

PLOT SCALE 1"=40'. DATE 04/02/97. TIME 09:42. FILE K:\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

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

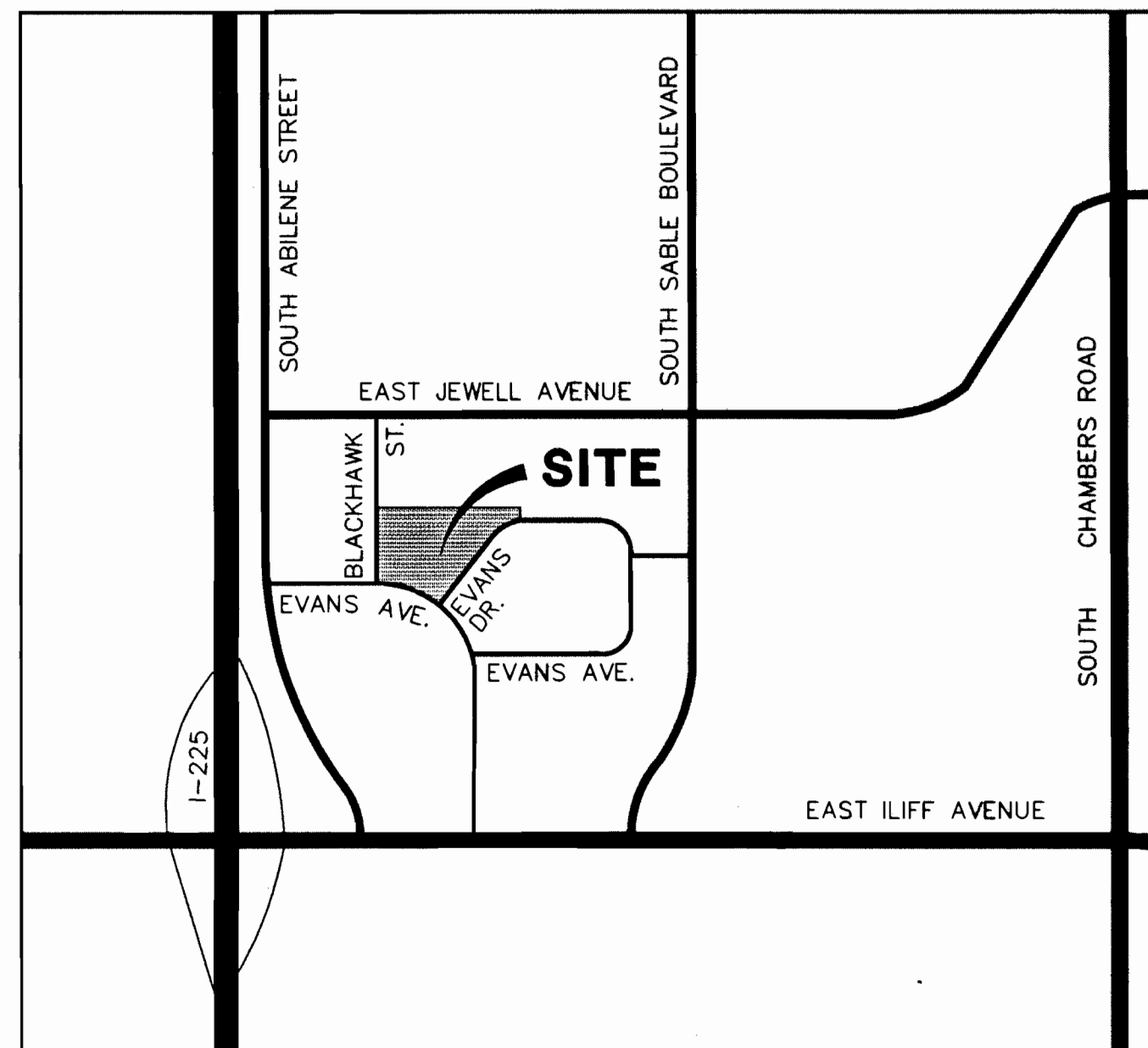
**SITE PLAN NOTES**

- 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.

**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



**VICINITY MAP**

SCALE: 1"=1000'

**SITE DATA**

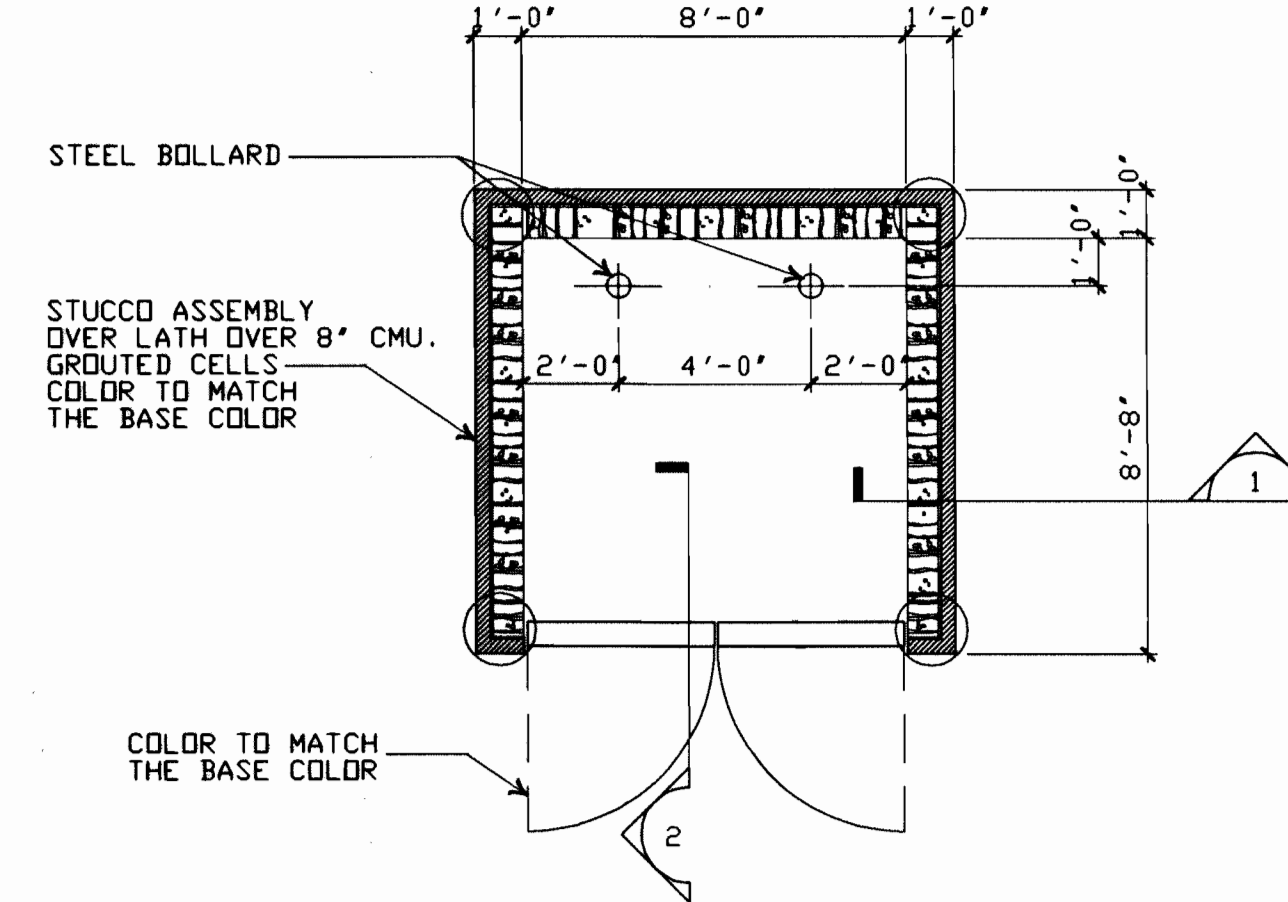
LAND AREA WITHIN PROPERTY LINES:	2.847 ACRES (124,015 SF.)
BUILDING COVERAGE:	25,754 SF - (20.77%)
GROSS FLOOR AREA:	76,200 SF
NUMBER OF BUILDINGS:	ONE
PRESENT ZONING CLASSIFICATION:	COD - CONDITIONAL
PROPOSED USE:	STUDIOS & SUITES TYPE OF HOTEL
NUMBER OF STORIES:	THREE
MAXIMUM HEIGHT OF BUILDING REQUIRED:	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

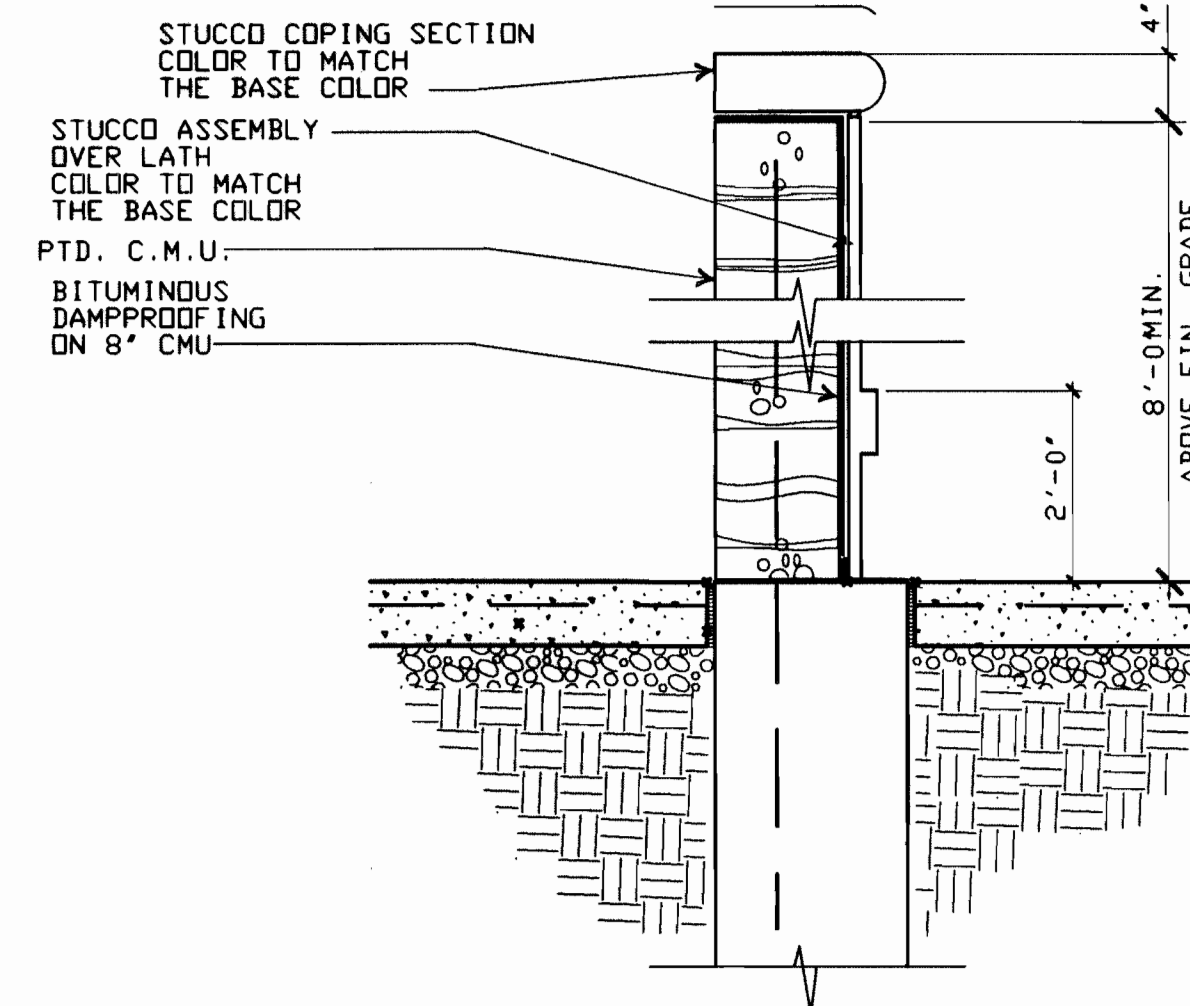
STANDARD PARKING REQUIRED	142
STANDARD PARKING PROVIDED	142
HANDICAP PARKING REQUIRED	5
HANDICAP PARKING PROVIDED	5
LOADING PARKING PROVIDED	4
TOTAL PARKING PROVIDED	151
NUMBER OF COMPACT SPACES PROVIDED	0

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.



