

DOWNTOWN AURORA VISUAL ARTS (DAVA)

REDEVELOPMENT PLAN W/ WAIVERS

AMENDMENT NO. 1

DAVA SUBDIVISION FILING NO.1

DAVA REDEVELOPMENT PLAN W/ WAIVERS AMENDMENT NO. 1

1405 FLORENCE ST.
AURORA CO 80010

LEGAL DESCRIPTION:

LOT 1, BLOCK 1 DAVA SUBDIVISION FILING NO. 1 LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6 P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN NOTES (REQUIRED):

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNER'S OR MERCHANT'S ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- 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 FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE DONE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS INCLUDING LANDSCAPING AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO ISSUANCE OF BUILDING PERMITS.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES 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. 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.
- 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 OF REQUIREMENTS WILL APPLY AT THE TIME OF THE BUILDING PERMIT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BUILDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS AND ASSIGNS.
- ALL BUILDINGS OR STRUCTURES, EXCEPT ACCESSORY BUILDINGS, SHALL DISPLAY THE PROPER BUILDING NUMBER IN THE MANNER PROVIDED IN THIS ARTICLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER, OCCUPANT OR ANY PERSON OBTAINING A BUILDING PERMIT TO PLACE SUCH NUMBER IN THE MANNER PROVIDED IN THE AURORA CITY CODE OF ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS.
- ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKINGS AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 80% 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 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS 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 SYSTEMS OR PRIVATE UTILITIES.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREE-STANDING 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.
- 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, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

LIST OF WAIVERS:

- WAIVER FOR UPGRADING EXISTING CURB TO MATCH STANDARD WIDTH
- LANDSCAPE WAIVER FOR STREET FRONTAGE REQUIREMENT (1 TREE PER 30 FT)
- LANDSCAPE WAIVER FOR STREET PERIMETER/ NON-STREET PERIMETER WIDTH REQUIREMENT
- LANDSCAPE WAIVER FOR BUILDING PERIMETER LANDSCAPING REQUIREMENT FOR THE EAST SIDE OF THE BUILDING FACING N FLORENCE STREET
- WAIVER FOR AN AUTOMATIC SPRINKLER SYSTEM FOR IRRIGATION IN LIEU OF Z-ZONE LANDSCAPING, WITH OWNER AGREEMENT FOR CITY WATERING REQUIREMENTS

OWNER'S SIGNATURES:

DOWNTOWN AURORA VISUAL ARTS WEST WING RENOVATIONS CONTEXTUAL SITE PLAN

LEGAL DESCRIPTION: SEE ABOVE

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. ABANDONEMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, PERSPECTIVE REAL ESTATE HOLDINGS HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 29 DAY OF January AD. 2015

BY: Susan Jensen CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO
COUNTY OF JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF January AD. 2015

BY: Susan Jensen Susan Jensen
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

Eura Shatt
(NOTARY PUBLIC) NOTARY SEAL

MY COMMISSION EXPIRES: 12/12/2017

NOTARY BUSINESS ADDRESS: 1000 E. Colfax Ave Aurora, Co 80010

CITY OF AURORA APPROVALS:

PLANNING DIRECTOR: Jim Samson DATE: 2-4-15

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY ATTORNEY: George K DATE: 2/5/15

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

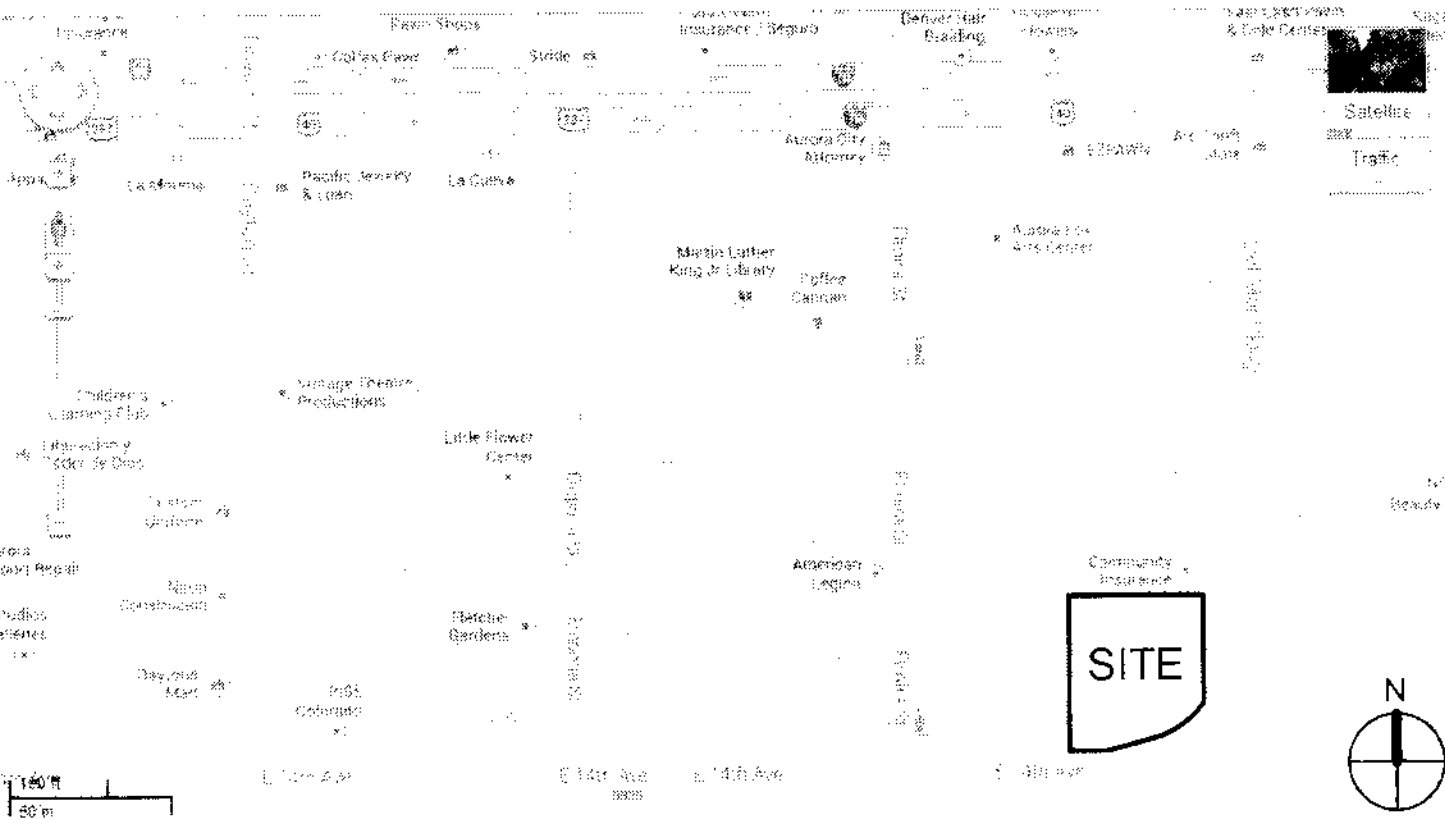
RECORDER'S CERTIFICATE:

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

CLERK AND RECORDER: _____

VICINITY MAP:

1405 FLORENCE STREET AURORA CO 80010



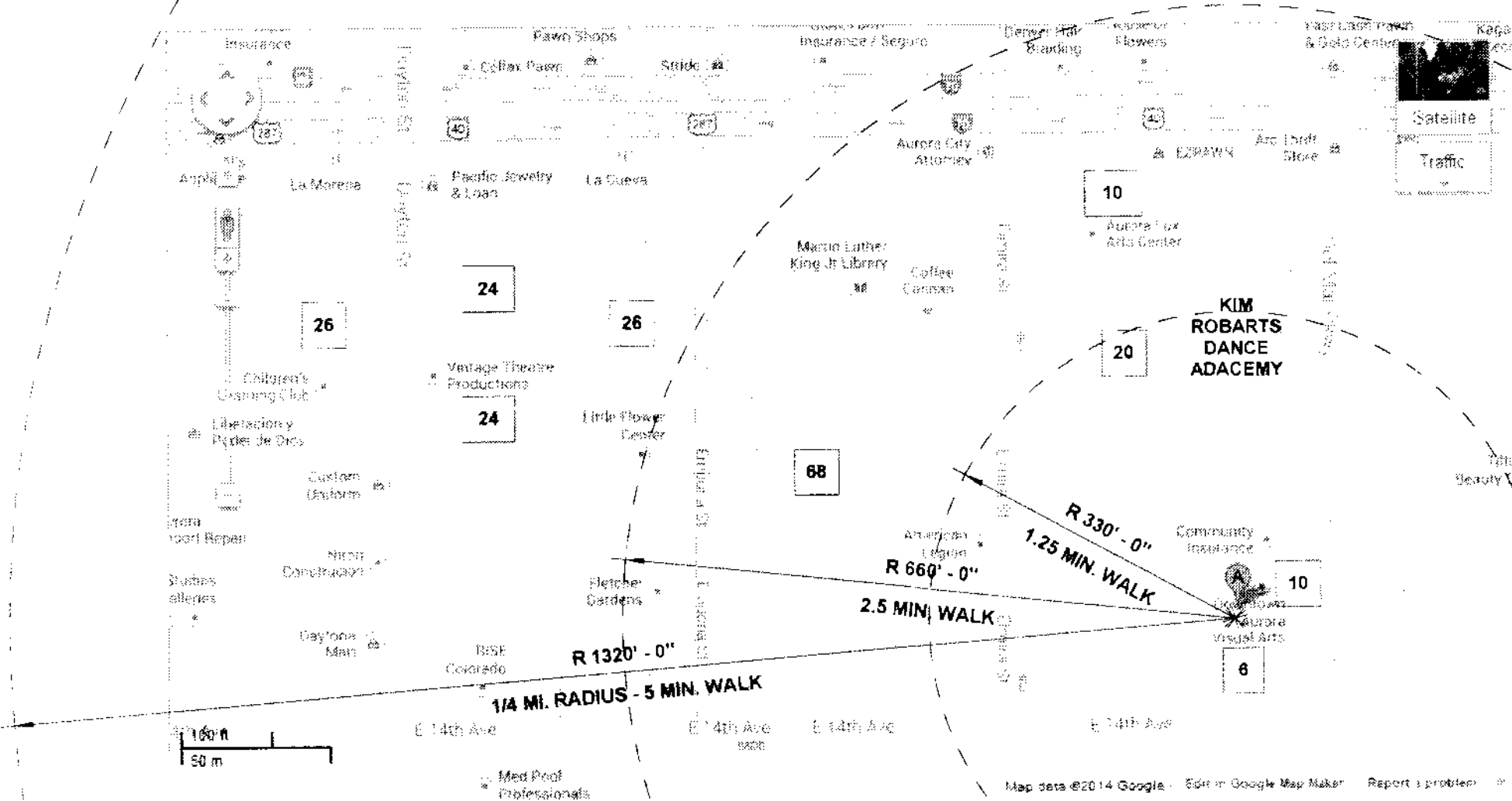
PLUMBING FIXTURE COUNTS:

REQUIRED (PER IBC, TABLE 2902.1):	EXISTING:	DEMOLISHED:	NEW (AFTER RENOVATIONS):
WC - 4 LAVATORY - 3 DWF - 2 SINKS - N/A	WC - 5 LAVATORY - 5 DWF - 1 SINKS - 4	WC - 1 LAV - 1	WC - 5 LAVATORY - 5 DWF - 2 SINKS - 6

VICINITY MAP WITH PUBLIC PARKING COUNTS:

