUBDIVISION FILING NO. 6
 BEING A PART OF THE NW 1/4 OF SECTION 30, T.4S., R. 66 W., OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.



20Amp/120V circuit will be added to existing electrical panel. Conduit will be installed and run through ceiling path from electrical room to exterior, where it will continue into exterior grade conduit.
 Boring from building to gate operators.

LIGHTING LEGEND	
SYMBOL	LOCATION
● H	GENERAL AREAS
□ J	GENERAL OFFICE AREA
□ K	STAIRWELLS, ETC.
○ L	PUBLIC CORRIDORS
○ M	ELEVATOR LOBBY
○ N	PUBLIC CORRIDORS
⊗ X	EXIT LIGHT
⊗ XA	EMERGENCY LIGHT

AMENDMENTS:

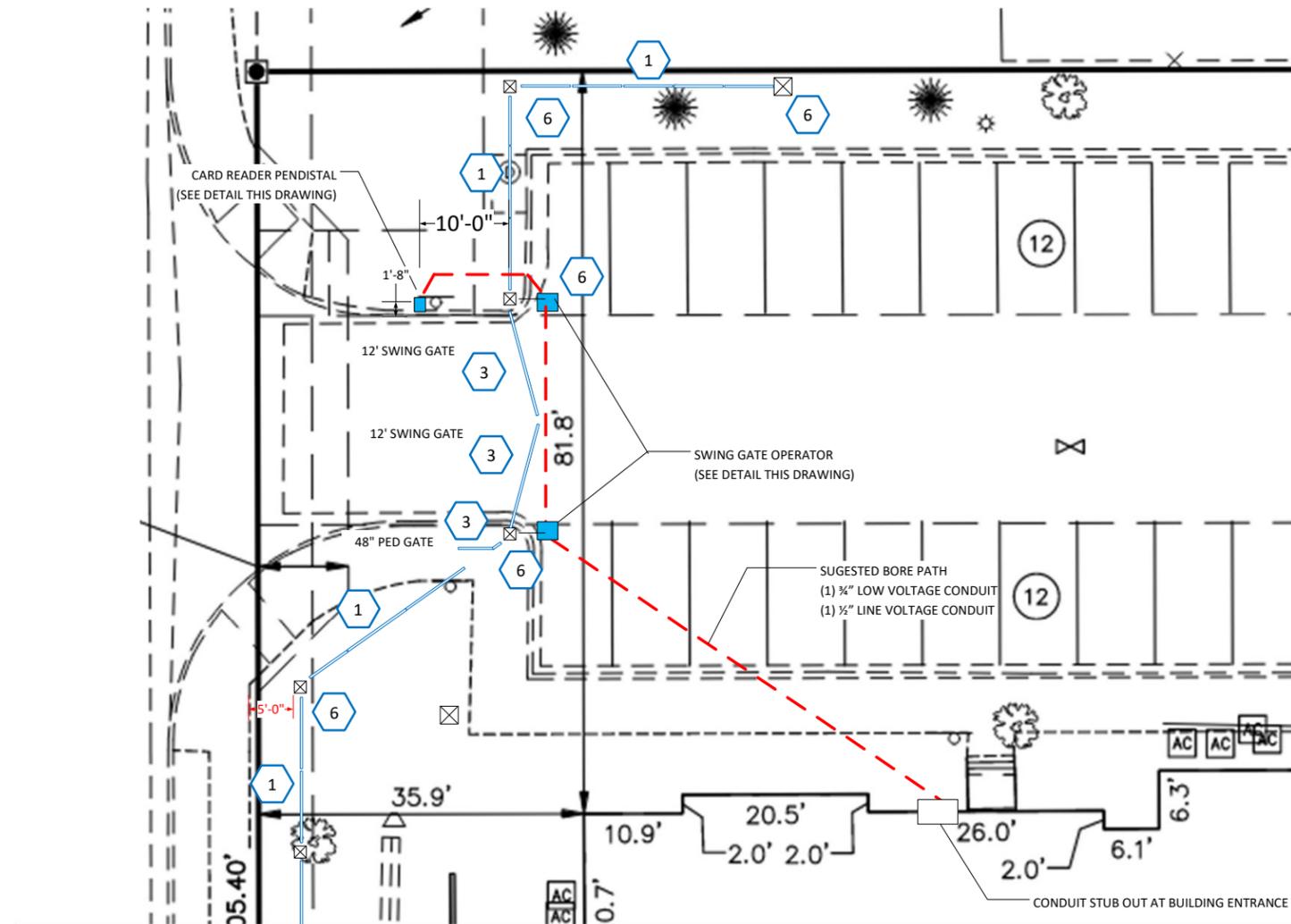
ADDED THIS SHEET (SEE SITE PLAN SHEET 1 FOR INFORMATION)