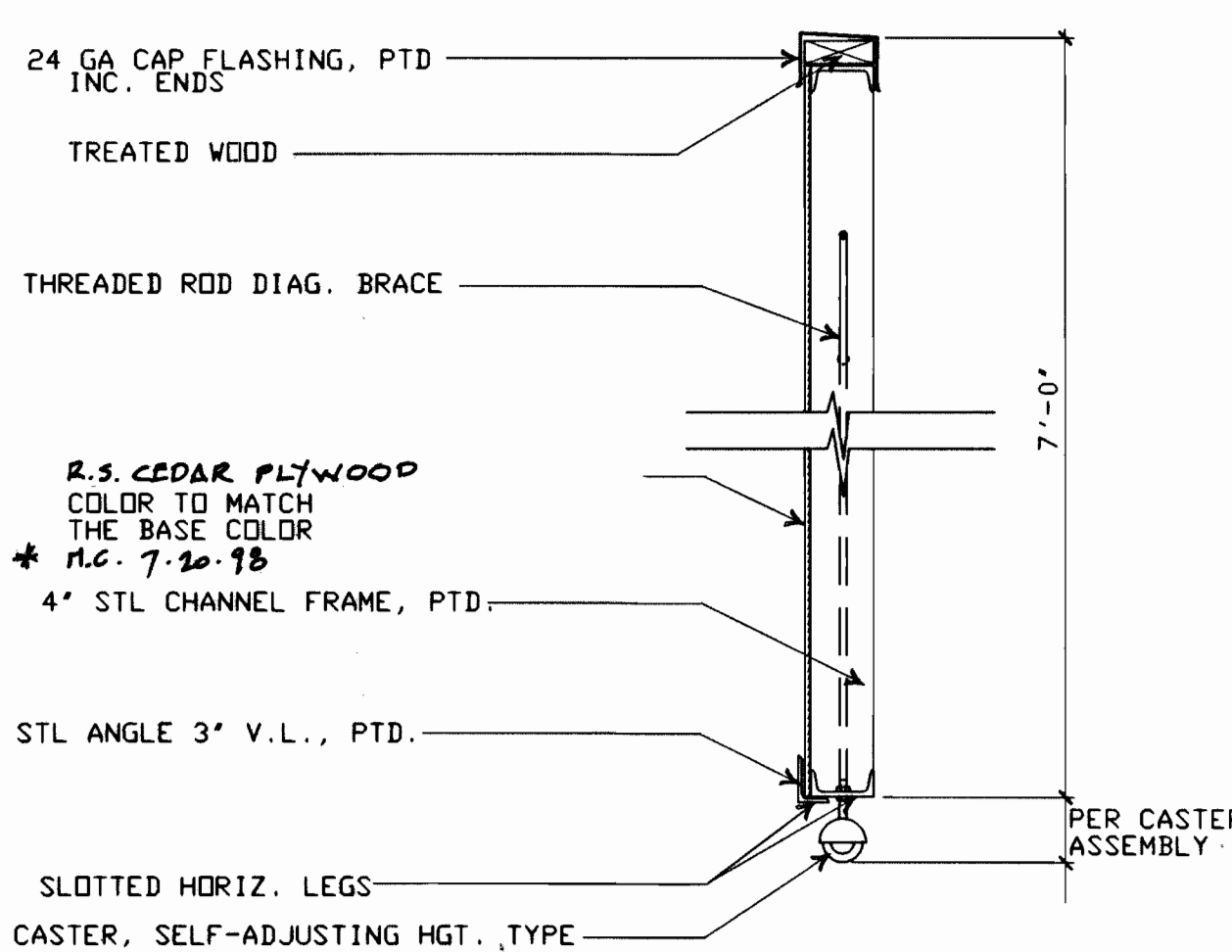
**Dumpster Enclosure Plan**

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 E. Hall DATE: 3-26-97  
CITY COUNCIL: Carol J. Hall DATE: 5-15-97  
ATTEST: Susan Baulanger MAYOR  
Acting CITY CLERK DATE: 5-15-97

**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 Minashan Farms, INC. HAS CAUSED THESE PRESENTS TO BE  
(CORP. COMPANY OR INDIVIDUAL)

EXECUTED THIS 5th DAY OF May AD 1997 CORPORATE  
BY: Thomas C. Delane, Vice President SEAL  
(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. Delane, Vice President  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL NOTARY  
Brian T. Coffman SEAL  
NOTARY PUBLIC

MY COMMISSION EXPIRES 11/10/2000 NOTARY/BUSN. ADDRESS:  
14120 E. Evans Ave.  
Aurora, Co 80014