PARKING ON-SITE: 6
PARKING UNDER 1.25 MIN.: 30
PARKING UNDER 2.50 MIN.: 78
PARKING UNDER 5.00 MIN.: 100

PARKING COUNT DOES NOT INCLUDE STREET PARKING



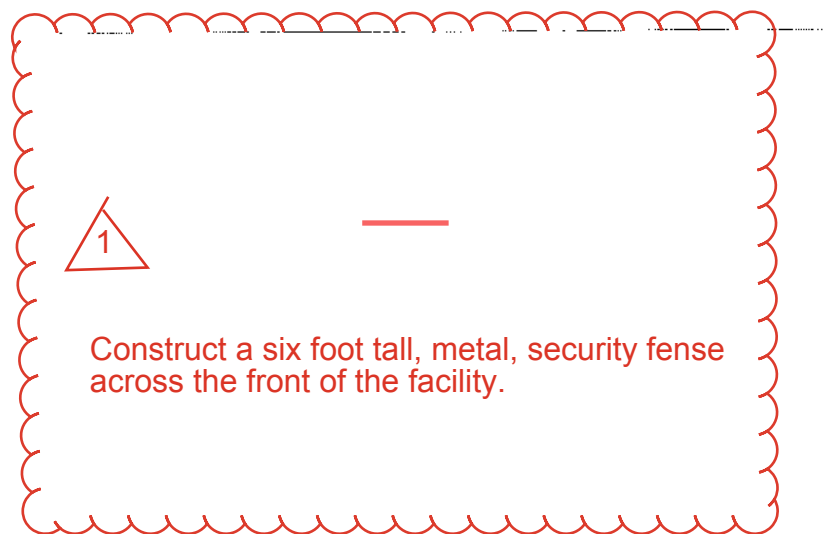
SHEET INDEX:

DA1.0	COVER SHEET
DA2.0	SITE PLAN
DA3.0	DEMOLITION PLAN
DA4.0	GRADING AND UTILITY SCHEMATIC
DA5.0a	LANDSCAPE COVER SHEET
DA5.0b	TREE PROTECTION & MITIGATION PLAN
DA5.0c	LANDSCAPE PLAN
DA6.0	SITE DETAILS
DA7.0a	SITE PLAN PHOTOMETRICS
DA7.0b	LUMINAIRE CUT-SHEETS
DA8.0	ROOF PLAN
DA9.0a	ELEVATIONS
DA9.0b	ELEVATIONS & 3D VIEWS

DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES	16430.69 SFT
NO. OF BUILDINGS	1
MAX. BUILDING HEIGHT OF BUILDINGS	75' - 0"
BUILDING HEIGHT - PROPOSED	12' - 0" (T.O. BUILDING PARAPET) 14' - 6" (T.O. SKYLIGHT CURB)
TOTAL BUILDING COVERAGE & GFA	3338 SFT (20.3%)
HARD SURFACE AREA	5857 SFT (35.6%)
LANDSCAPE AREA	2015 SFT (12.4%)
SIDEWALKS & PATIOS	2518 SFT (31.7%)
PRESENT ZONING CLASSIFICATION	B-2 DISTRICT; CENTRAL BUSINESS DISTRICT
MAX. PERMITTED/ ALLOWABLE SIGN AREA	110 SFT (INCL. MONUMENT SIGN)
PROPOSED TOTAL SIGN AREA	80 SFT (EXISTING) - ALONG N FLORENCE ST 0 SFT (NEW)
PROPOSED NUMBER OF SIGNS	1 (EXISTING)
PROPOSED MONUMENT SIGNS	0
PARKING SPACES REQUIRED	(2) TWO SPACES PER (3) THREE EMPLOYEES
TOTAL NO. OF EMPLOYEES @ DAVA: 5	
TOTAL NO. OF PARKING SPACES REQD.: BETWEEN 5 & 6	
PARKING SPACES PROVIDED (REGULAR)	5 + 30 (PUBLIC PARKING WITHIN 300 FEET)
ACCESSIBLE PARKING SPACES REQUIRED	1
ACCESSIBLE PARKING SPACES PROVIDED	1
LOADING SPACES REQUIRED	0 (ALLEY ACCESS EXISTS TO THE WEST)
LOADING SPACES PROVIDED	0
BICYCLE SPACES REQUIRED	1
BICYCLE SPACES PROVIDED	8 (4 BIKE RACKS x 2 SPACES PER RACK)

AMENDMENTS:



COVER SHEET

DA
1.0

DAVA
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Project	SR_BE 1401
Drawn By	SR
Scale	1/8" = 1'-0"
Current Issue	DA - PERMIT
First Issue	AUG 15, 2014
Revisions	OCT 10, 2014
	NOV 21, 2014
	DEC 29, 2014

SITE PLAN

DA
2.0

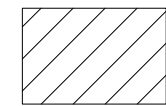
2014-6038-00

SITE LEGEND

BUILDING ENVELOPE



EXISTING, TO REMAIN

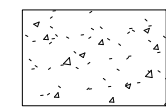


NEW CONSTRUCTION/ RE-BUILD
OVER ON-SITE DEMO

SITE DEVELOPMENT



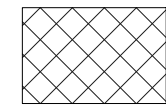
EXISTING PAVEMENT/ ALLEY



CONCRETE SIDEWALK



Z-ZONE AREA - NO WATER
RE: LANDSCAPE PLAN FOR PLANTING
DETAILS
PROPOSED MULCH SHRUB-BED
EVERGREEN SHRUBS: MIN. 5 GALLON
PERENNIAL PLANTS & ORNAMENTAL
GRASSES: MIN. 1 GALLON



PAVING REHAB



EXISTING TREE



PROPOSED TREE
RE: LANDSCAPE



PROPERTY LINE



ADA ACCESSIBLE ROUTE



EASEMENT EXTENTS



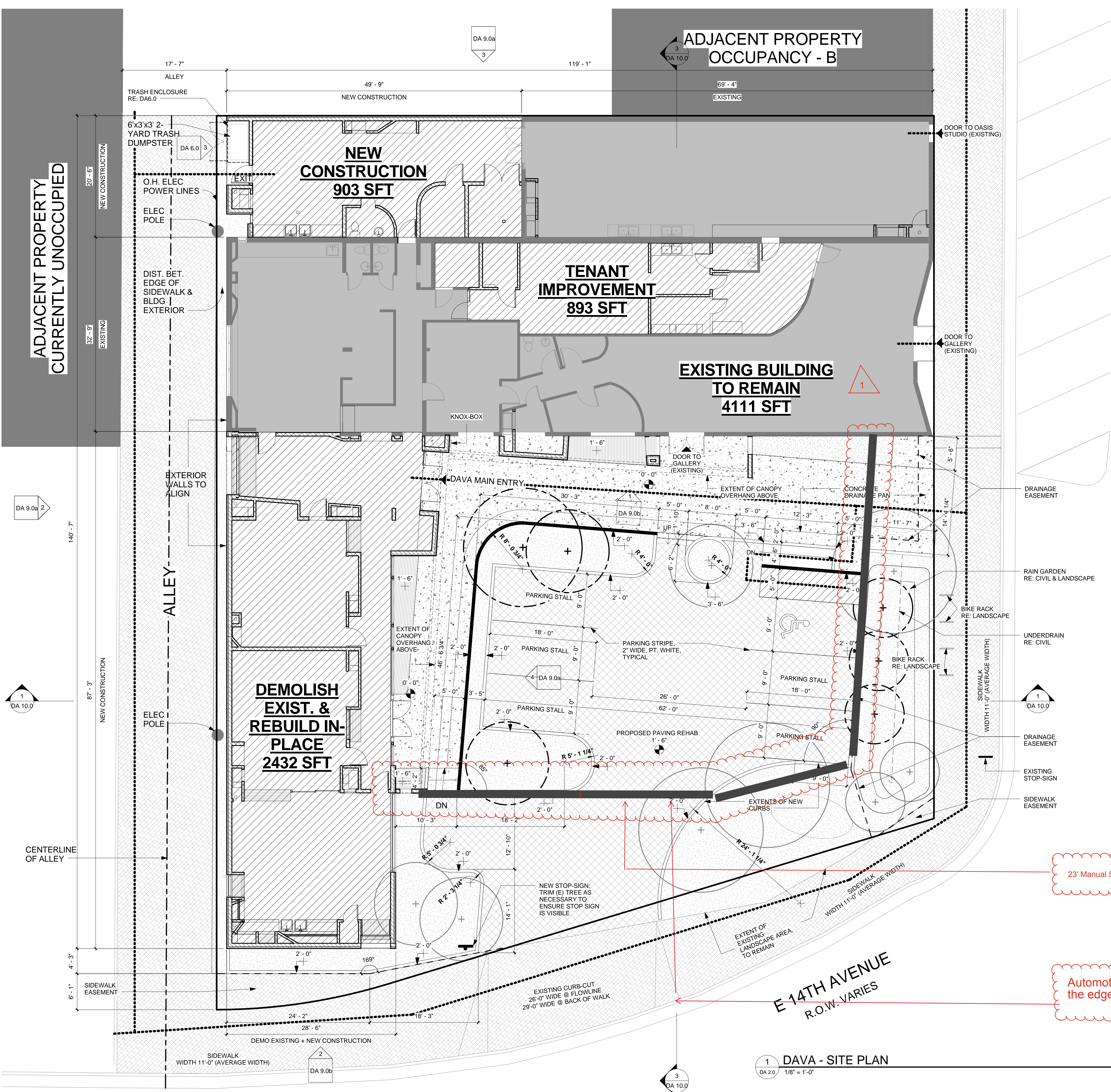
RETAINING WALL
T.O. WALL: AS SHOWN ON DWG
FINISH: EXPOSED CONCRETE



CURBS & MISCELLANEOUS NON-
STRUCTURAL SITE WALLS
T.O. WALLS: AS SHOWN ON DWG
MATERIAL: EXPOSED CONCRETE

NOTE:

THIRTY [30] PUBLIC PARKING SPACES,
LOCATED WITHIN 300 FEET OF THE
SITE, WILL BE UTILIZED. SEE DA1.0
FOR NEIGHBORHOOD DIAGRAM FOR
PUBLIC PARKING LOCATIONS



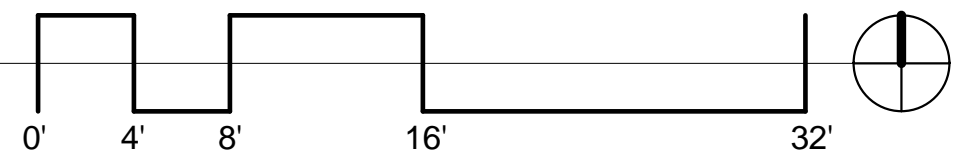
N FLORENCE ST
R.O.W. VARIES

E 14TH AVENUE
R.O.W. VARIES

23' Manual Swing Gate with Approved Knox Hardware

Automotive gate is 37 feet from
the edge of the sidewalk at its narrowest point

1 DAVA - SITE PLAN
DA 2.0 1/8" = 1'-0"



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DEMOLITION KEY NOTES

ARCHITECTURAL:

- D1. EXISTING BUILDING TO BE REMOVED; DEMOLISH EXISTING BELOW GRADE CONSTRUCTION, WALLS, ROOF & FLOOR SLAB
- D2. DEMOLISH ROOF & FASCIA OVER EXISTING WALKWAY; DEMO EXIST. COLUMNS, FLOOR SLAB & BELOW GRADE CONSTRUCTION
- D3. DEMO EXIST. RETAINING WALL & BELOW GRADE CONSTRUCTION
- D4. DEMO STEEL STRUCTURE FOR OVERHEAD CANOPY
- D5. DEMO CURB
- D6. DEMO INTERIOR WALL ASSEMBLY
- D7. DEMO EXISTING TOILET/ SINK; CAP PLUMBING LINES
- D8. DEMO EXISTING CASEWORK
- D9. DEMO ALL EXISTING FINISHES - FLOOR, CEILING, WALL, WALL BASE
- D10. DEMO DOOR/ WINDOW ASSEMBLY
- D11. PARKING STALLS DELETED
- D12. DEMO CURB CUT OFF OF FLORENCE STREET
- D13. DEMO EXISTING FLOORING. POLISH CONCRETE SLAB TO MATCH ADJACENT SPACES.

STRUCTURAL:

- DS1. SAWCUT & REMOVE EXISTING SLAB ON GRADE, AS REQUIRED. RE: PLUMBING
- DS2. SAWCUT EXISTING FOUNDATION; STEM WALL & FOOTING TO REMAIN.