04/21/2023 MINOR AMENDMENT:
 ADD PERIMETER FENCE - (3) VEHICLE TRAFFIC GATES - (5) PEDESTRIAN GATES FOR SECURITY ON PROPERTY NEEDED DUE TO INCREASED VOLUME OF THEFT AND VANDALISM.

FENCES AND GATES COVERED BY LICENSE AGREEMENT DA RSN: 1605859 SUBMITTED FOR REVIEW (05/08/23)

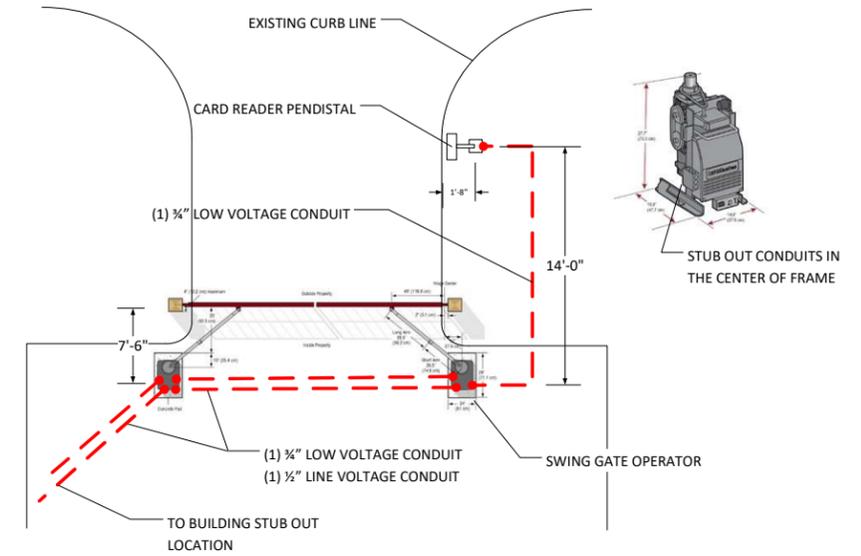
Electrical Drawing #2 - South and East Gate Power Sources

REVISED	04/24/23	EXTENDED STAY AMERICA PROPERTY EMENDMENT FENCE AND GATES ELECTRICAL
		SHEET 8 OF 8
<small>FENCE AUTOMATION SECURITY 601 South Wainwright Ave. Suite A Colorado Springs, CO 80903</small>		