**AMENDMENTS:**

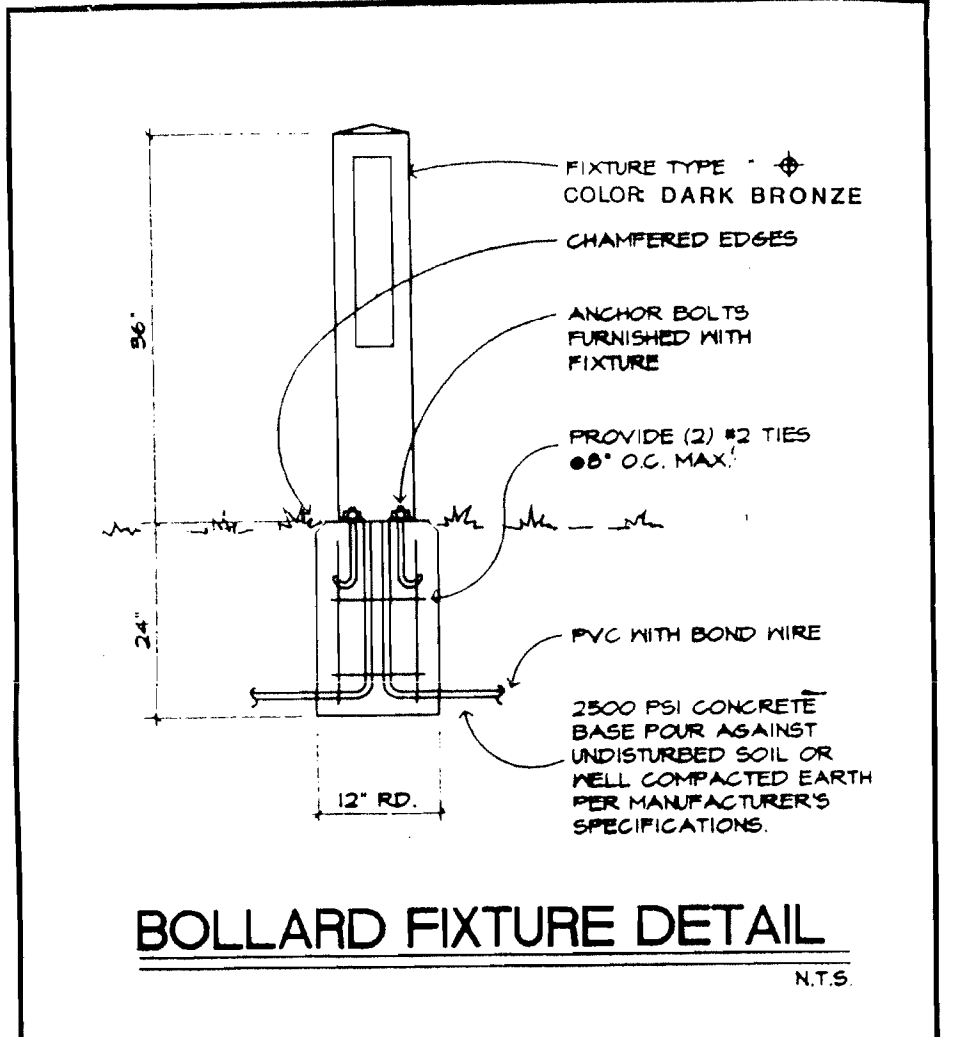
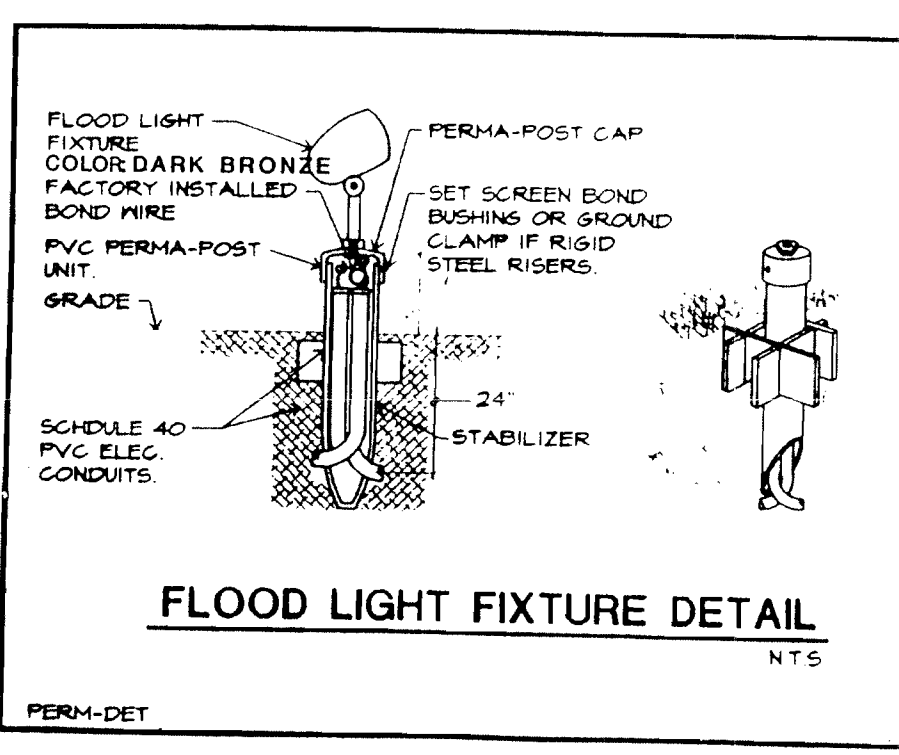
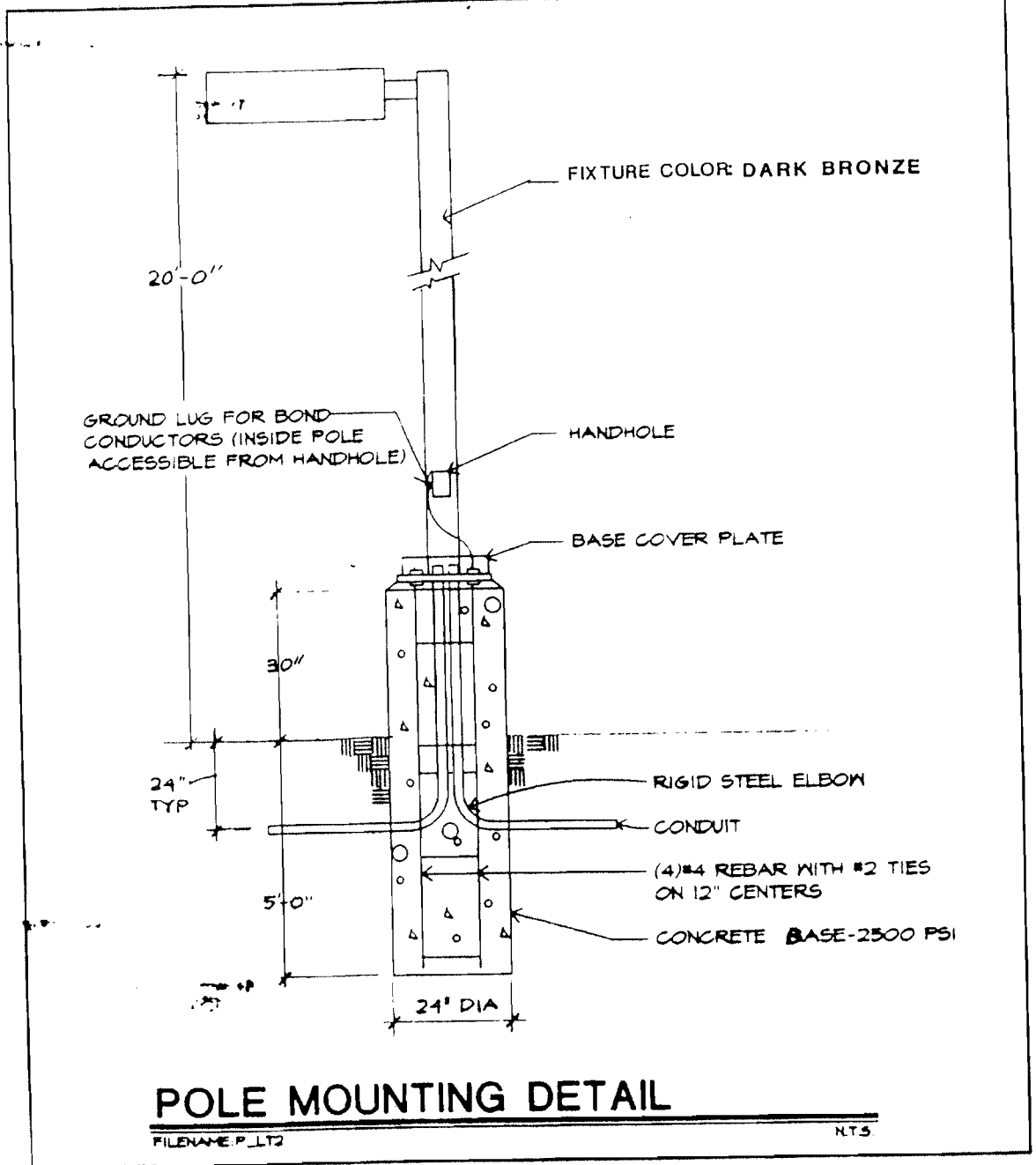
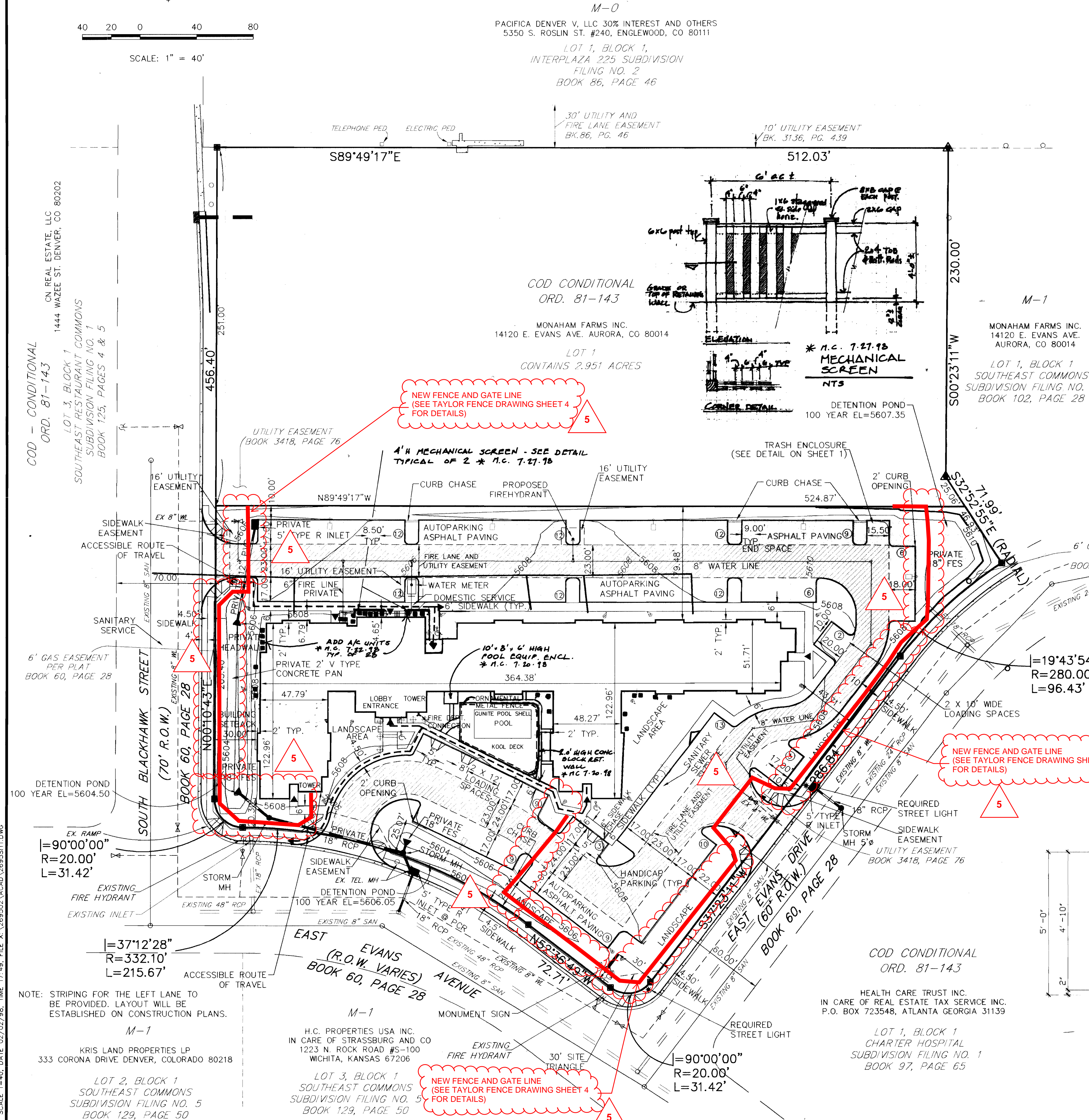
5  
04/21/2023 MINOR AMENDMENT:  
ADD PERIMETER FENCE - (3) VEHICLE TRAFFIC  
GATES - (5) PEDESTRIAN GATES FOR SECURITY ON  
PROPERTY NEEDED DUE TO INCREASED VOLUME OF  
THEFT AND VANDALISM.  
RE NUMBERED THIS SHEET  
(ADDED TAYLOR FENCE DRAWING SHEETS  
4 THRU 10 FOR DETAILED INFORMATION)  
FENCES AND 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

**SHEET 1 OF 8**  
ENGINEERING/PLANNING/SURVEYING

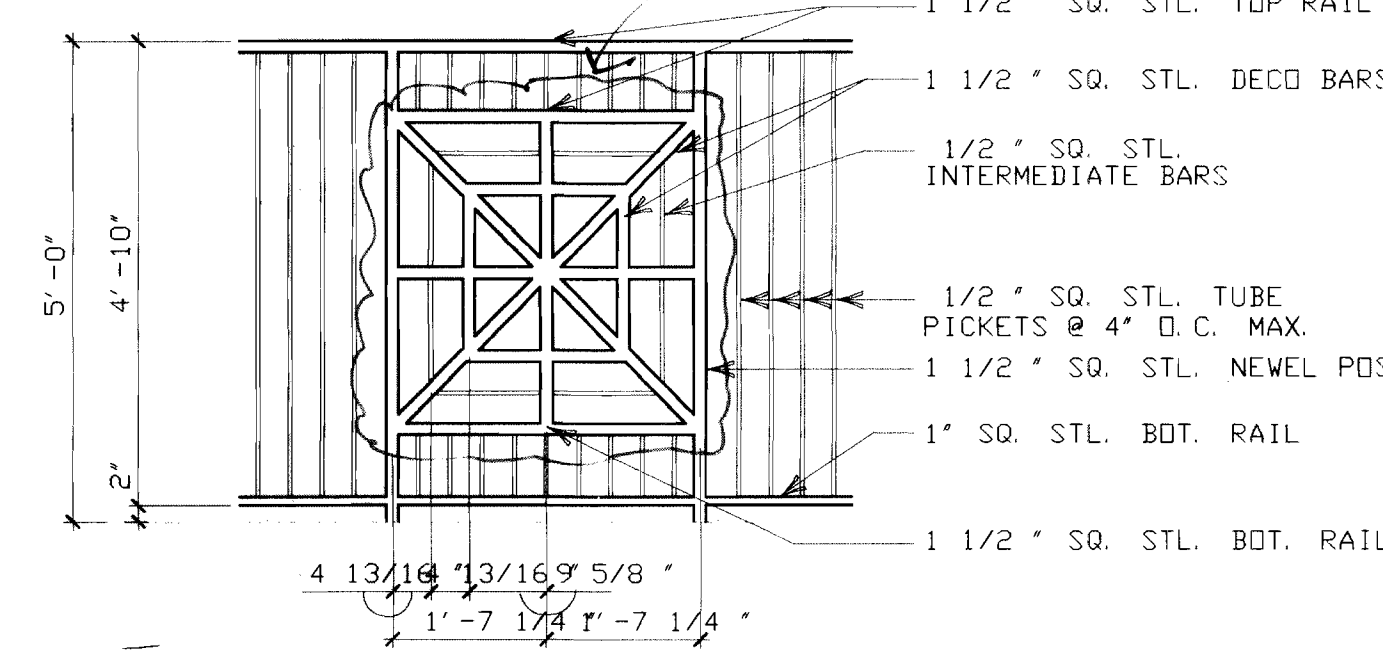
**SITE PLAN**  
**HOMEGATE STUDIOS AND SUITES**  
LOT 2, BLOCK 1 SOUTHEAST COMMONS SUBDIVISION FILING NO. 6  
BEING A PART OF THE NW 1/4 OF SECTION 30, T.4S., R. 66 W., OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



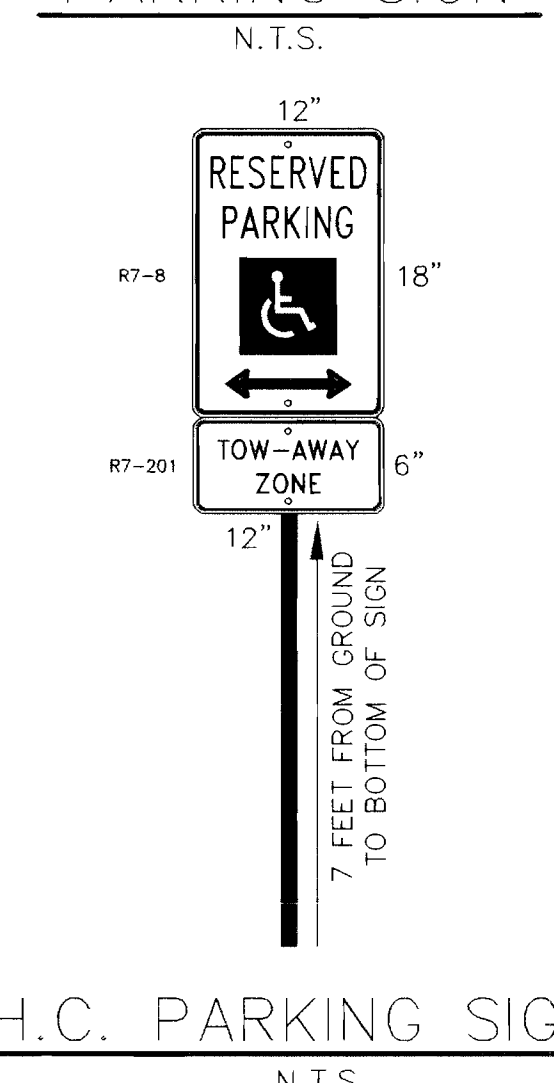
**SPECIFICATIONS**

- POLE MOUNTED CUT-OFF LIGHTING FIXTURE WITH (1) 400W MH LAMP. HPF. U.L. LISTED FOR WET LOCATIONS. COLOR: DARK BRONZE.
- BOLLARD LIGHTING FIXTURE WITH (1) 50W MH LAMP. 120V U.L. LISTED FOR WET LOCATIONS. LITHONIA KBAG 50M-120 COLOR AS SELECTED BY ARCHITECT.
- BULLET TYPE FLOODLIGHT WITH (1) 90W PAR 38 CAPSULE TUNGSTEN HALOGEN LAMP. U.L. LISTED FOR WET LOCATIONS. MOUNT ON A 'ROCKET PERMS POST DEVICE'.