DEMOLITION GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC AND MAY NOT SHOW ALL DEMOLITION THAT IS REQUIRED. THE CONTRACTOR MUST VISIT THE SITE TO DOCUMENT ALL SITE CONDITIONS AND DETERMINE THE EXTENT OF DEMOLITION THAT WILL BE REQUIRED TO CONSTRUCT THE PROJECT AS IT IS DOCUMENTED. ALL FIXTURES THAT CAN BE REUSED AND ARE NOT REQUIRED FOR THE PROJECT SHALL BE RENDERED TO THE OWNER.
2. DISCONNECT EXISTING EQUIPMENT WHICH IS TO BE REMOVED AND RELOCATED. COORDINATE WITH OWNER TEMPORARY STORAGE OF SUCH ITEMS. PROTECT EXISTING EQUIPMENT WHICH IS TO REMAIN IN PLACE.
3. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL SUPPORTS, ACCESSORIES AND CONVEYANCES RELATED TO EQUIPMENT AND FIXTURES SHOWN ON THE CONSTRUCTION DOCUMENTS TO BE REMOVED, RELOCATED OR SALVAGED.
4. REMOVE ALL DOORS, FRAMES AND HARDWARE IN PARTITIONS SHOWN TO BE DEMOLISHED. ALL ITEMS SHALL BE MADE AVAILABLE TO THE OWNER IF NOT INDICATED ON THE DRAWINGS FOR RELOCATION OR REINSTALLATION. ITEMS WHICH THE OWNER DOES NOT WISH TO KEEP SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
5. BEFORE REMOVAL, DOCUMENT THE CONDITION OF ALL EXISTING ITEMS SCHEDULED TO BE SALVAGED AND/OR RELOCATED. AFTER REMOVAL, STORE ITEMS AS DIRECTED BY THE OWNER. ANY ITEMS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT NOT COST TO THE OWNER.
6. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DETECTION OR REMOVAL OF ANY HAZARDOUS MATERIAL, INCLUDING BUT NOT LIMITED TO ASBESTOS. PARTIES RESPONSIBLE FOR DEMOLITION SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY SUSPECTED MATERIALS.
7. EXISTING FINISHES TO REMAIN, UNO. PROTECT FROM DAMAGE.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EXIT WAYS AND SHALL NOT BLOCK EXIT PATHS. IF AN EXIT PATH MUCH BE BLOCKED, AN ALTERNATIVE MEANS OF EGRESS SHALL BE PROVIDED AS APPROVED BY THE LOCAL GOVERNING AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. REFER TO ALL REQUIREMENTS IN "INTERIM LIFE SAFETY".
9. THE CONTRACTOR SHALL INFORM THE OWNER OF THE DEMOLITION SCHEDULE PRIOR TO ANY DEMOLITION AND SHALL SCHEDULE DEMOLITION SO AS NOT TO INTERFERE WITH FACILITY OPERATIONS.
10. TEMPORARY DUST PARTITIONS SHALL BE INSULATED AND CONSTRUCTED OF METAL STUDS AT 24" OC. PARTITION SHALL SEAL OFF AREA OF DEMOLITION FROM THE PASSAGE OF DUST. PARTITION COVER SHALL BE OF FINISHED AND PAINTED TYPE "X" GYPSUM BOARD ON VISIBLE SIDE.

RCP DEMOLITION NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC AND MAY NOT SHOW ALL DEMOLITION THAT IS REQUIRED. THE CONTRACTOR MUST VISIT THE SITE TO DOCUMENT ALL SITE CONDITIONS AND DETERMINE THE EXTENT OF DEMOLITION THAT WILL BE REQUIRED TO CONSTRUCT THE PROJECT AS IT IS DOCUMENTED. ALL FIXTURES THAT CAN BE REUSED AND ARE NOT REQUIRED FOR THE PROJECT SHALL BE RENDERED TO THE OWNER.
2. BEFORE REMOVAL, DOCUMENT THE CONDITION OF ALL EXISTING ITEMS SCHEDULED TO BE SALVAGED AND/OR RELOCATED. AFTER REMOVAL, STORE ITEMS AS DIRECTED BY THE OWNER. ANY ITEMS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT NO COST TO THE OWNER.
3. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DETECTION OR REMOVAL OF ANY HAZARDOUS MATERIAL, INCLUDING BUT NOT LIMITED TO ASBESTOS. PARTIES RESPONSIBLE FOR DEMOLITIONS SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY SUSPECTED MATERIALS.
4. REPLACE RELOCATED UTILITIES, FIXTURES AND ACCESSORIES IN DEMOLISHED AREAS.
5. WHERE EXISTING CEILINGS ARE TO BE REMOVED AND ELECTRICAL DEVICES ARE AFFECTED, REMOVE DEVICES AND CAP WIRING FOR REINSTALLATION OF DEVICES IN NEW CONSTRUCTION.
6. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.

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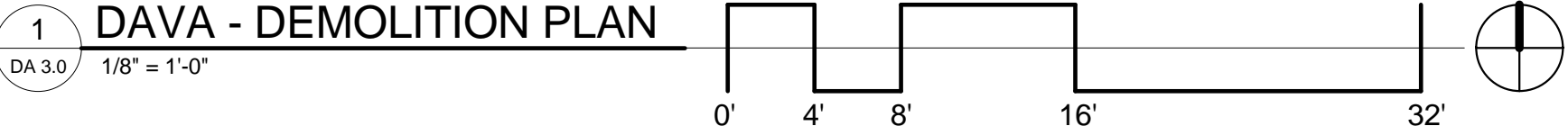
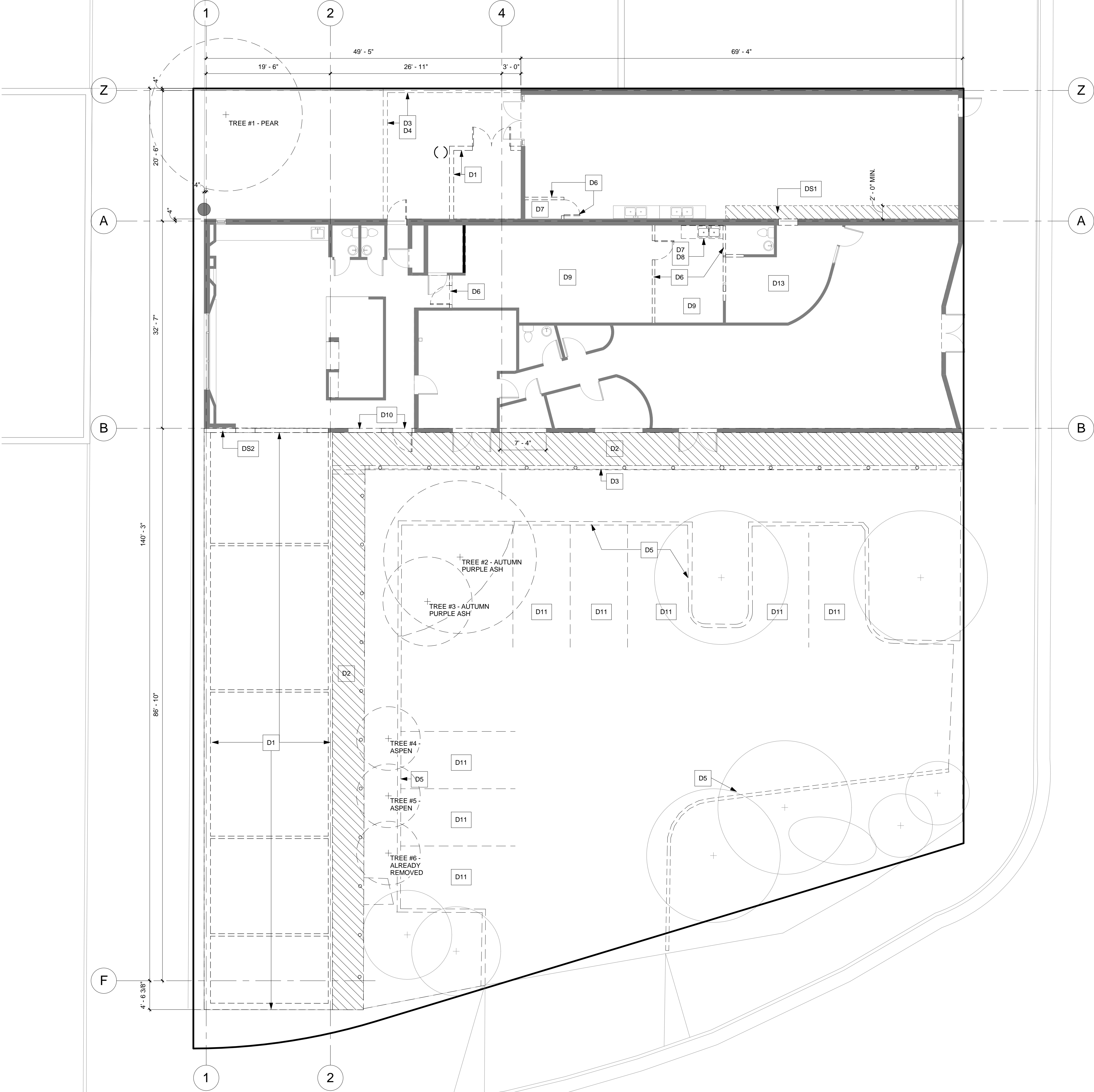
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Project	SR_BE 1401
Drawn By	SR
Scale	As indicated
Current Issue	DA PERMIT
First Issue	AUG 15, 2014
Revisions	OCT 10, 2014
	NOV 21, 2014
	DEC 29, 2014