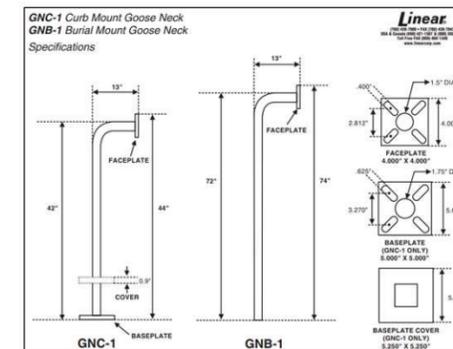


WEST SIDE VEHICLE ENTRANCE CONDUIT LAYOUT

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

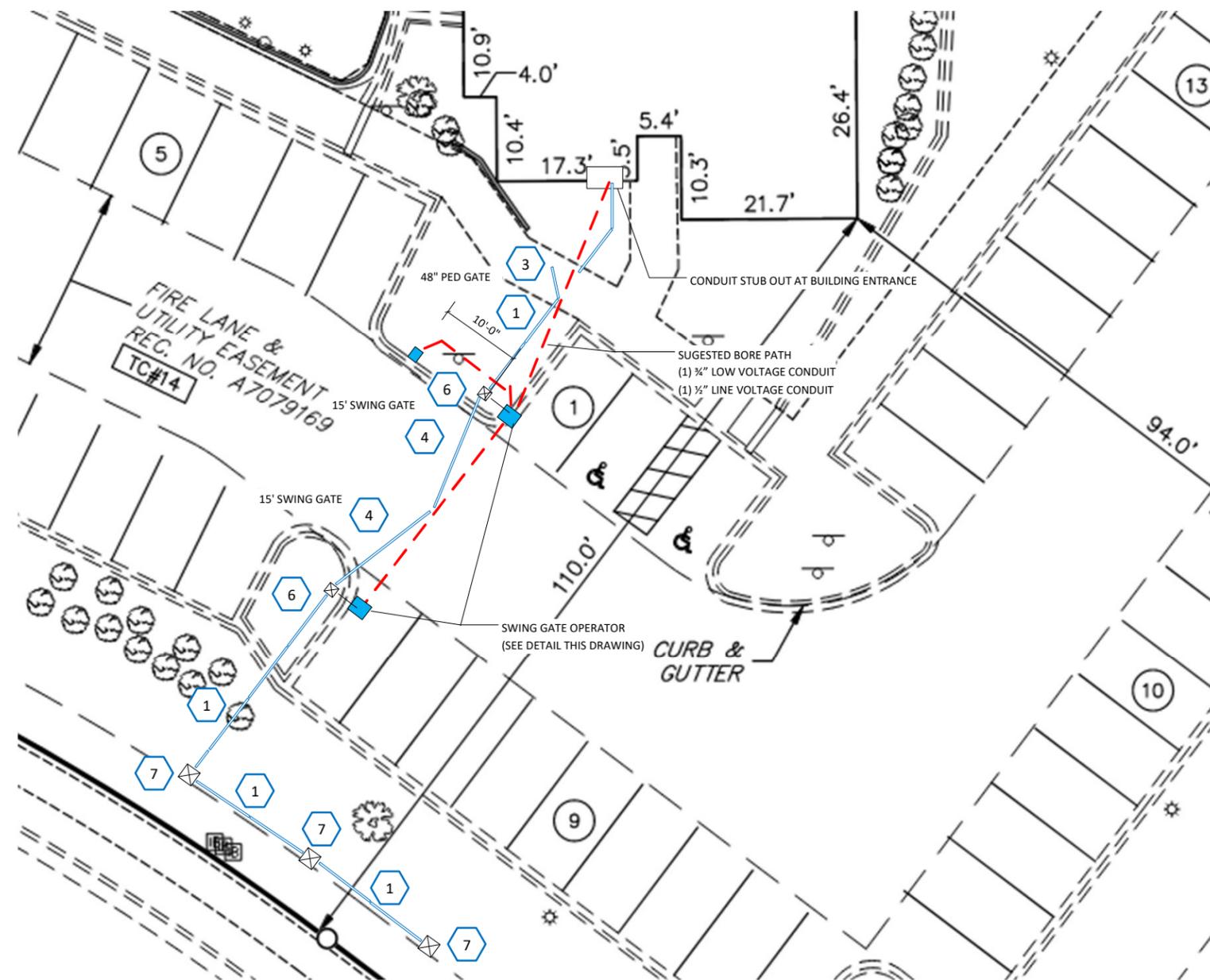


GATE ENTRANCE LAYOUT DETAIL
NOT TO SCALE



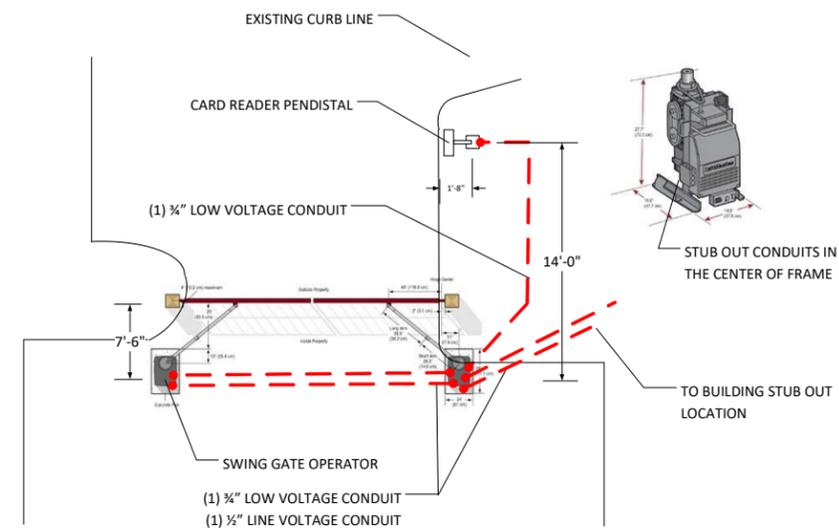
CARD READER PEDISTAL DETAIL
N.T.S.