NOTE: THE ELECTRICAL PLAN SHOWN ON THIS SHEET IS CONCEPTUAL IN NATURE AND SHOULD BE REVIEWED BY AN ELECTRICAL ENGINEER PRIOR TO CONSTRUCTION.



**LOADING ZONE PARKING SIGN**



**AMENDMENTS:**

- 9-24-97 RELOCATION OF THE WATER AND SANITARY SEWER SERVICES AND REPLACEMENT OF STORM OUTLET STRUCTURES WITH FLARED END SECTIONS.
- 10-29-97 DELETE SIDEWALK AND ENTRANCE ON WEST SIDE OF THE BUILDING BY THE POND. ADD STEPS ON SIDEWALK AND DELETE ACCESSIBLE ROUTE OF TRAVEL ON SIDEWALK IN FRONT OF THE BUILDING.
- 11-19-97 CHANGE OF BUILDING ENVELOPE AND SETBACK.
- 1-21-98 CHANGE CONFIGURATION OF STORM SEWER CHANGE LOCATION OF STORM SEWER SERVICE.

RE NUMBERED THIS SHEET (ADDED TAYLOR FENCE DRAWING SHEETS 4 THRU 10 FOR DETAILED INFORMATION) FENCES AND GATES COVERED BY LICENSE AGREEMENT DA RSN: 160859 SUBMITTED FOR REVIEW (10/08/23)

**JR Engineering, Ltd.**  
6110 Greenwood Plaza Blvd.  
Englewood, Colorado 80111  
Tel. (303) 740-9393  
FAX (303) 721-9019  
**SHEET 2 OF 8**  
ENGINEERING/PLANNING/SURVEYING

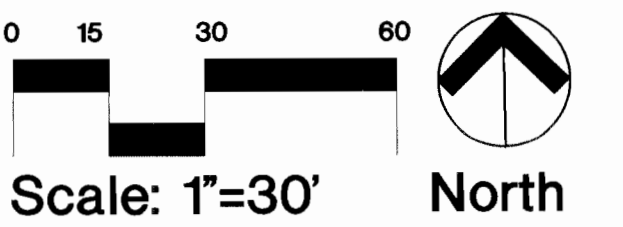
ADM. AMD. 9-24-97, 10-29-97, 11-19-97, 1-21-98

**HOMEGATE STUDIO & SUITES**

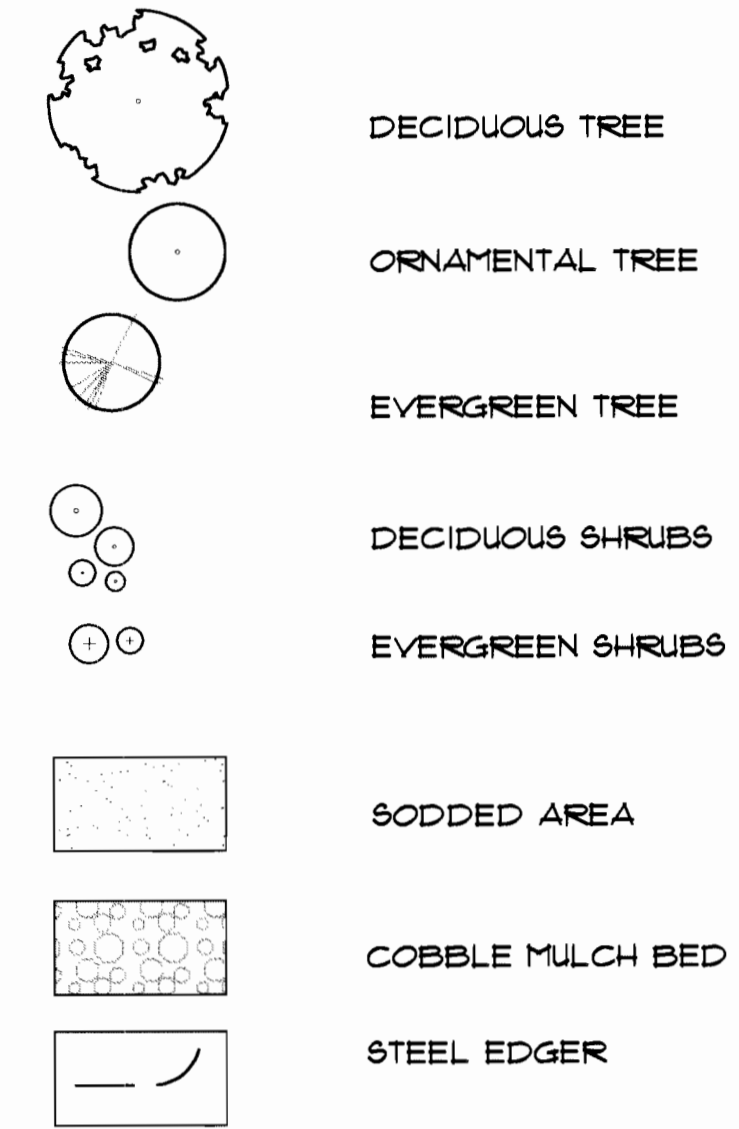
1997-6011-1

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

LOT 1  
CONTAINS 2.951 ACRES



LEGEND



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		
FCB	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	YELLOWTIG DOGWOOD	CORNUS STOLONIFERA 'FLAVIRAMEA'
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 OPULUS 'ROSEUM'
CDI	COTONEASTER	COTONEASTER DIVARICATUS
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 'GOLDSTRUM'
HRS	RED SCARLET DAYLILY	HEMEROCALLIS '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