DEMOLITION PLAN

DA
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2014-6038-00



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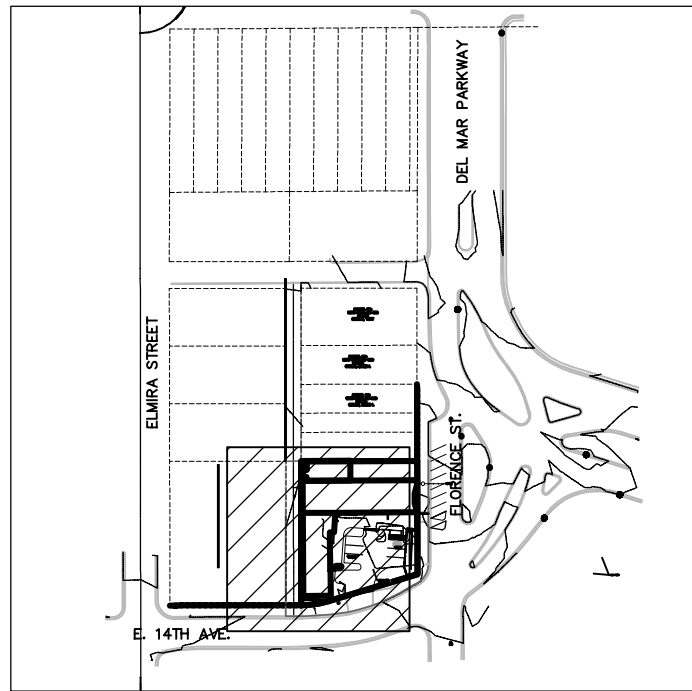
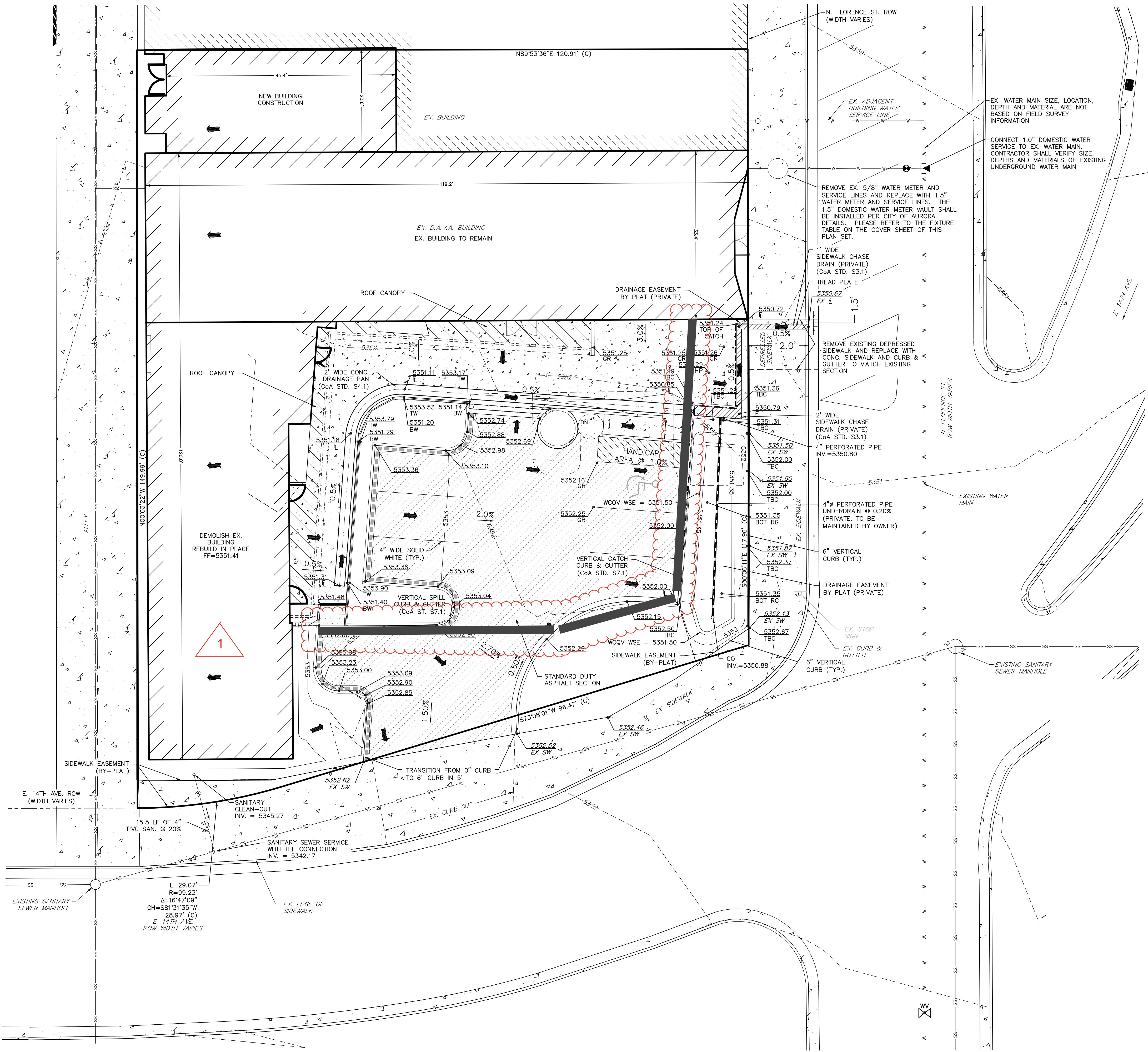
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Project	SR_BE 1401
Drawn By	JAL
Scale	
Current Issue	DA PERMIT
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Revisions	OCT 10, 2014
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UTILITY PLAN

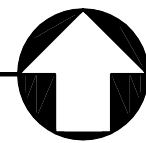
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KEYMAP

Scale: 1" = 200'

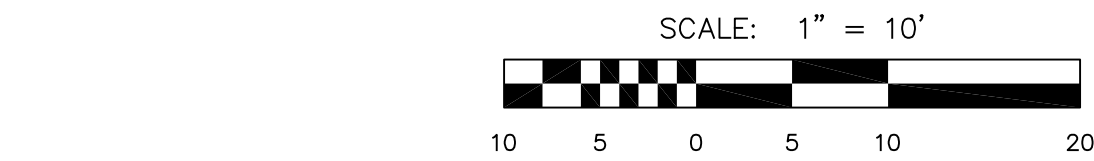


LEGEND

EXISTING

PROPOSED

PROPERTY LINE	
RIGHT-OF-WAY LINE	
CURB & GUTTER	
STORM SEWER	
STORM SEWER MANHOLE	
STORM SEWER INLET	
SANITARY SEWER	
SANITARY SEWER MANHOLE	
SANITARY CLEAN OUT	
WATER LINE	
WATER VALVE	
BEND WITH THRUSTBLOCK	
FIRE HYDRANT	
PAVEMENT REHAB AREA	
CONCRETE AREA	
CONTOURS	
SPOT ELEVATION	
SURFACE SLOPE	



BENCHMARKS

ELEVATIONS BASED ON CITY OF AURORA POINT G-005 (COA ID 356734SE001). WITH A PUBLISHED ELEVATION OF 5343.359 FEET (NAVD88), BEING A "STANDARD BRASS CAP MONUMENT IN A RANGE BOX (MK: 1 COR SEC 34 T3S/SEC 3 T4S R67W)". LOCATED AT THE CENTER OF INTERSECTION AT DAYTON AND COLFAX. AN ONSITE BENCHMARK WAS ESTABLISHED NEAR THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, BEING A FOUND 1" BRASS CAP WITH NO MARKINGS. ELEVATION=5350.85'

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3 AS BEARING NORTH 89°36'49" EAST, A DISTANCE OF 1324.34 FEET BETWEEN A FOUND #6 REBAR WITH "STANDARD BRASS CAP MONUMENT IN A RANGE BOX (MK: 1 COR SEC 34 T3S/SEC 3 T4S R67W)" IN RANGE BOX AT THE NORTH QUARTER CORNER OF SECTION 3 AND A FOUND #6 REBAR WITH 3" BRASS CAP IN RANGE BOX, STAMPED "LS 16848 T4S R67W 1997" AT THE NORTHEAST CORNER OF SECTION 3, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO

NOTES:

- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS NOTED OTHERWISE.
- SPOT ELEVATIONS AT BOTTOM OF WALLS (BW) ARE AT FINISHED GRADE AT THE WALL AND DOES NOT INCLUDE ANY SUB-SURFACE DEPTH OF THE WALL.

EXISTING UTILITY LOCATIONS: COLLINS ENGINEERS INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

GENERAL NOTES

- THE BASE PLANS ON THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION, HOWEVER, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL MATERIAL LOCATIONS AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES THAT ARE FOUND.
- THE LANDSCAPE CONTRACTOR SHALL HAVE ONE (1) APPROVED COPY OF PLANS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONSTRUCTION BARRICADES, SIGNS, AND WARNING DEVICES NECESSARY DURING CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON SITE AT ALL TIMES DURING CONSTRUCTION.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL PERMITS AT THEIR OWN EXPENSE, WHICH ARE NECESSARY TO PERFORM ALL PROPOSED WORK AND SHALL COMPLY WITH ALL NOTIFICATION AND INSPECTION REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH THE GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, (ETC). LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS OR DAMAGES TO THE UTILITY LINES, STRUCTURES OR INJURIES THEREFROM. FOR EXISTING UTILITY INFORMATION CONTACT "THE UTILITY NOTIFICATION CENTER OF COLORADO" AT 1-800-922-1987. A MINIMUM OF THREE (3) BUSINESS DAY NOTICE IN ADVANCE OF LOCATIONS NEEDED ARE REQUIRED.
- ALL TREE LOCATIONS ARE TO BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPE & HARDSCAPE MATERIALS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER.
- ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED AND MAINTAINED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORNE BY THE CONTRACTOR.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONSTRUCTION HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTOR'S ASSOCIATION.
- THE CONTRACTOR IS ADVISED THAT ALL EXISTING TREES AND SHRUBS ARE TO REMAIN UNLESS SPECIFICALLY NOTED TO BE REMOVED IN THE PLANS. CARE SHALL BE TAKEN TO PROTECT ALL TREES AND SHRUBS FROM DAMAGE DURING CONSTRUCTION. ALL DAMAGES CAUSED BY THE CONTRACTOR S SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

LANDSCAPE LEGEND:

DECIDUOUS SHADE TREE

EXISTING TREE

DECIDUOUS SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

CRUSHER FINES

ROCK MULCH

LANDSCAPE NOTES:

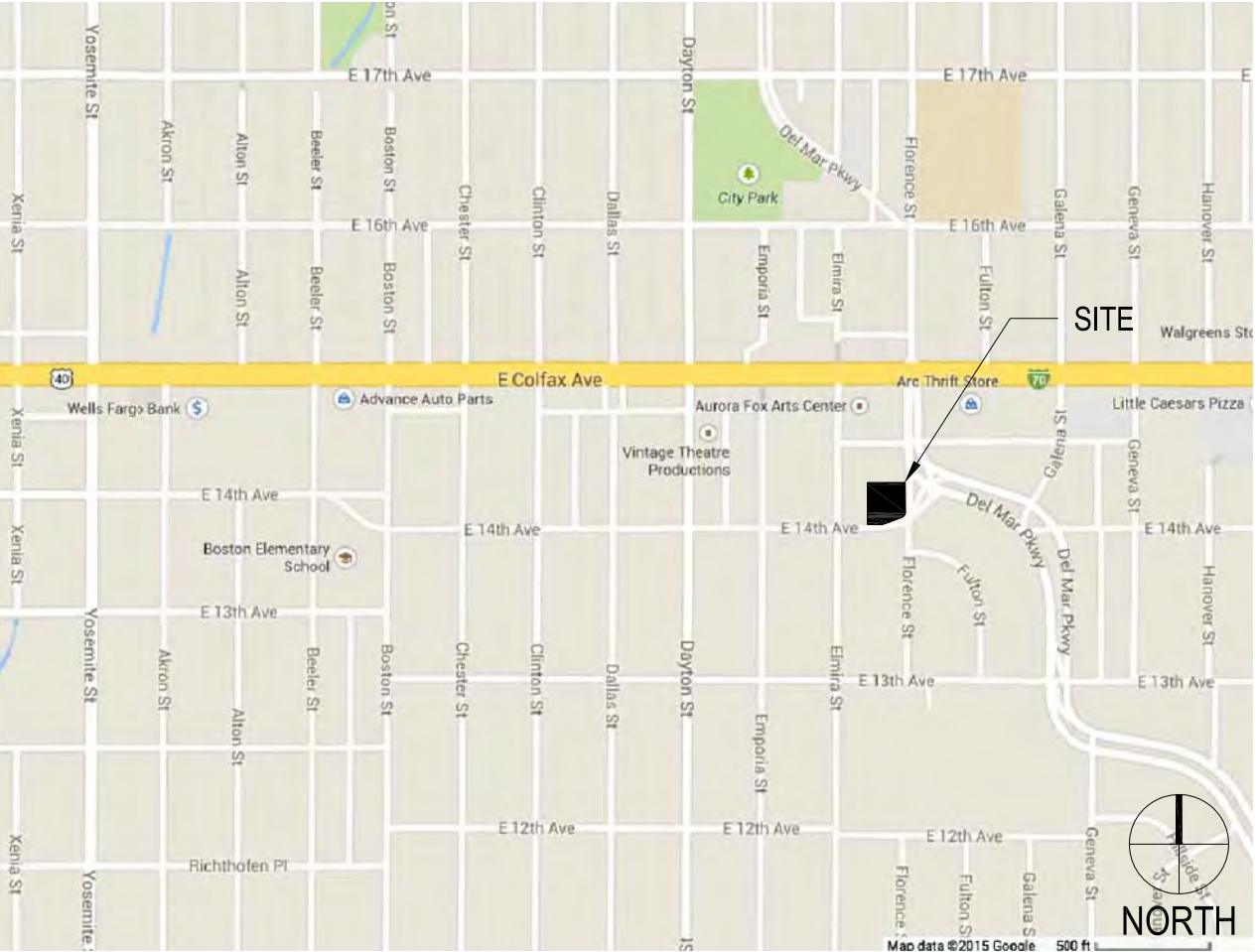
- ALL LANDSCAPED AREAS TO RECEIVE 4 CUBIC YARDS PER 1,000 SQ. FT. OF CLASS I COMPOST FROM A1 ORGANICS OR APPROVED EQUAL.
- THERE ARE TWO EXISTING STREET LIGHTS IN THE ALLEY.
- ALL PEDESTRIAN SIDEWALKS AND PLAZAS ARE BROOM FINISH CONCRETE. THE PARKING LOT IS ASPHALT.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- WE ARE ASKING FOR A LANDSCAPE WAIVER FOR THE STREET FRONTAGE REQUIREMENT (1 TREE/PER 30 FT.
- WE ARE ASKING FOR A LANDSCAPE WAIVER FOR THE STREET PERIMETER/NON-STREET PERIMETER WIDTH REQUIREMENT.
- WE ARE ASKING FOR A LANDSCAPE WAIVER FOR THE BUILDING PERIMETER LANDSCAPING REQUIREMENT FOR THE EAST SIDE OF THE BUILDING FACING N. FLORENCE ST.
- WE ARE REQUESTING A Z-ZONE LANDSCAPING WAIVER. WE WILL NOT BE INSTALLING AN AUTOMATIC IRRIGATION SYSTEM AS A RESULT. THE OWNER HAS AGREED TO HAND WATER ALL PLANTS AS NEEDED FOR AN ESTABLISHMENT PERIOD OF (3) YEARS. ALL PLANTS THAT DIE WILL BE REPLACED WITHIN THAT (3) YEAR PERIOD TO MEET CODE REQUIREMENTS.