EXTENDED STAY AMERICA PROPERTY EMENDMENT WEST GATE ELECTRICAL LAYOUT	
R RIES	05/25/23
 FENCE AUTOMATION SECURITY 601 South Walsatch Ave, Suite A Colorado Springs, CO 80903	
SHEET 9 OF 10	

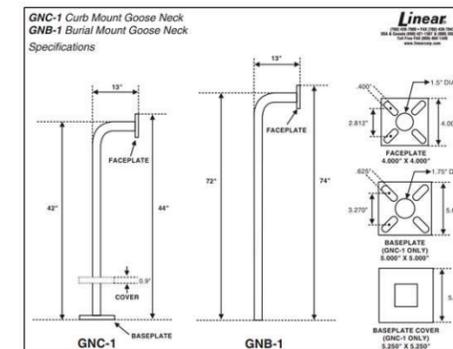


EAST SIDE VEHICLE ENTRANCE CONDUIT LAYOUT

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



GATE ENTRANCE LAYOUT DETAIL
NOT TO SCALE



CARD READER PEDISTAL DETAIL
N.T.S.

EXTENDED STAY AMERICA PROPERTY EMENDMENT EAST GATE ELECTRICAL LAYOUT	
R RIES	05/25/23
 FENCE AUTOMATION SECURITY 601 South Walsatch Ave., Suite A Colorado Springs, CO 80903	
SHEET 10 OF 10	

PANEL	1HA (EAST)				TYPE	SIEMENS S1C42ML250ATS			
VOLTAGE	208				MTG	RECESSED			
PHASE	3				AIC	10,000			
WIRES	4	LARGEST MOTOR			1350	VA			
RATING	250 A								
MAIN	LUG								
CKT DESCRIPTION	BKR	CKT	A	B	C	CKT	BKR	CKT DESCRIPTION	
HALL LIGHTS SE STAIRS	20A1P	1	650	--	--	--	2	20A1P FIVE DAMPERS	
HALL LIGHTS	20A1P	3	--	700	--	--	4	20A1P ELEC ROOM RECEPTACLE	
HALL/STAIR LIGHTS	20A1P	5	--	--	650	6	20A1P	VENDING MACHINE	
HALLWAY RECEPTACLES	20A1P	7	900	--	720	--	8	20A1P VENDING MACHINE	
HALLWAY RECEPTACLES	20A1P	9	--	1000	--	--	10	20A1P VENDING MACHINE	
ELEC ROOM LIGHTS	20A1P	11	--	--	250	--	12	20A1P LAUNDRY OUTLET	
EXISTING LOAD	20A1P	13	1500	--	--	--	14	20A1P DRYER	
EXISTING LOAD	20A1P	15	--	1500	--	--	16	25A2P DRYER	
EXISTING LOAD	20A1P	17	--	--	1500	--	18	25A2P DRYER	
MONUMENT SIGN	20A1P	19	1000	--	--	--	20	25A2P DRYER	
	20A1P	21	--	--	2500	--	22	20A2P POLE LIGHTS	
	20A1P	23	--	--	--	--	24	20A2P POLE LIGHTS	
	20A1P	25	--	--	--	--	26	20A2P POLE LIGHTS	
POOL PANEL	100A3P	27	--	--	--	--	28	20A2P POLE LIGHTS	
		29	--	--	--	--	30	SPACE	
		31	500	--	--	--	32	SPACE	
		33	--	500	--	--	34	SPACE	
		35	--	--	--	--	36	SPACE	
		37	--	--	--	--	38	SPACE	
		39	--	--	--	--	40	SPACE	
		41	--	--	--	--	42	SPACE	
TOTAL VOLT-AMPS:	8480	9200	5620						
TOTAL CONNECTED LOAD:	23300 VA		65 AMPS						
TOTAL DEMAND	LOAD	DF	DEMAND						
(1) LIGHTING	3250	1.25	4062.5						
(2) RECEPTACLES	19800	10K+5	14900						
(3) MOTORS	250	1.25+1	588						
(4) KITCHEN	0	0.65	0						
(5) CONT. RECEIPT	0	1	0						
(6) ELECTRIC HEAT	0	1	0						
(7) WATER HEAT	0	1	0						
TOTALS	23300		19550					54 AMPS	