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 770-7152

Revisions

10-29-97 Delete sidewalk, entrance

11-19-97 Change of building envelope  
and setbacks

Date MAY 5, 1997

Job Number 4271000

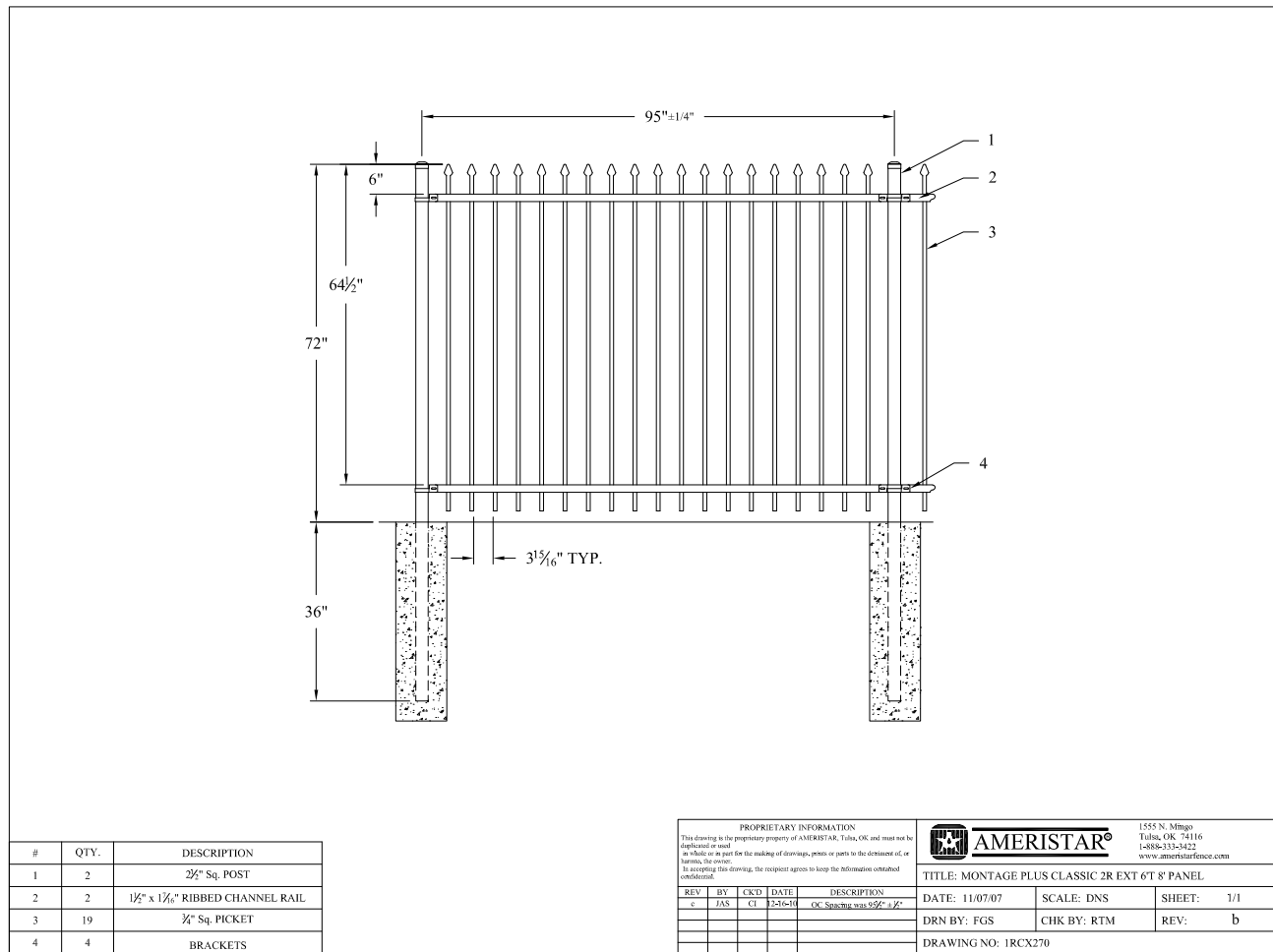
Sheet 3 of 8

97-6011-1

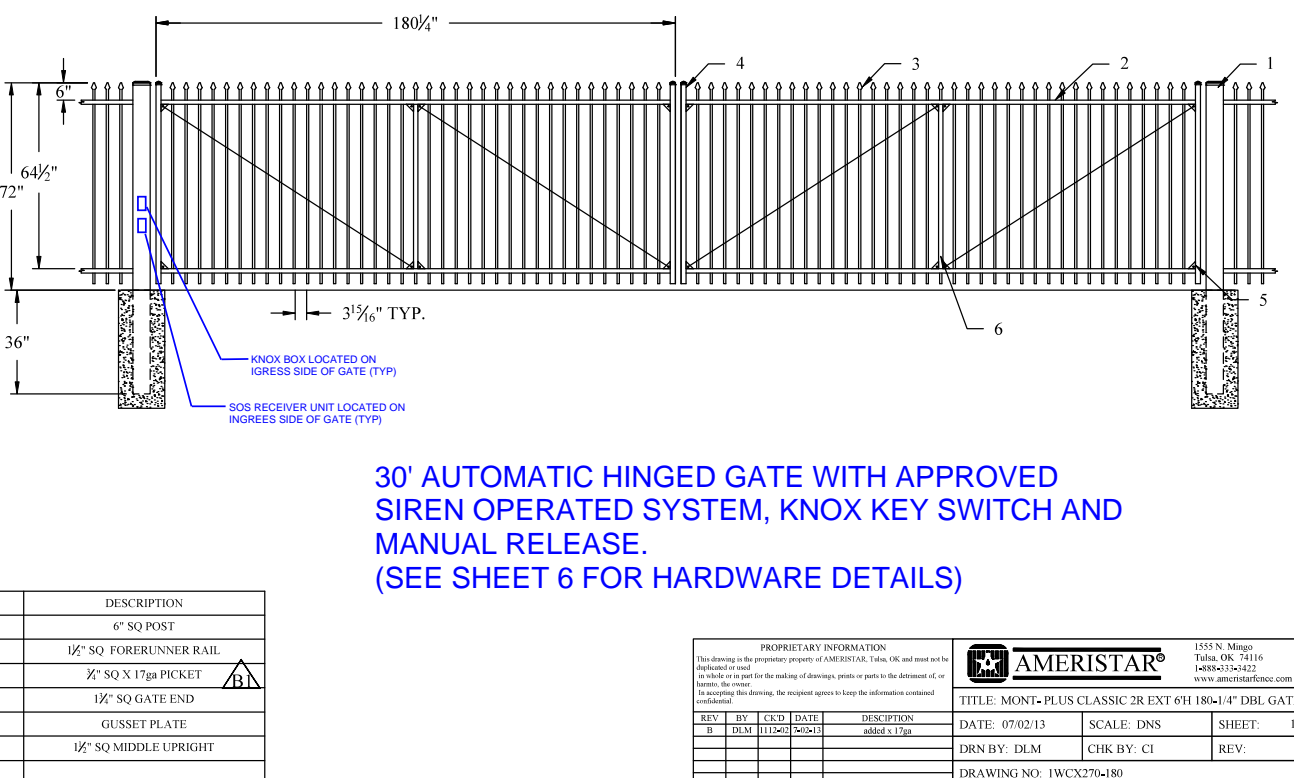
LOT 2, BLOCK 1 SOUTHEAST COMMONS SUBDIVISION FILING NO. 6  
BEING A PART OF THE NW 1/4 OF SECTION 30, T.4S., R. 66 W., OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



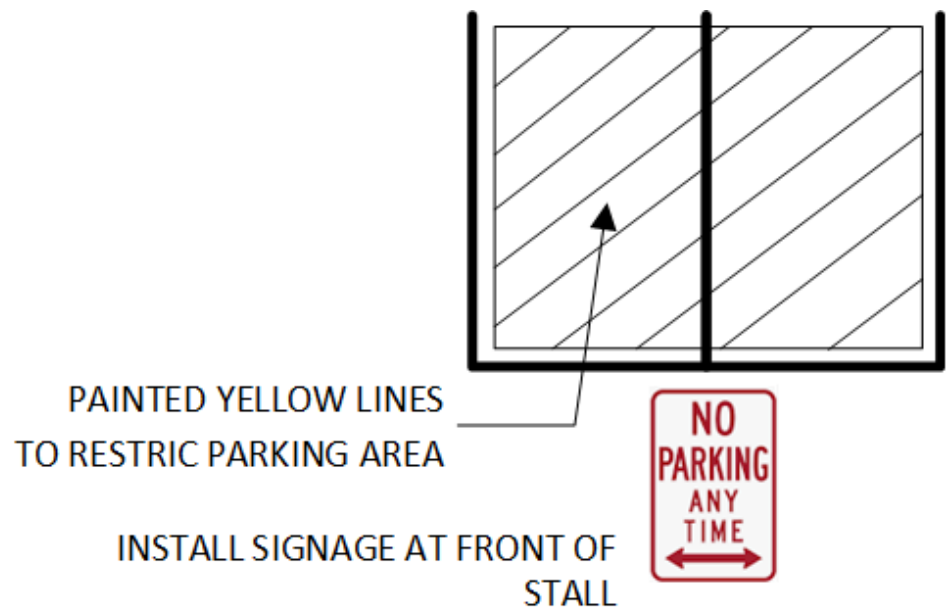
**SITE PLAN**  
**HOMEGATE STUDIOS AND SUITES**  
LOT 2, BLOCK 1 SOUTHEAST COMMONS SUBDIVISION FILING NO. 6  
BEING A PART OF THE NW 1/4 OF SECTION 30, T.4S., R. 66 W., OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



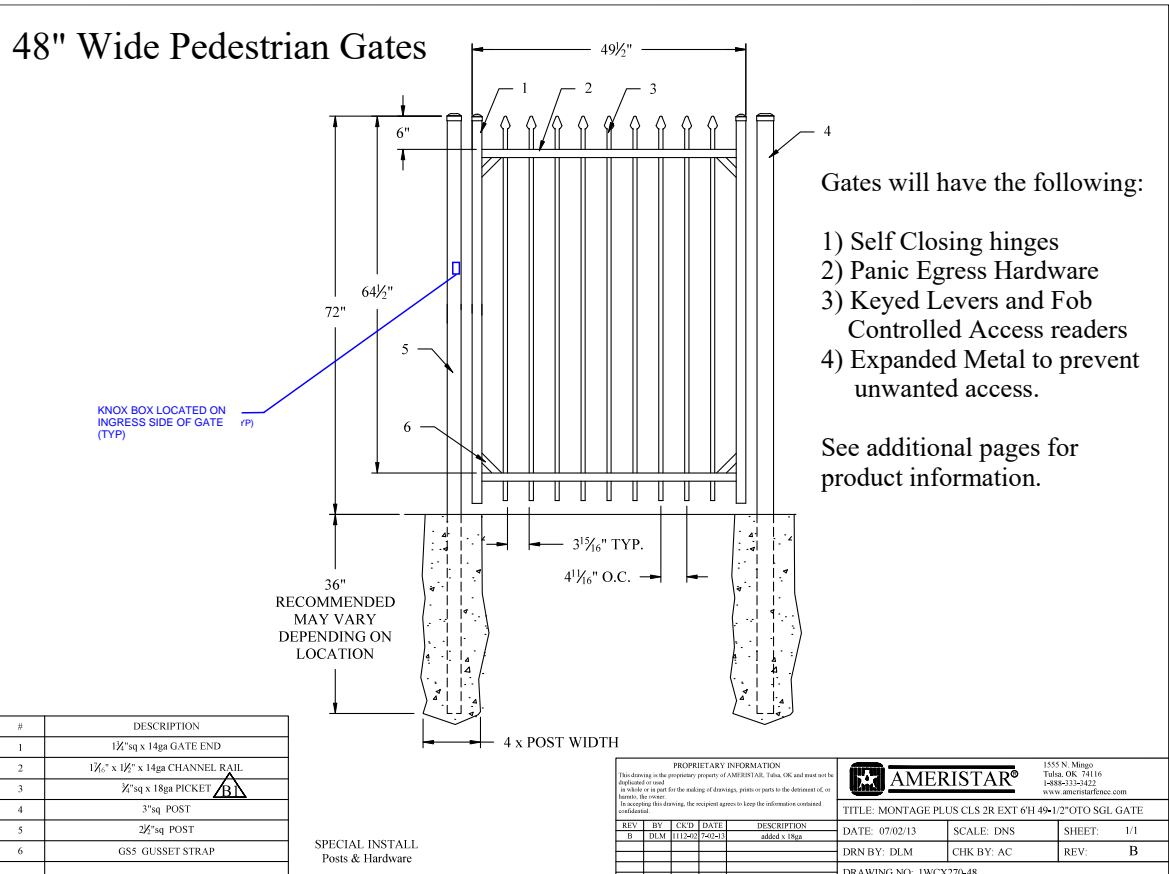
**1** **DETAIL 1**  
**TYPICAL 95" FENCE SECTION**  
**N.T.S**