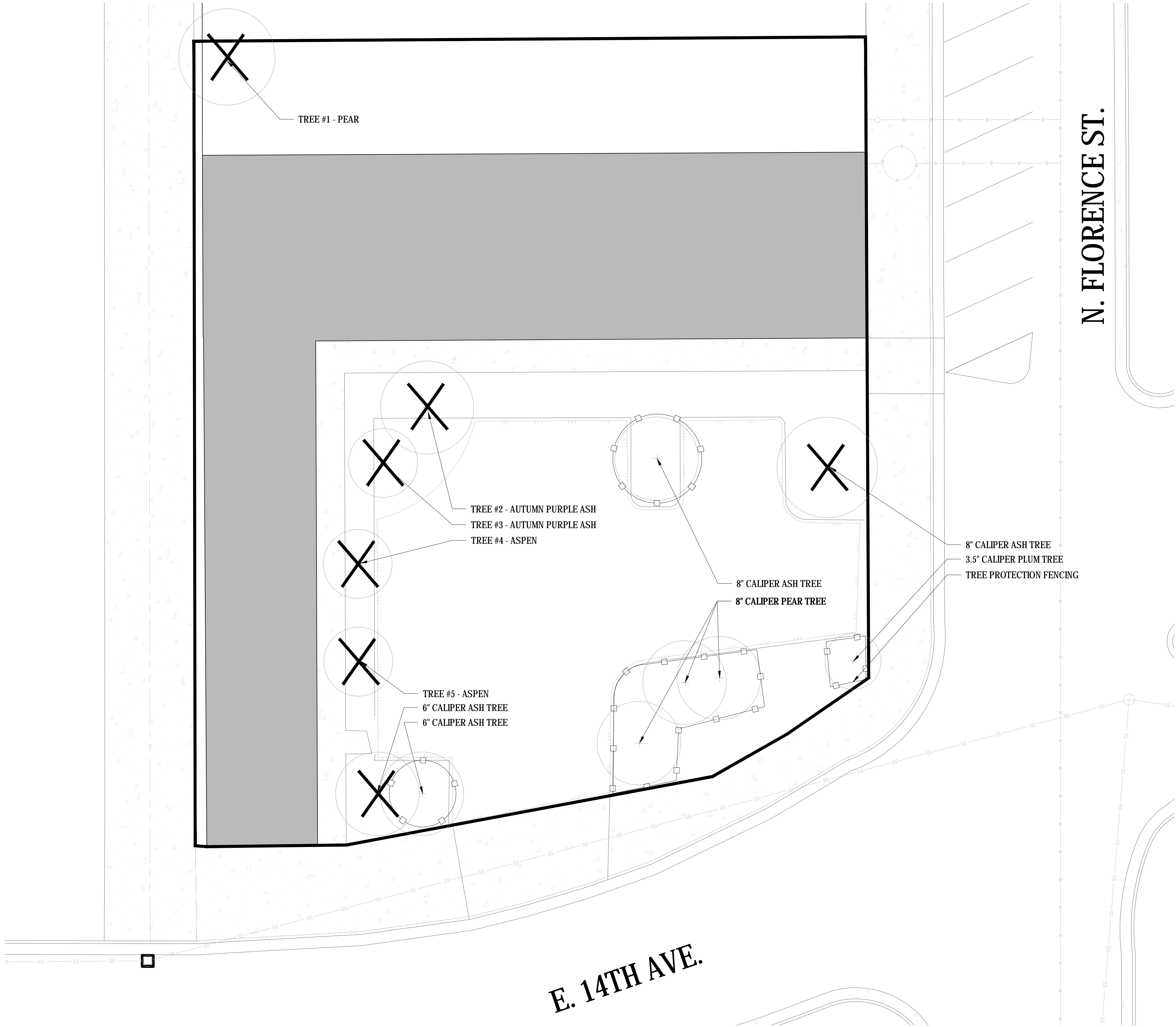
PLANTING NOTES

- ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL SHAPED HEADS, ALL EVERGREEN TREES SHALL BE UNSHEARED AND FULL TO THE GROUND. PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1.
- ALL TREES TO BE STAKED OR GUYED PER DETAILS ON SHEET DET-1.
- ALL TREE LOCATIONS ARE TO BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR SHALL OBTAIN A LABORATORY TOPSOIL ANALYSIS REPORT TO PROVIDE ANALYSIS OF SOIL FERTILITY AND RECOMMENDATIONS FOR SOIL AMENDMENTS, FERTILIZER PRODUCTS AND APPLICATION RATES FOR SOD, NATIVE AREAS, SHRUB BEDS AND BACK FILL FOR TREES AND SHRUBS. SOIL SAMPLES SHALL BE TAKEN TO A DEPTH OF NOT LESS THEN 6 INCHES AND AN AGGREGATE OF AT LEAST THREE SAMPLES, MIXED TOGETHER TO CONSTITUTE ONE SAMPLE. ONE SAMPLE SHALL BE TAKEN FROM SOD, NATIVE SEED AND SHRUB BED AREAS AND SUBMITTED TO A SOILS LABORATORY FOR ANALYSIS. CONTRACTOR SHALL SUBMIT SOILS ANALYSIS REPORT AND RECOMMENDATIONS TO OWNERS REPRESENTATIVE FOR APPROVAL BEFORE ANY AMENDMENTS ARE ORDERED OR DELIVERED TO SITE.
- BACKFILL MATERIAL FOR ALL TREES AND SHRUBS CONSIST OF THE FOLLOWING MIXTURE:
A. TWO (2) PARTS AMENDMENTED TOPSOIL (BASED ON SOILS ANALYSIS REPORT)
B. ONE (1) PART ORGANIC SOIL AMENDMENT
MATERIALS TO BE THOROUGHLY BLENDED AND MIXED IN BULK PRIOR TO BACKFILLING. BACKFILLING MIX TO BE MIXED TO HOMOGENEOUS CONDITION IN SPECIFIC AREA AWAY FROM PLANT EXCAVATIONS.
- PRIOR TO PLANTING TREES, THE LANDSCAPE CONTRACTOR SHALL PERFORM A SOIL PERCOLATION TEST TO DETERMINE IF THERE ARE ANY DRAINAGE PROBLEMS. THE LANDSCAPE CONTRACTOR IS REQUIRED TO DIG ONE HOLE PER 1 ACRE (AC) OF PLANTING AREA AT VARIOUS LOCATIONS AROUND THE SITE. THE HOLES SHALL BE EQUAL IN SIZE TO THE LARGEST TREE PLANTING PIT REQUIRED FOR EACH PARTICULAR PLANTING AREA. ADDITIONAL LOCATIONS WILL BE REQUIRED IF VARIOUS SOIL TYPES ARE FOUND AROUND THE SITE AND/OR IF THE OWNERS'S REPRESENTATIVE FINDS IT NECESSARY. THE LANDSCAPE CONTRACTOR SHALL VERIFY PERCOLATION TEST PIT LOCATIONS, FILL EACH HOLE WITH WATER AND MONITOR HOW MUCH WATER IS REMAINING IN THE HOLE AFTER 24 HOURS. MAKE A WRITTEN REPORT TO THE OWNER. IF IT IS DETERMINED THAT SOIL DRAINAGE IS A PROBLEM A RESOLUTION WILL BE WORKED OUT BY THE OWNER AND IF NECESSARY A CHANGE ORDER WILL BE INITIATED.
- ALL TREES, SHRUBS, AND PERENNIALS AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12-MONTH PERIOD AFTER INITIAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12-MONTHS UNTIL FINAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.
- DECIDUOUS TREES SHALL NOT BE PLANTED CLOSER THAN 6 FEET TO STREET BACK OF CURB, AND CONIFEROUS TREES NO CLOSER THAN 15 FEET TO PUBLIC STREET IMPROVEMENTS (IE: SIDEWALKS, CURB, ECT) ALL TREES SHALL NOT BE PLANTED CLOSER THAN 10' TO ANY STORM PIPE, WATER LINES, OR SEWER LINE. NO TREES SHALL BE PLANTED IN UTILITY EASEMENTS.
- TREE WRAPPING MATERIAL SHALL BE FOUR INCHES WIDE, BITUMINOUS IMPREGNATED TAPE, CORRUGATED OR CREPE PAPER, BROWN IN COLOR, SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREES SHALL BE WRAPPED BETWEEN OCTOBER 15 AND NOVEMBER 1 OF THE YEAR THEY ARE PLANTED. NO TREE WRAPPING SHALL BE PERMITTED UNTIL A LICENSED LANDSCAPE CONTRACTOR OR CERTIFIED ARBORIST HAS INSPECTED THE TREE. IT IS THE DUTY OF THE CONTRACTOR TO WRAP DECIDUOUS TREES DURING THE ONE-YEAR WARRANTY PERIOD.
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.

VICINITY MAP:

1405 FLORENCE STREET AURORA, CO 80210





LEGEND:

EXISTING TREE

TREE PROTECTION FENCING

EXISTING TREE TO BE REMOVED

PROPERTY LINE

TREE PRESERVATION TABLE		
CALIPER INCHES REMOVED	Caliper inches relocated	Caliper Inches Replaced for Mitigation and / or Amount Paid to "Tree Planting Fund"
36.5	0	\$1,980.13

- TREE PROTECTION NOTES:
- PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OURSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SAHLL BE 4' IN HEIGHT, ORANGE MESH FENCING ATTACHED TO T' POSTS.
 - FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
 - CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
 - DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
 - LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHED SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURENCE UTILIZING INTERNATIONAL SOCIETY OF ARCORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
 - CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
 - TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.