PANEL	1HB1 (WEST)				TYPE	SIEMENS S1C42ML250ATS			
VOLTAGE	208				MTG	RECESSED			
PHASE	3				AIC	10,000			
WIRES	4	LARGEST MOTOR			5400	VA			
RATING	250 A								
MAIN	LUG								
CKT DESCRIPTION	BKR	CKT	A	B	C	CKT	BKR	CKT DESCRIPTION	
CU #6	25A2P	1	1664	--	--	--	2	25A2P AHU #4	
		3	--	1664	--	--	4		
AHU #25	40A2P	5	--	--	3120	--	6	25A2P CU #7	
		7	3120	--	--	--	8		
CU #4	35A2P	9	--	2704	--	--	10	25A2P CU #?	
		11	--	1664	--	2704	12		
CU #18	25A2P	13	1664	--	--	--	14	25A2P CU #25	
		15	--	1664	--	--	16		
CU #5	25A2P	17	--	--	1664	--	18	25A2P AHU #25	
		19	1664	--	--	--	20		
SPARE	20A1P	21	--	--	--	--	22	100A2P UNIT 104	
SPARE	20A1P	23	--	--	5408	--	24		
PKG LOT WEST LIGHTS	20A2P	25	1040	--	--	--	26	100A2P 123, 223, 323	
		27	--	1040	--	--	28		
PTAC LAUNDRY ROOM	20A2P	29	--	--	1248	--	30	30A2P PTAC MODEL A	
		31	1248	--	--	2080	--	32	
ACCESS GATES WEST	20A1P	33	--	500	--	--	34		
SPACE		35	--	--	1200	--	36	20A3P EXISTING LOAD	
SPACE		37	1200	--	--	--	38		
SPACE		39	--	--	--	--	40	SPACE	
SPACE		41	--	--	--	--	42	SPACE	
TOTAL VOLT-AMPS:	27200	24580	22416						
TOTAL CONNECTED LOAD:	74196 VA		206 AMPS						
TOTAL DEMAND	LOAD	DF	DEMAND						
(1) LIGHTING	2080	1.25	2600						
(2) RECEPTACLES	13716	10K+5	11858						
(3) MOTORS	57200	1.25+1	58550						
(4) KITCHEN	0	0.65	0						
(5) CONT. RECEIPT	0	1	0						
(6) ELECTRIC HEAT	0	1	0						
(7) WATER HEAT	0	1	0						
TOTALS	72996		73008					203 AMPS	

ELECTRICAL LEGEND			
x' x"	MOUNTING HEIGHT	⊕	DUPLEX RECEPTACLE
A / AMP	AMPERE	⊕	GFCI DUPLEX RECEPTACLE
CU	COPPER	⊕	JUNCTION BOX
CT	CURRENT TRANSFORMER	⊕	MOTOR STARTER OR CONTACTOR
(E)	EXISTING	⊕	MOTOR
MDP	MAIN DISTRIBUTION PANELBOARD	⊕	FUSED DISCONNECT
(N)	NEW	⊕	UTILITY METER
N	NEUTRAL	⊕	TRANSFORMER
PH	PHASE	⊕	CIRCUIT BREAKER
RTU	ROOF TOP UNIT	⊕	FUSE AND SWITCH
V	VOLT	⊕	PANELBOARD
WG	WEATHERPROOF GFI		

COUNTY APPLICABLE CODES:
2020 NATIONAL ELECTRICAL CODE

Note:
20Amp/120V circuit will be added to existing electrical panel.
Conduit will be installed and run through ceiling path from electrical room to exterior, where it will continue into exterior grade conduit. B oring from building to gate operators.

KEY NOTES
1. NEW BREAKER AND CIRCUIT INSTALLED IN EXISTING PANEL.



SJO ELECTRIC
6445 W 53RD AVE
ARVADA, CO 80002,
TEL: (303) 400-4321

Extended Stay America -
Aurora North
GATE INSTALL
14095 E Evans Ave, Aurora, CO 80014



PANEL SCHEDULES
DESIGNED BY: TLB
DRAWN BY: TLB
DRAWING NO. E1.0