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

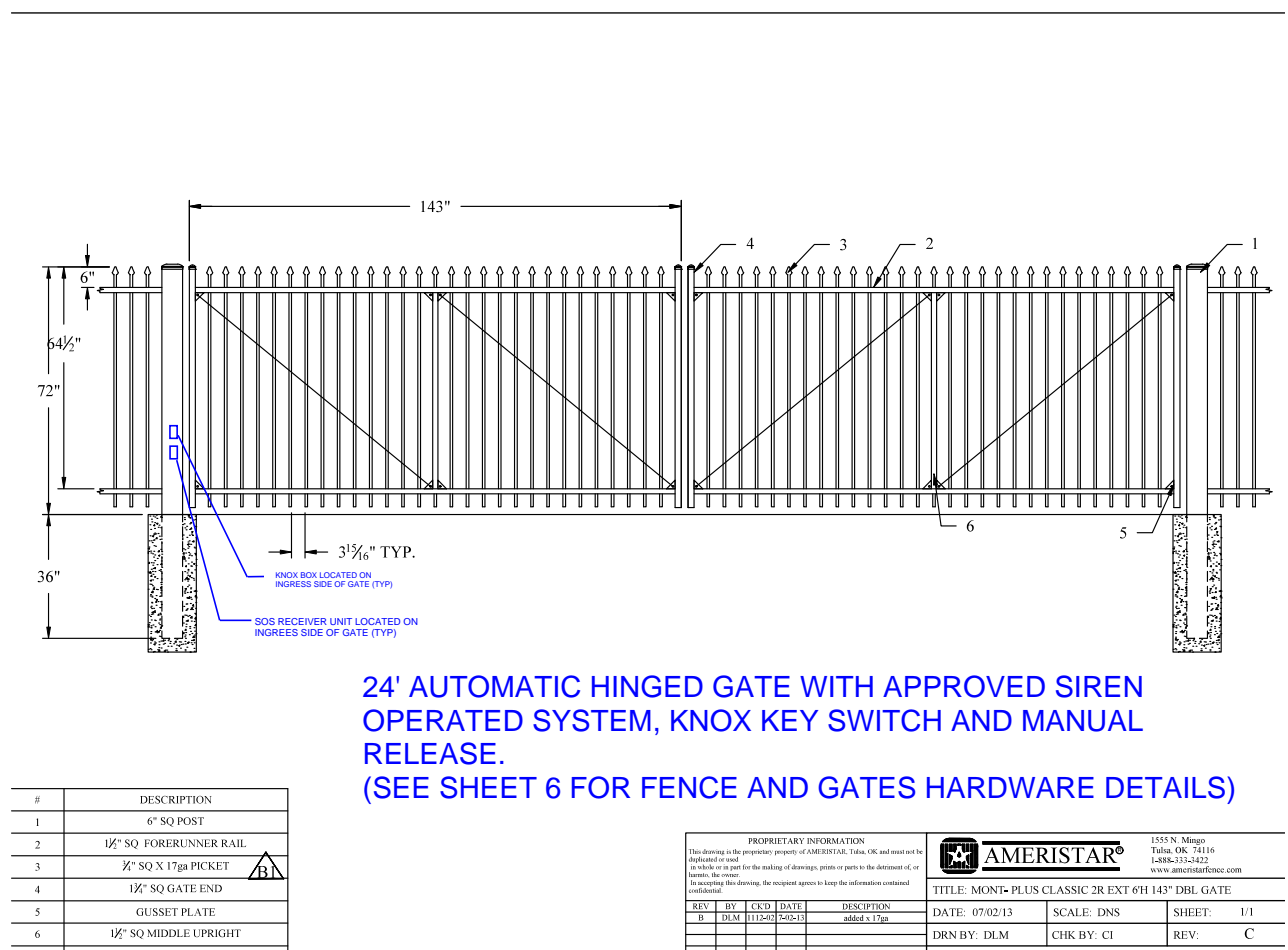


**8** **DETAIL 5**  
**PARKING SPACE REMOVAL**  
**N.T.S**

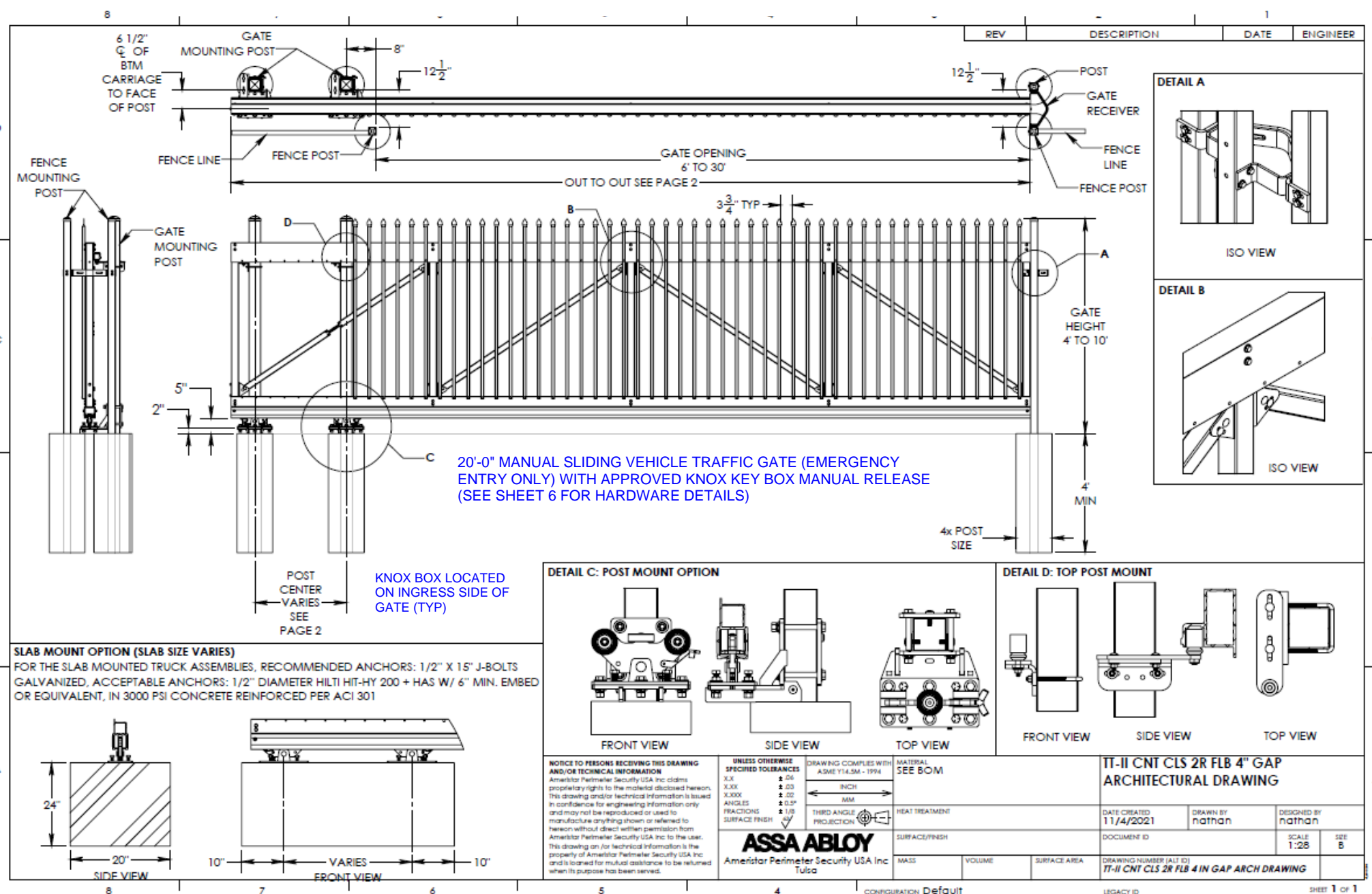


48" HINGED GATE WITH APPROVED SELF CLOSING HINGES, PANIC EGRESS HARDWARE, KEYED LEVERS AND FOB CONTROLLED ACCESS READERS, KNOX KEY SWITCH AND MANUAL RELEASE. (SEE SHEET 6 FOR FENCE AND GATES HARDWARE DETAILS)

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

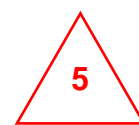


**3** **DETAIL 3**  
**REAR GATE**  
**24'-0" VEHICLE TRAFFIC SWING GATE**  
**N.T.S**



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

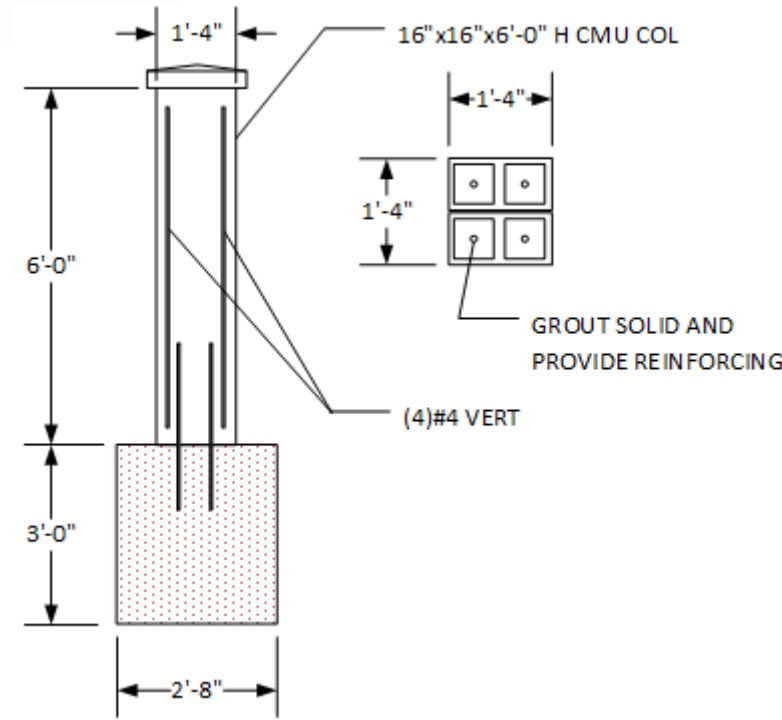
**AMENDMENTS:**



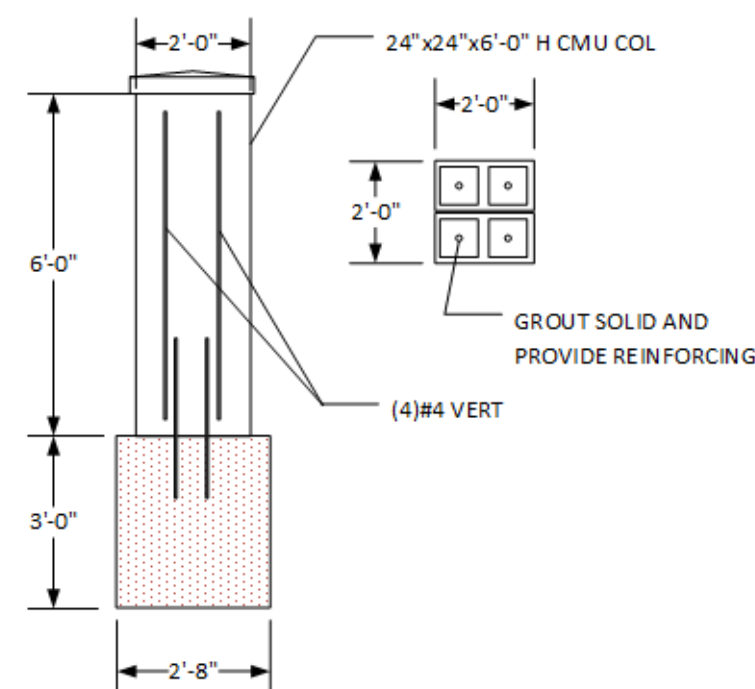
ADDED THIS SHEET  
(SEE SITE PLAN SHEET 1 FOR  
INFORMATION)

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 )



**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.

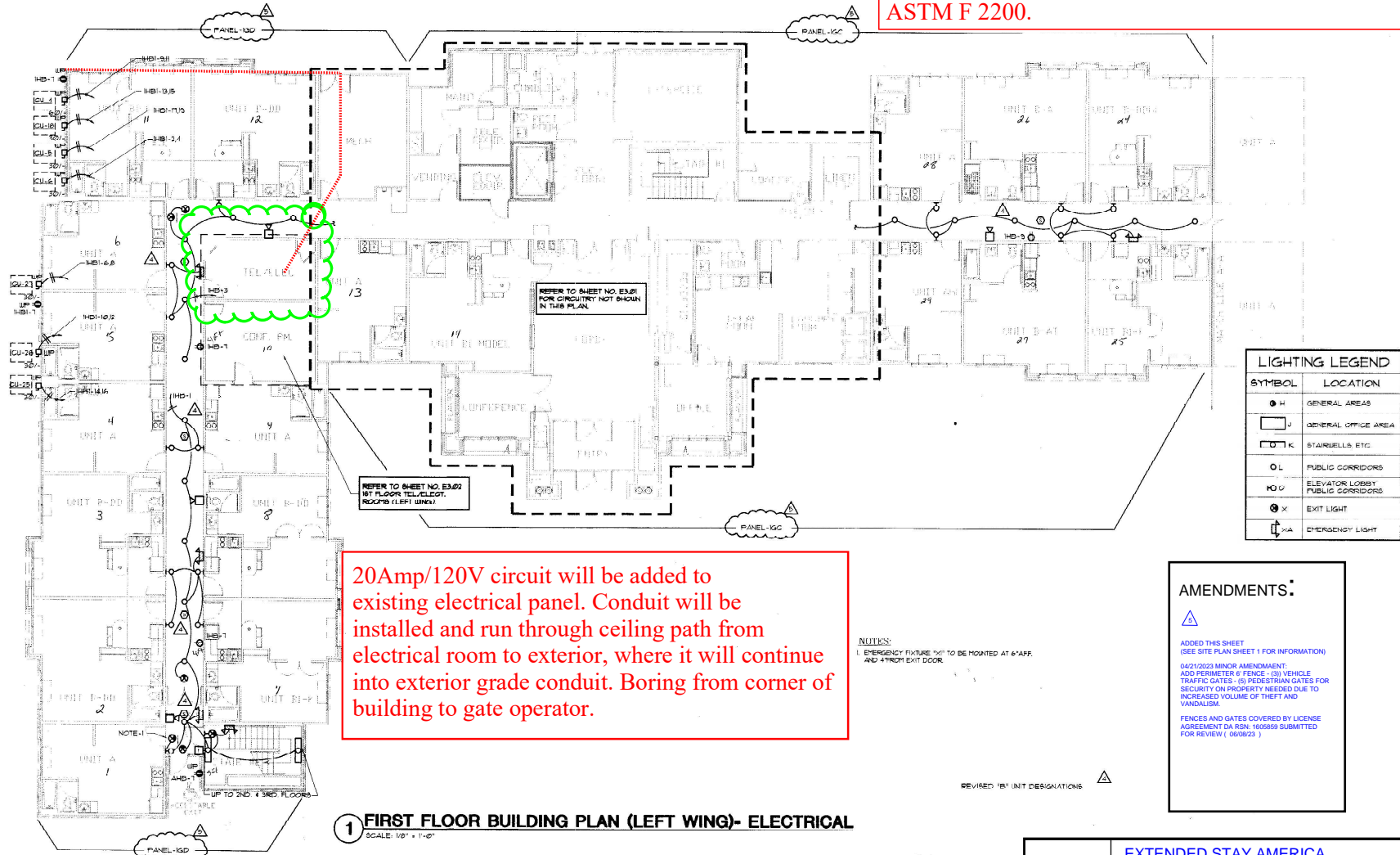
Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

		<b>EXTENDED STAY AMERICA</b> <b>PROPERTY AMEDNMENT</b> <b>FENCE AND GATES DETAILS</b>	
R RIES	04/21/23		
REV 5	06/09/23		
		<b>SHEET 5 OF 8</b>	



**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.

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

**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 155555 SUBMITTED FOR REVIEW ( 06/09/23 )

NOTES:  
 1. EMERGENCY FIXTURE 1/2" TO BE MOUNTED AT 6" AFF. AND 4" FROM EXIT DOOR.