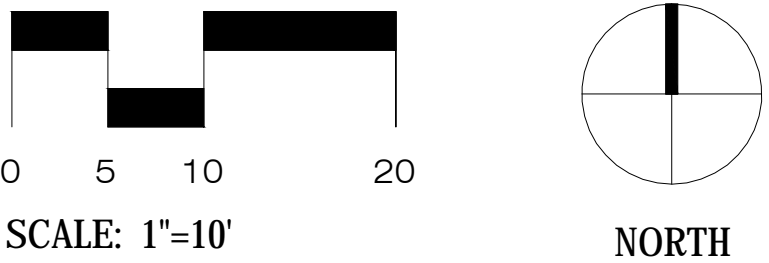
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Date 01/29/15

(Printed name)

David Gregory



DAVA
REDEVELOPMENT
PLAN W/
WAIVERS
AMENDMENT
NO. 1

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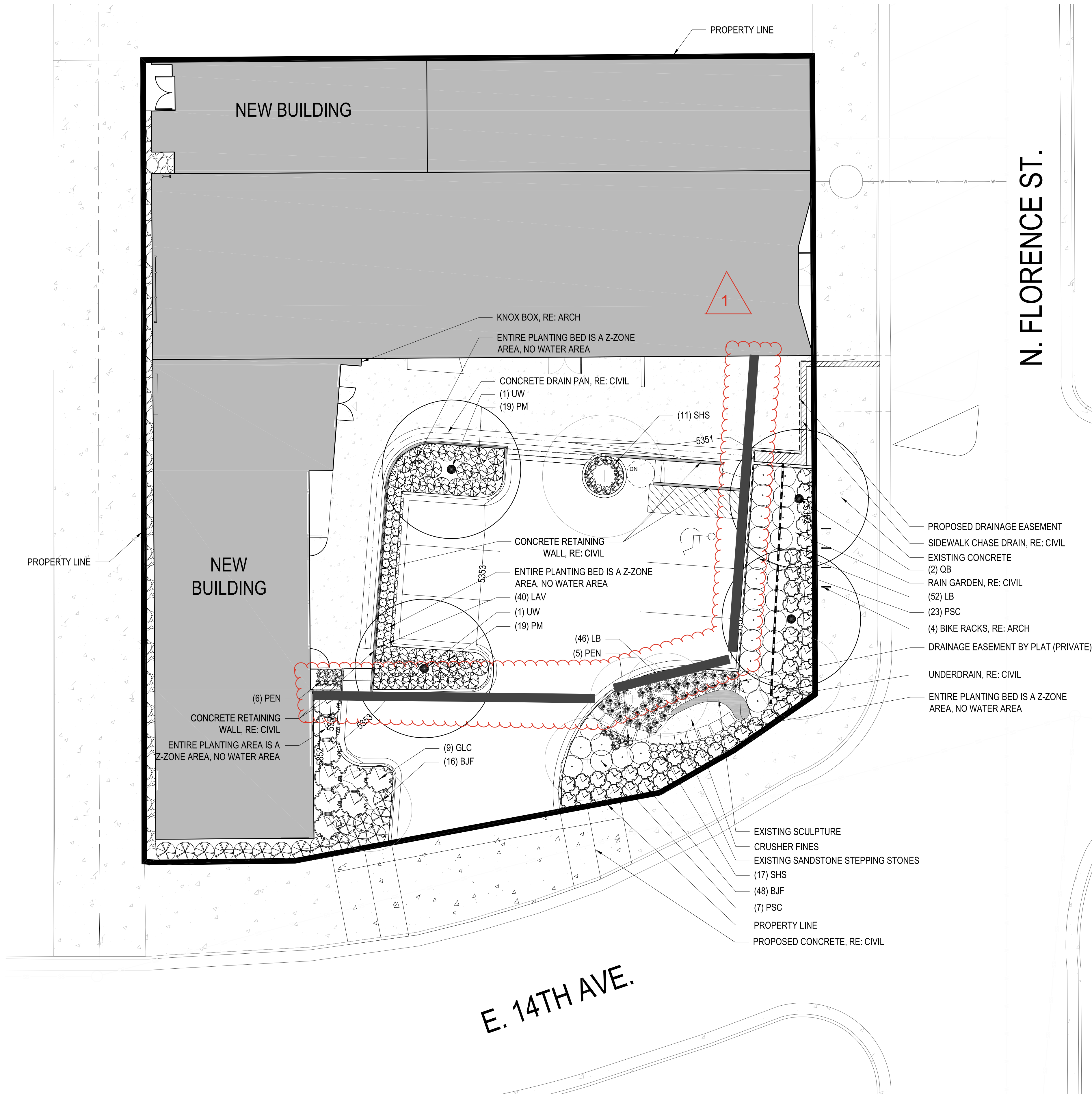
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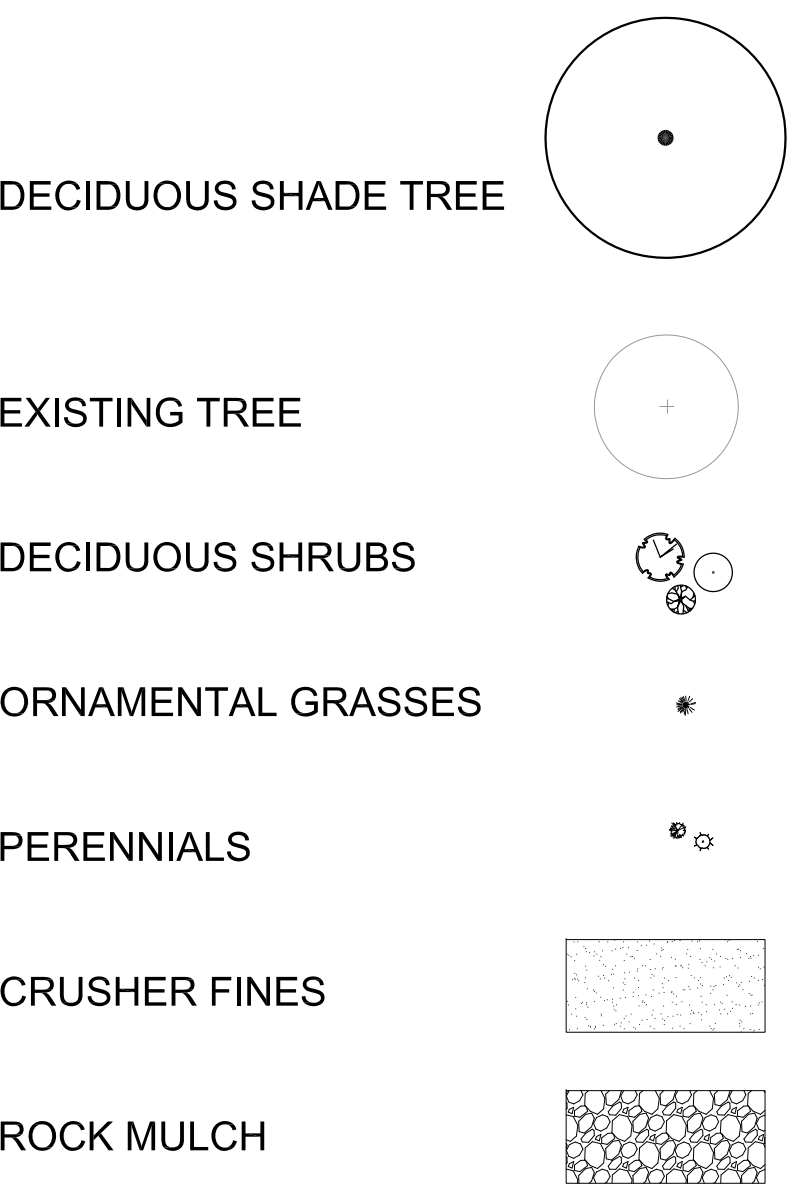
TREE PROTECTION
& MITIGATION PLAN

L1.1

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LANDSCAPE LEGEND:

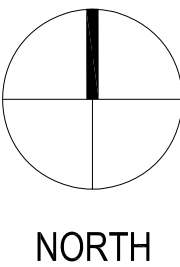
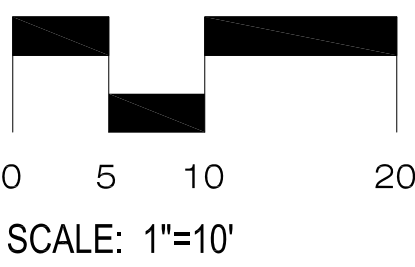


Z-ZONE PLANTING SCHEDULE - NO WATER						
DECIDUOUS SHADE TREES						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	WIDTH
UW	<i>Ulmus wilsoniana</i>	Prospector Elm	2.5" cal.	as shown	50-60'	40-50'
QB	<i>Quercus bicolor</i>	Swamp White Oak	2.5" cal.	as shown	50-80'	50-80'
DECIDUOUS SHRUBS						
GLC	<i>Rhus aromatica 'Gro Low'</i>	Gro Low Sumac	#5	5' o.c.	6-8'	6-10'
BJF	<i>Ephedra equisetina</i>	Bluestem Joint Fir	#5	3' o.c.	3-5'	2-3'
PM	<i>Arctostaphylos x coloradoensis</i>	Panchito Manzanita	#5	3' o.c.	10-15"	3-5'
PSC	<i>Prunus besseyi Pawnee Buttes</i>	Pawnee Buttes Sand Cherry	#5	4' o.c.	15-30"	4-6'
ORNAMENTAL GRASSES						
LB	<i>Schizachyrium scoparium</i>	Little Bluestem Grass	4" pots	2' o.c.	2-3'	2'
PERENNIALS						
PEN	<i>Penstemon strictus</i>	Rocky Mountain Penstemon	4" pots	18" o.c.	12-24"	12-18"
SHS	<i>Agastache rupestris</i>	Sunset Hyssop	4" pots	18" o.c.	24-36"	24-36"
LAV	<i>Lavandula angustifolia 'Munstead'</i>	English Lavender	4" pots	18" o.c.	12-18"	12-18"

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(Printed name)
David Gregory

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LANDSCAPE
PLAN
L1.2

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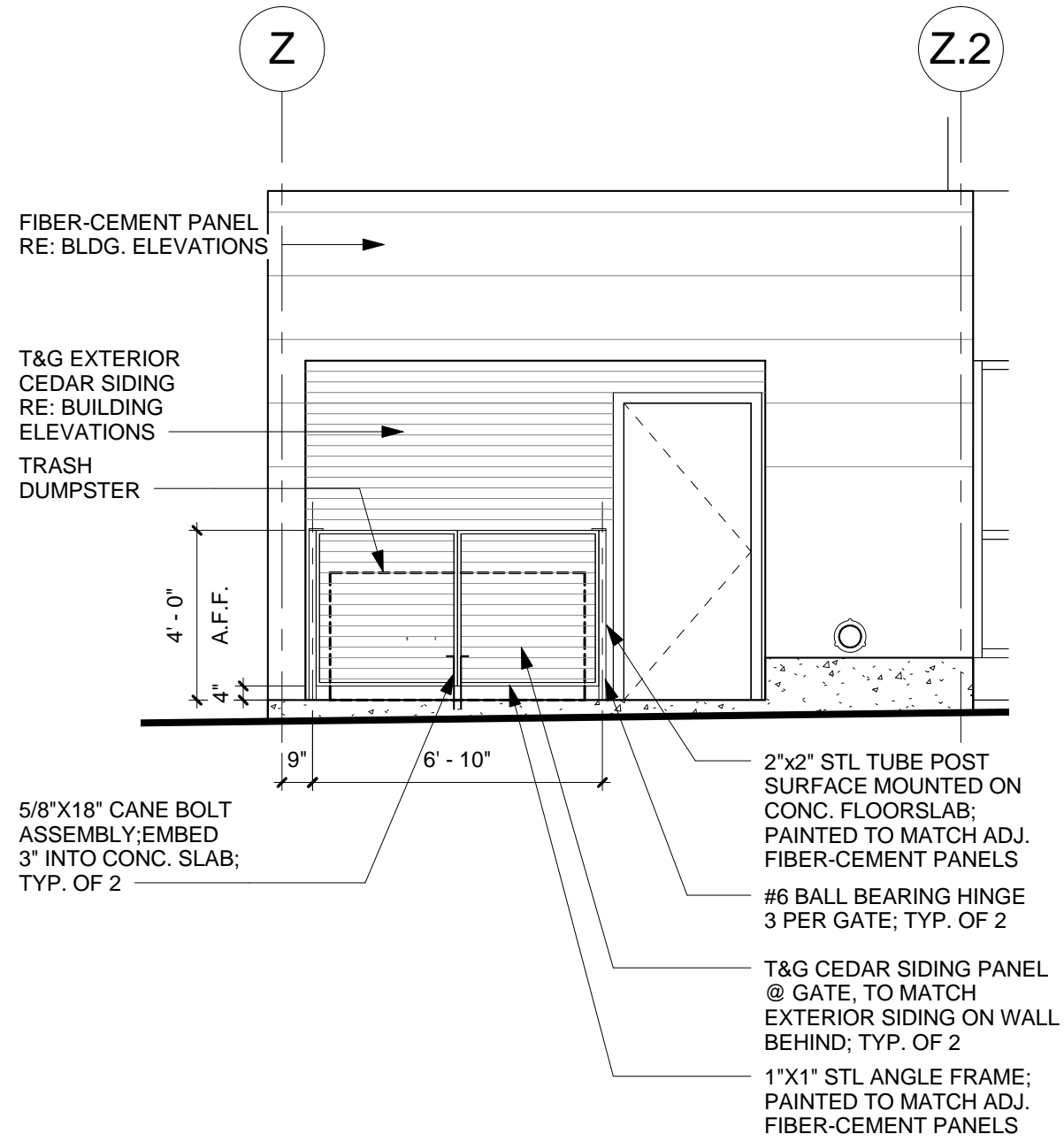
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SITE DETAILS

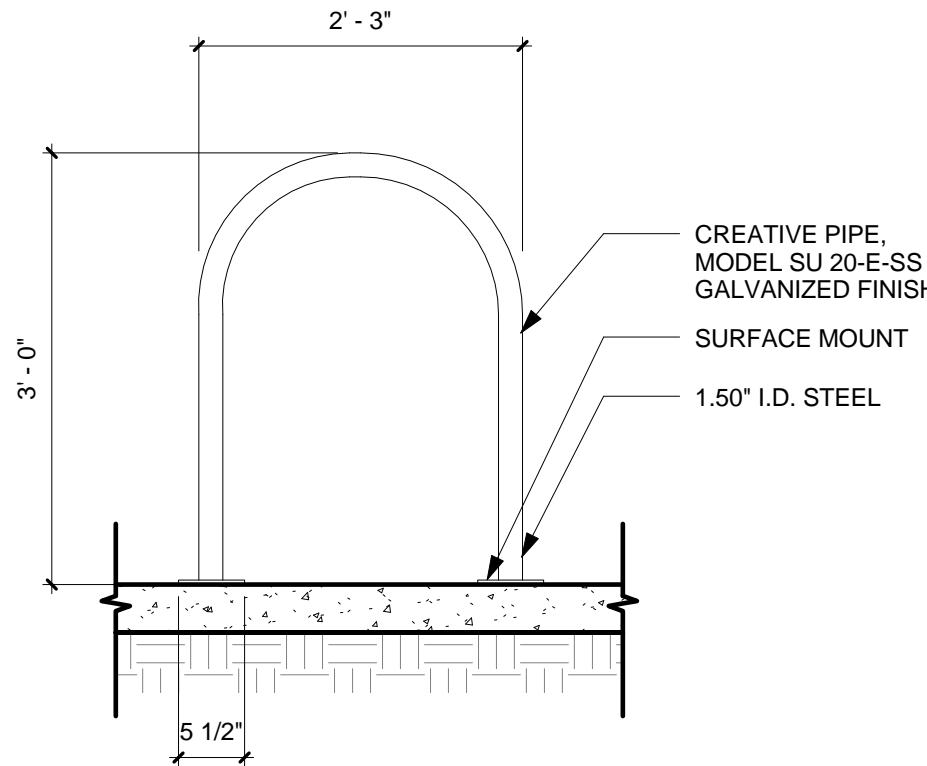
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3 ELEV @ TRASH ENCLOSURE

1/4" = 1'-0"



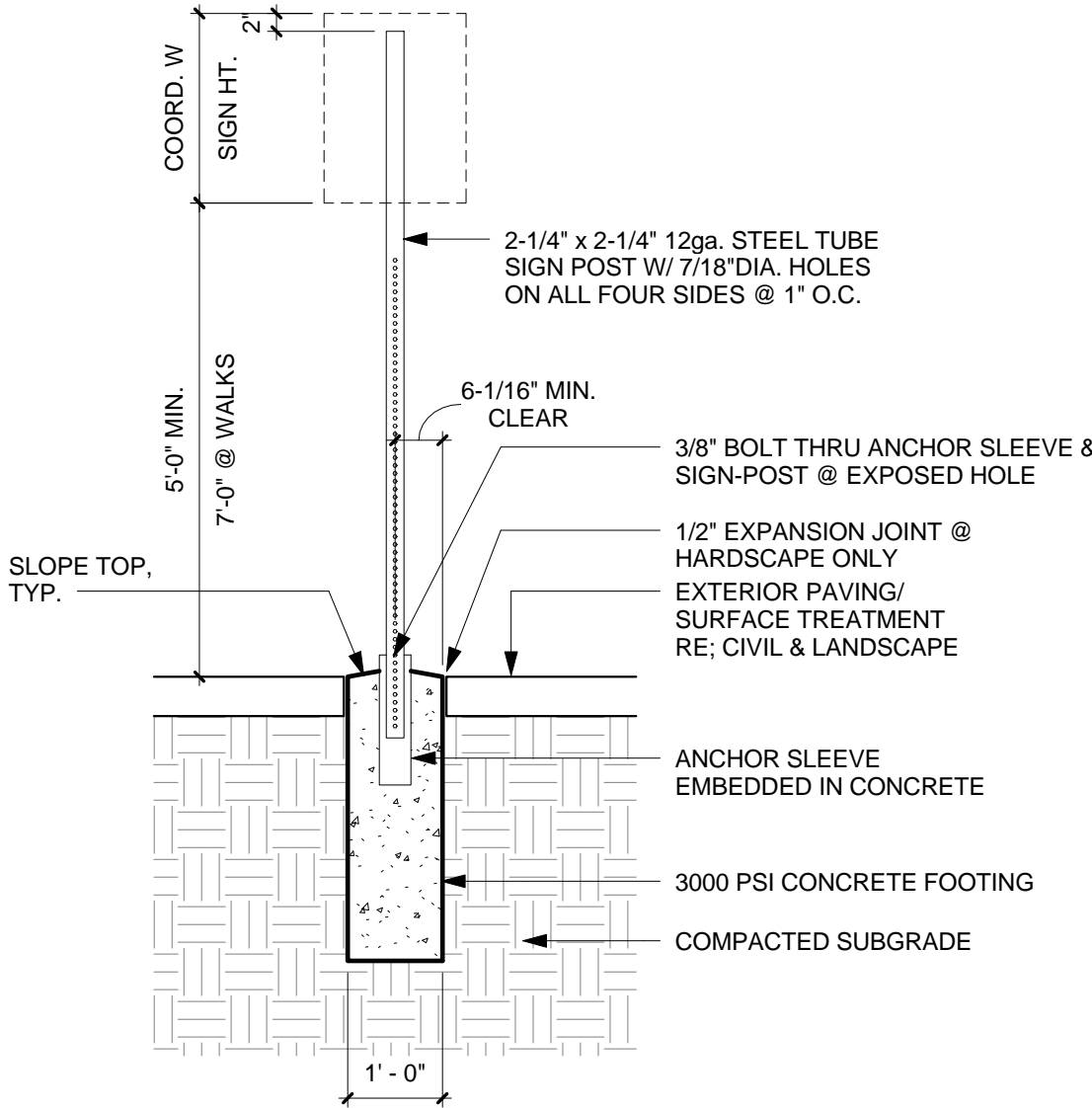
2 BIKE RACK DETAIL

3/4" = 1'-0"



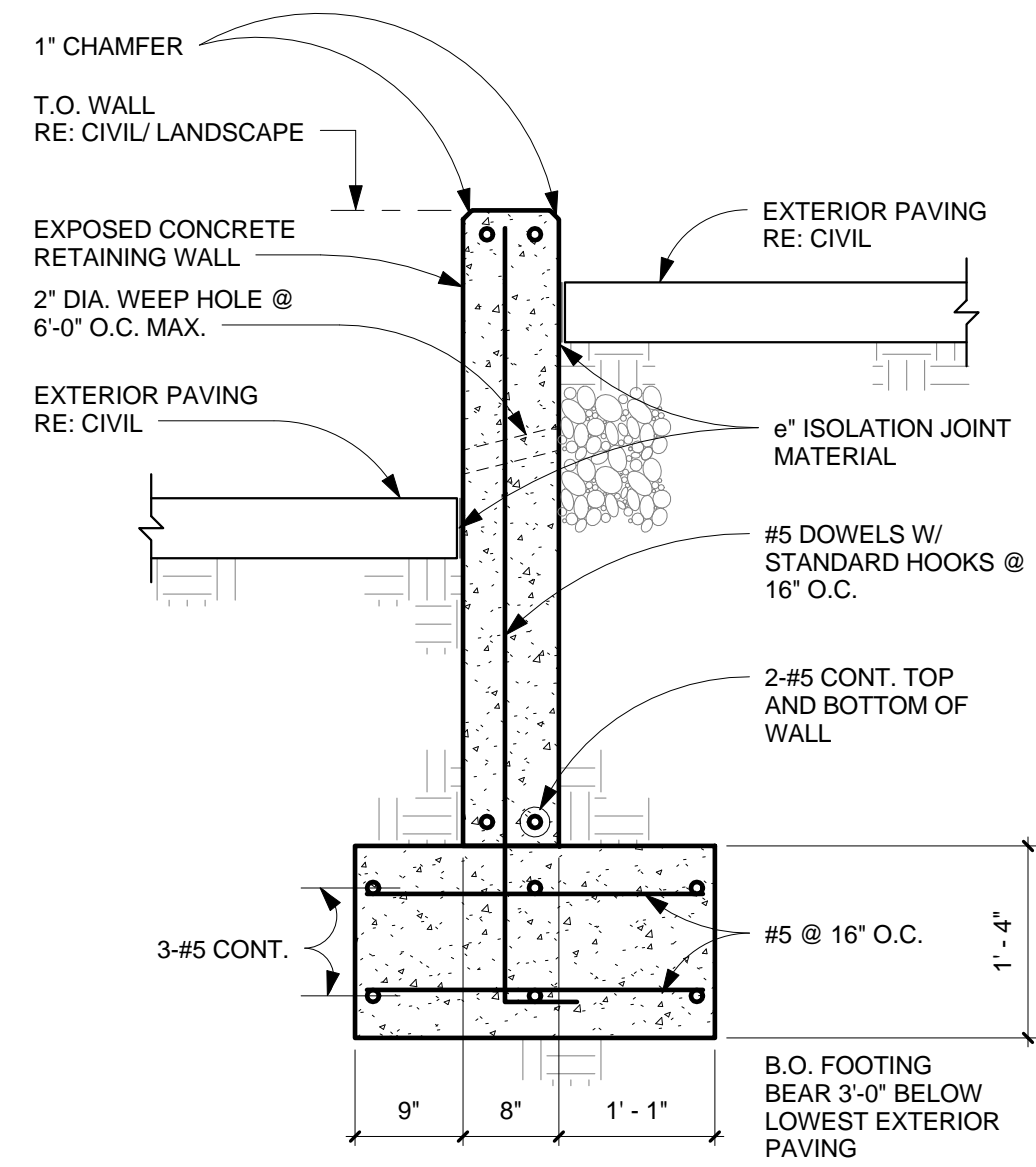
5 SIGN DETAILS

3/4" = 1'-0"



4 SIGN SUPPORT DETAIL

1/2" = 1'-0"



1 RETAINING WALL DETAIL

3/4" = 1'-0"