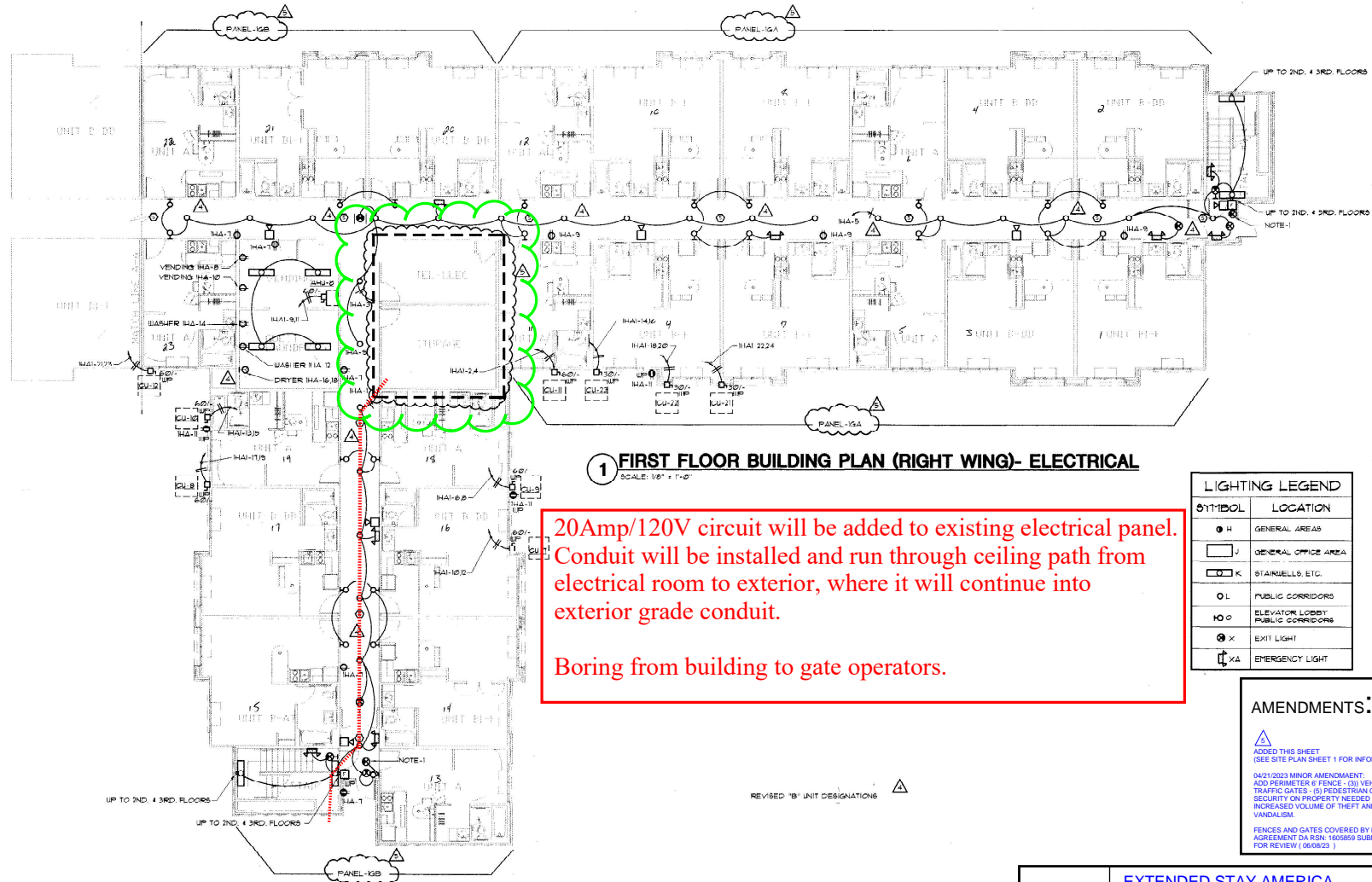
**1 FIRST FLOOR BUILDING PLAN (LEFT WING)- ELECTRICAL**  
 SCALE: 1/8" = 1'-0"

Electrical Drawing #1 - West Gate Power Source

R	RIES	04/24/23
EXTENDED STAY AMERICA PROPERTY EMENDMENT FENCE AND GATES ELECTRICAL		
FENCE / AUTOMATION / SECURITY 801 South Wadsworth 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.



**1 FIRST FLOOR BUILDING PLAN (RIGHT WING)- ELECTRICAL**  
 SCALE: 1/8" = 1'-0"

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
○ O	ELEVATOR LOBBY
○ P	PUBLIC CORRIDORS
○ X	EXIT LIGHT
□ XA	EMERGENCY LIGHT

**AMENDMENTS:**

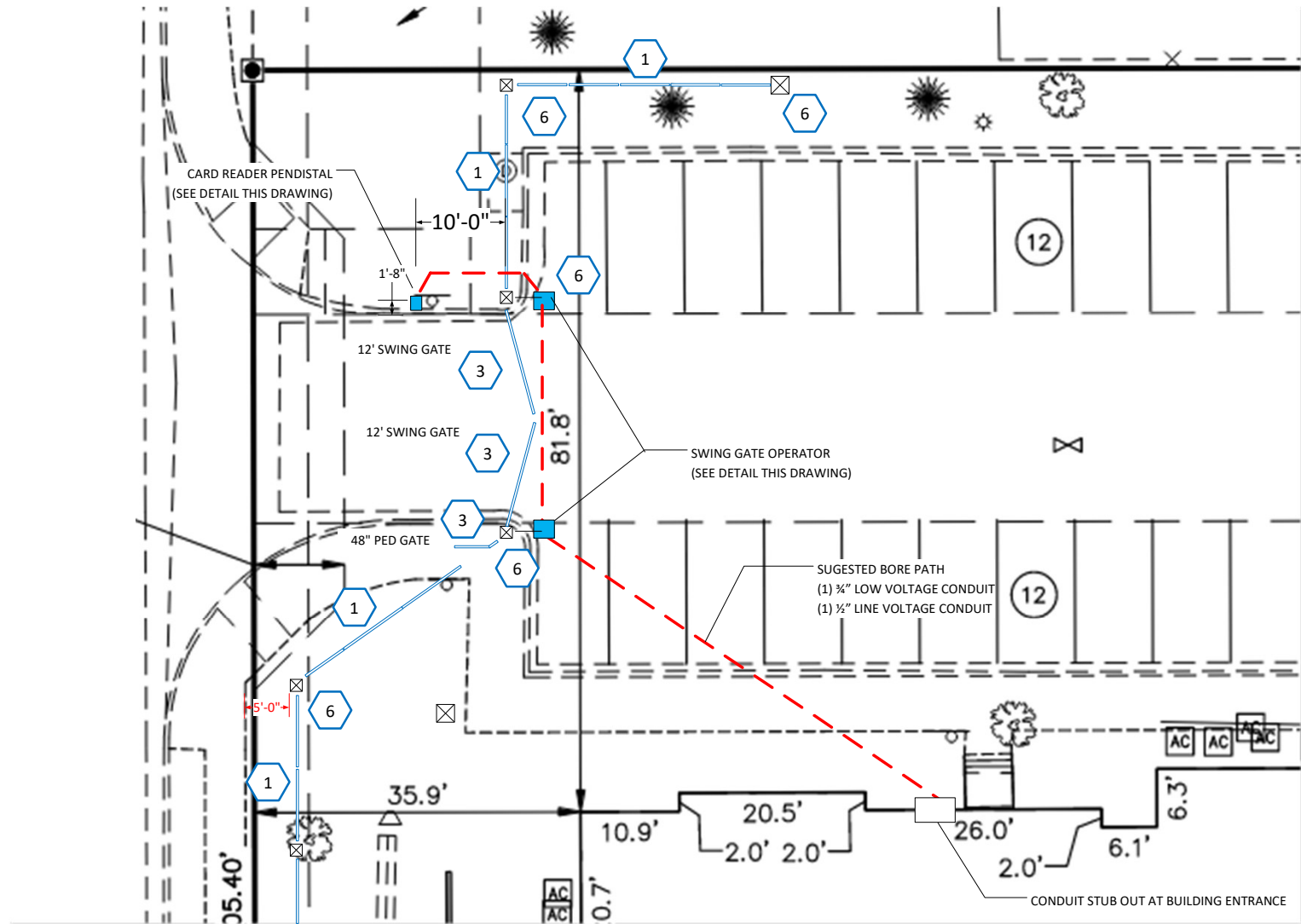
ADDED THIS SHEET  
 (SEE SITE PLAN SHEET 1 FOR INFORMATION)

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: 1605899 SUBMITTED  
 FOR REVIEW (06/08/23)

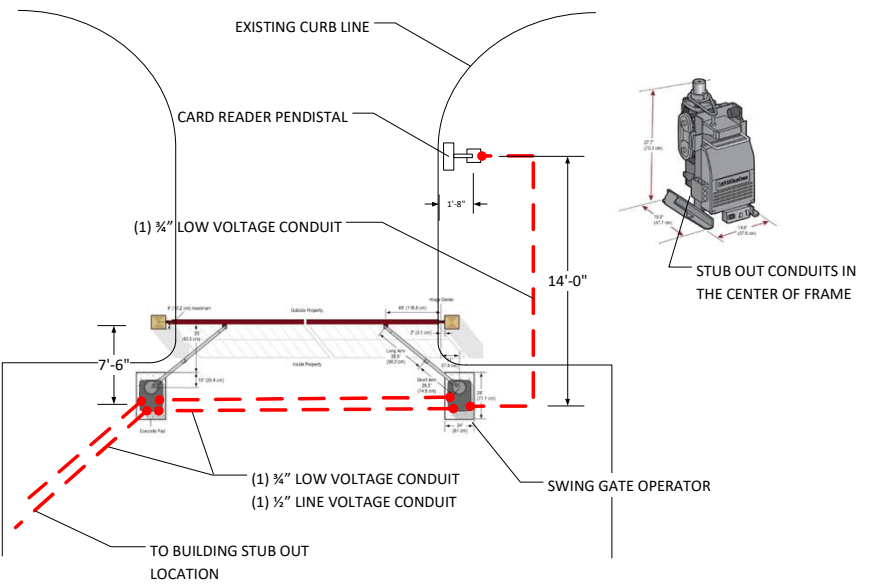
Electrical Drawing #2 - South and East Gate Power Sources

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

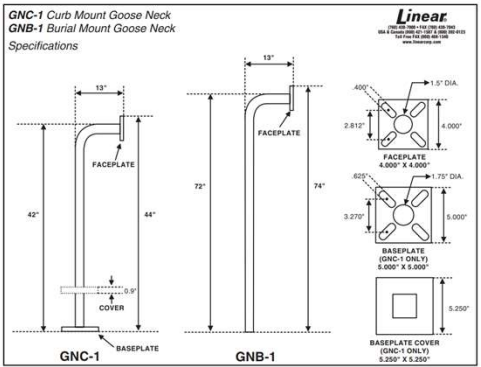


WEST SIDE VEHICLE ENTRANCE CONDUIT LAYOUT

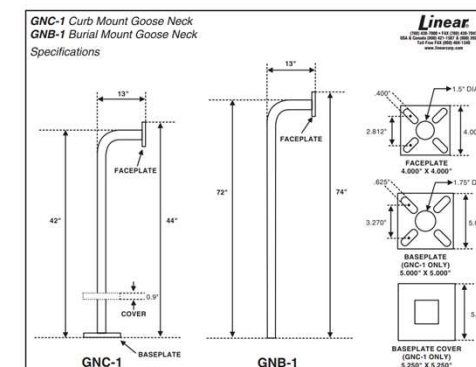
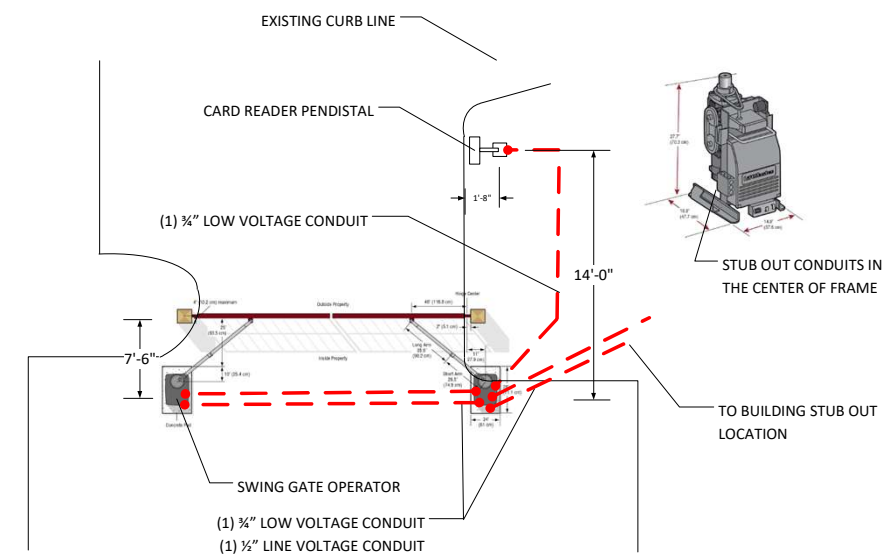
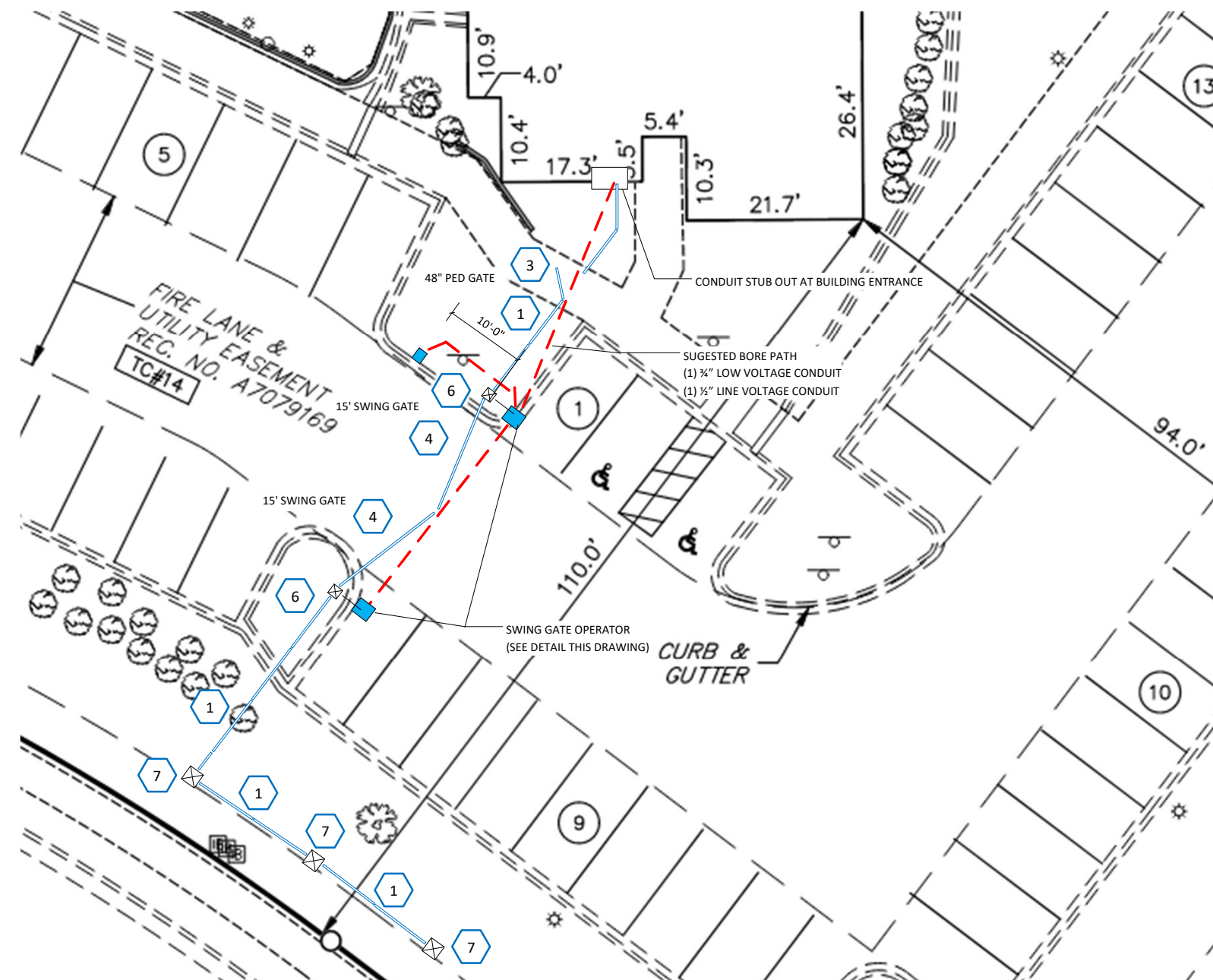
SCALE: 1/8" = 1'-0"



GATE ENTRANCE LAYOUT DETAIL  
NOT TO SCALE



CARD READER PEDISTAL DETAIL  
N.T.S.



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	20A1P	1	650	--	--			
SE STAIRS			250	--	--	2	20A1P	FIVE DAMPERS
HALL LIGHTS	20A1P	3	--	700	--			
			--	500	--	4	20A1P	ELEC ROOM
HALL/STAIR LIGHTS	20A1P	5	--	--	650			RECEPTACLE
			--	--	720	6	20A1P	
HALLWAY RECEPTACLES	20A1P	7	900	--	--			VENDING MACHINE
			1000	--	--	8	20A1P	
HALLWAY RECEPTACLES	20A1P	9	--	--	--			
			--	1000	--	10	20A1P	VENDING MACHINE
ELEC ROOM LIGHTS	20A1P	11	--	--	250			
			--	--	--	12	20A1P	
EXISTING LOAD	20A1P	13	1500	--	--			LAUNDRY OUTLET
			180	--	--	14	20A1P	
EXISTING LOAD	20A1P	15	--	1500	--			
			--	2500	--	16	25A2P	DRYER
EXISTING LOAD	20A1P	17	--	--	1500			
			--	--	2500	18		
MONUMENT SIGN	20A1P	19	1000	--	--			
			2500	--	--	20	25A2P	DRYER
	20A1P	21	--	--	--			
			--	2500	--	22		
	20A1P	23	--	--	--			
			--	--	--	24	20A2P	POLE LIGHTS
		25	--	--	--			
			--	--	--	26		
POOL PANEL	100A3P	27	--	--	--			
			--	--	--	28	20A2P	POLE LIGHTS
		29	--	--	--			
			--	--	--	30		
ACCESS GATES EAST	20A1P	31	500	--	--			
			--	--	--	32		SPACE
ACCESS GATES EAST	20A1P	33	--	500	--			
			--	--	--	34		SPACE
SPACE		35	--	--	--			
			--	--	--	36		SPACE
SPACE		37	--	--	--			
			--	--	--	38		SPACE
SPACE		39	--	--	--			
			--	--	--	40		SPACE
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. RECEPT			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	--	--		25A2P	AHU #4
			1664	--	--	2		
		3	--	1664	--			
			--	1664	--	4		
AHU #25	40A2P	5	--	--	3120		25A2P	CU #7
			--	--	1664	6		
		7	3120	--	--			
			3120	--	--	8		
CU #4	35A2P	9	--	2704	--		25A2P	CU #?
			--	1664	--	10		
		11	--	--	2704			
			--	--	1664	12		
CU #18	25A2P	13	1664	--	--		25A2P	CU #25
			1664	--	--	14		
		15	--	1664	--			
			--	1664	--	16		
CU #5	25A2P	17	--	--	1664		25A2P	AHU #25
			--	--	1664	18		
		19	1664	--	--			
			1664	--	--	20		
SPARE	20A1P	21	--	--	--		100A2P	UNIT 104
			--	5408	--	22		
SPARE	20A1P	23	--	--	--	24		
			--	--	5408			
PKG LOT WEST LIGHTS	20A2P	25	1040	--	--		100A2P	123, 223, 323
			5408	--	--	26		
		27	--	1040	--			
			--	5408	--	28		
PTAC LAUNDRY ROOM	20A2P	29	--	--	1248		30A2P	PTAC MODEL A
			--	--	2080	30		
		31	1248	--	--			
			2080	--	--	32		
ACCESS GATES WEST	20A1P	33	--	500	--		20A3P	EXISTING LOAD
			--	1200	--	34		
SPACE		35	--	--	--			
			--	--	1200	36		
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. RECEPT			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		

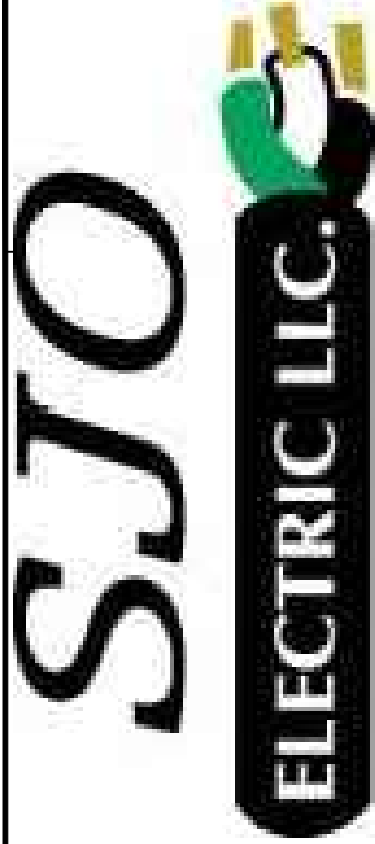
COUNTY APPLICABLE CODES:

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. Boring from building to gate operators.

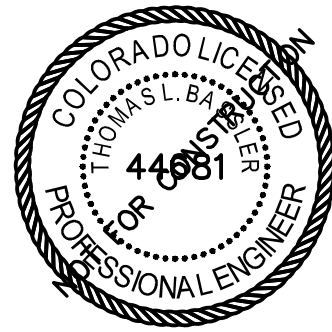
KEY NOTES

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



1/30/2022

PANEL SCHEDULES

DESIGNED BY: TLB

DRAWN BY: TLB

DRAWING NO.

E1.0