DAVA
REDEVELOPMENT
PLAN W/
WAIVERS
AMENDMENT
NO. 1

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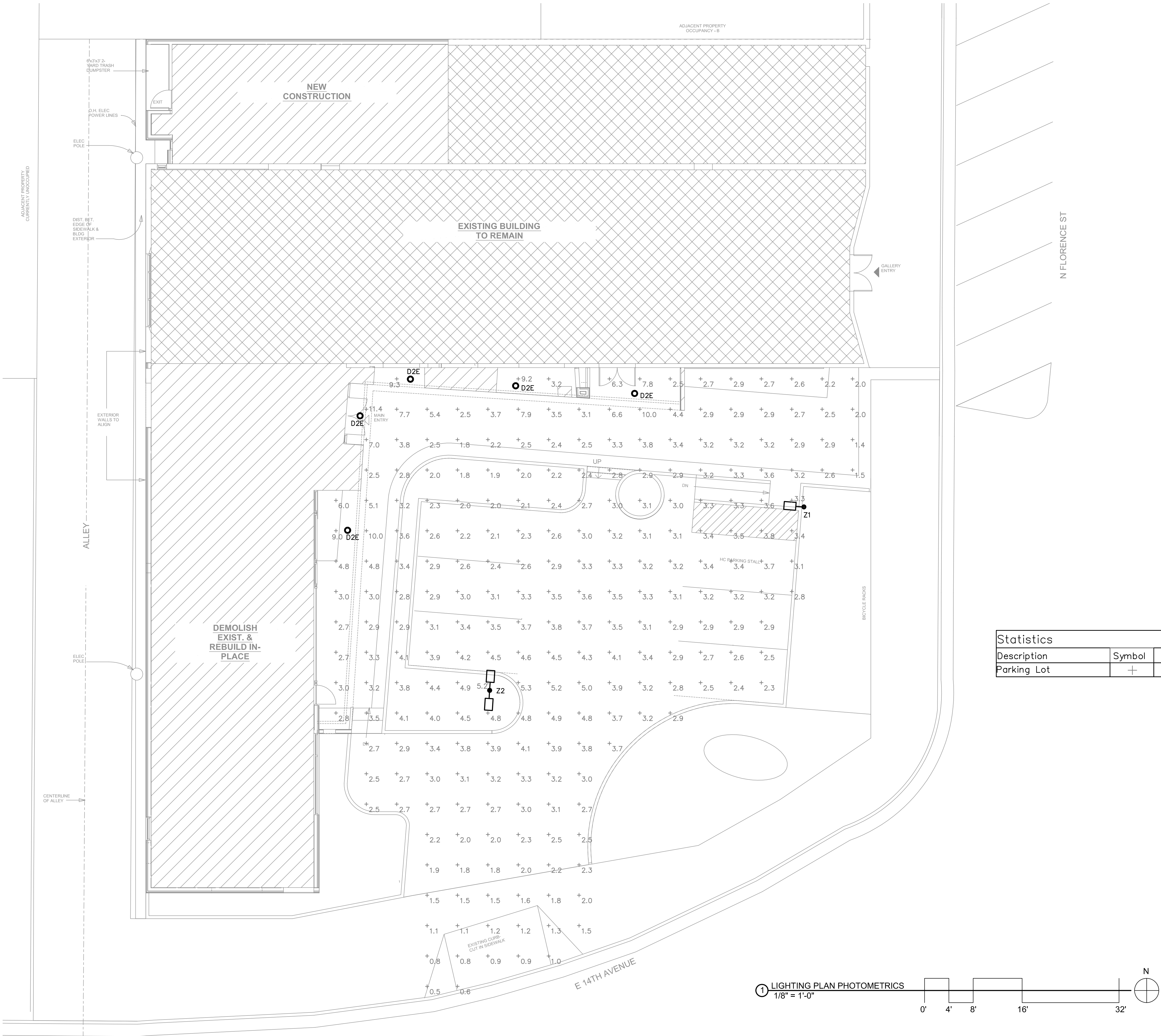
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Project	SR_BE 1401
Drawn By	ME GROUP
Scale	AS SHOWN
Current Issue	DA PERMIT
First Issue	AUG 15, 2014
Revisions	OCT 10, 2014
	NOV 21, 2014

LIGHTING PLAN
PHOTOMETRICS

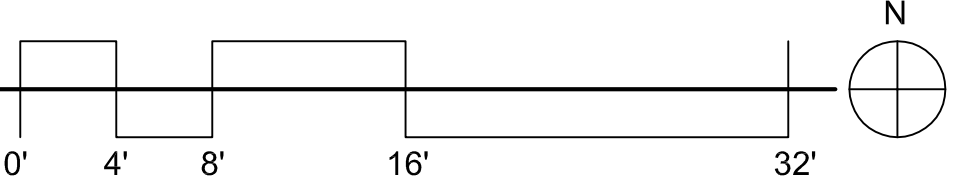
DA
7.0a

2014-6038-00



Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Parking Lot	+	3.3 fc	11.4 fc	0.5 fc	22.8:1	6.6:1	0.3:1

1 LIGHTING PLAN PHOTOMETRICS
1/8" = 1'-0"



DA-7.0a LIGHTING PLAN PHOTOMETRICS.dwg

11/6/2014

ellen.blaine

DAVA
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PLAN W/
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AMENDMENT
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ROOF PLAN

DA
8.0

2014-6038-00

KEYNOTES:

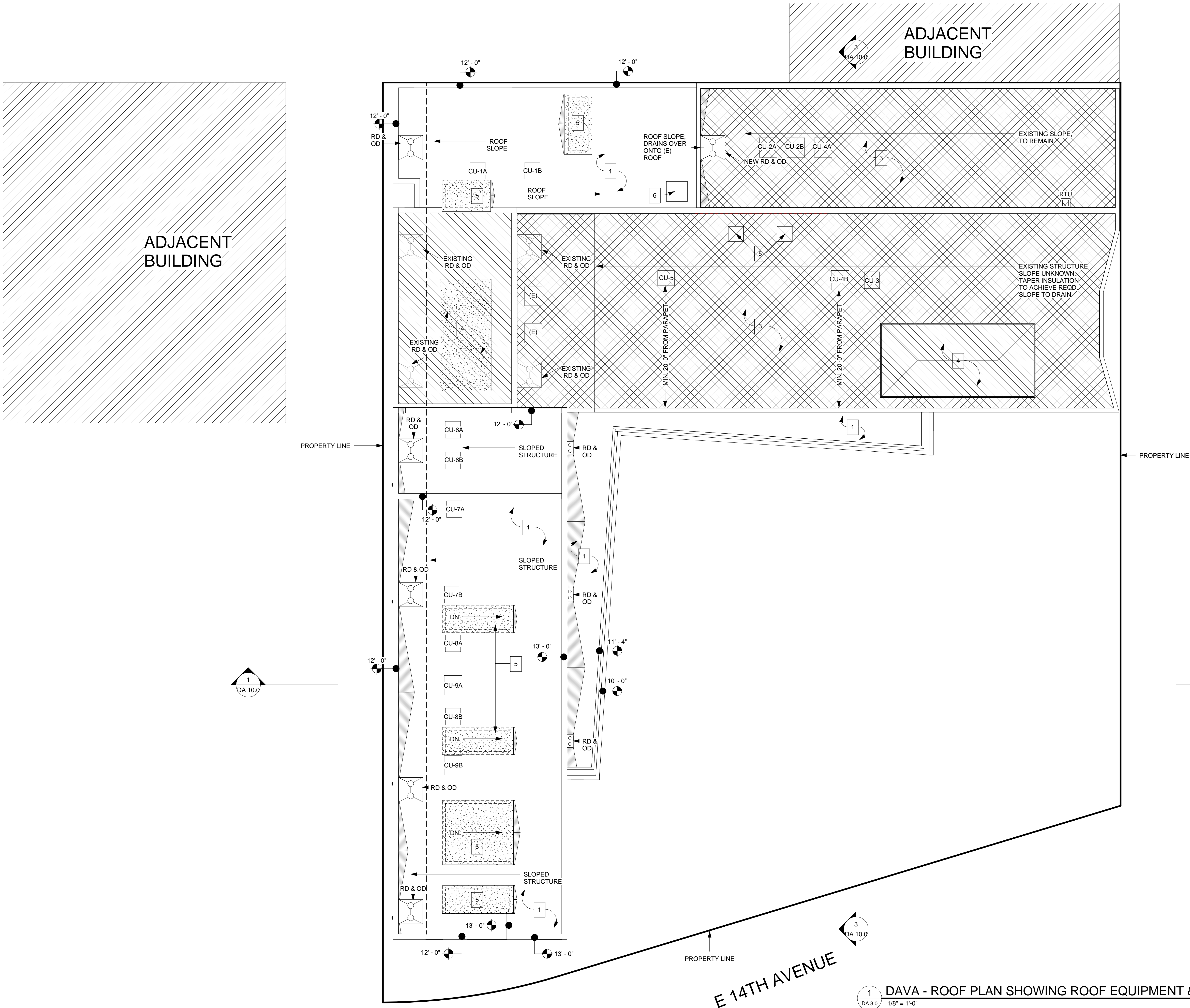
1. ROOF TYPE 1 (SIM. TO ROOF OF 2012 RENOVATION): 2560 SFT
ROOF STRUCTURE - TJI JOISTS
EXTERIOR GRADE PLYWOOD ROOF DECK
5" RIGID INSULATION (FOR R-40 VALUE, PER IECC 2009)
FULLY ADHERED EPDM ROOF MEMBRANE (WHITE)
PREFIN. MTL PARAPET CAPS & FLASHING - GALV. ALUM (TO MATCH 2012 RENOVATIONS)

3. REROOF: SCOPE OF WORK INCLUDES
REMOVAL OF ONE LAYER OF EPDM ROOFING,
INSTALLATION OF CRICKETS TO DRAIN AND AT CURBS, FLASH CURBS, PIPE FLASHINGS, PANS,
REPLACE METAL CAPS AND DRIP EDGES,
INSTALL DENS GLASS CLASS A FIRE RATING,
INSTALL 60mil EPDM ROOFING SYSTEM,
PROVISION OF FIFTEEN YEAR MANUFACTURE NDL WARRANTY, AND PERMIT.

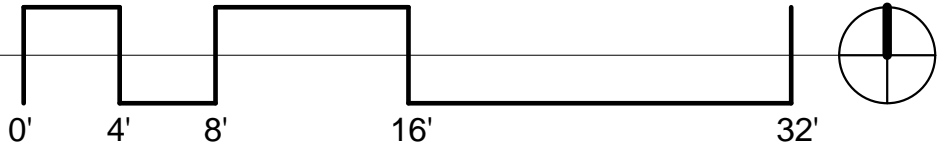
4. EXISTING ROOF/ ROOF EQUIPMENT/ SKYLIGHT, TO REMAIN

5. NEW 24"x24" SKYLIGHTS BETWEEN EXISTING JOISTS

6. KILN EXHAUST



DAVA - ROOF PLAN SHOWING ROOF EQUIPMENT & ACCESSORIES



DAVA
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PLAN W/
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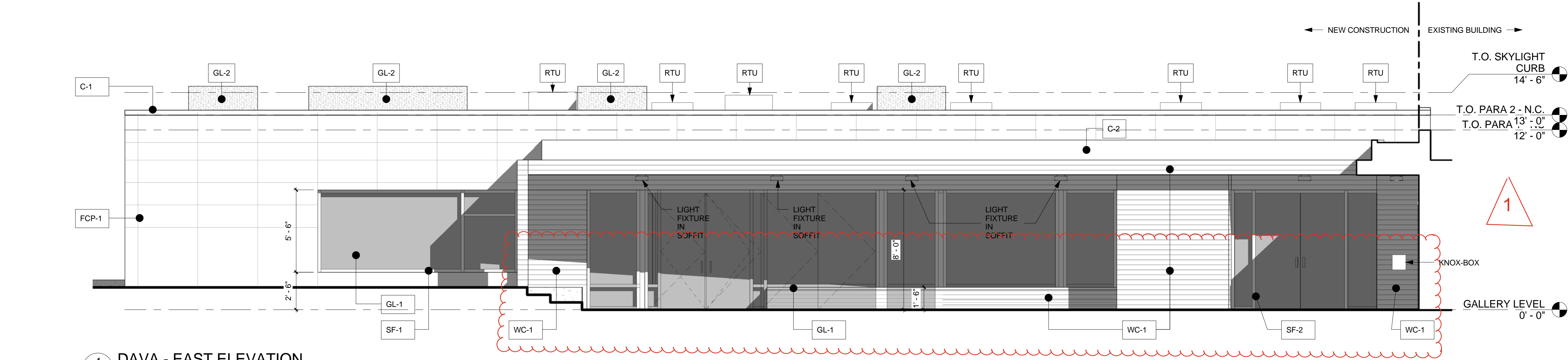
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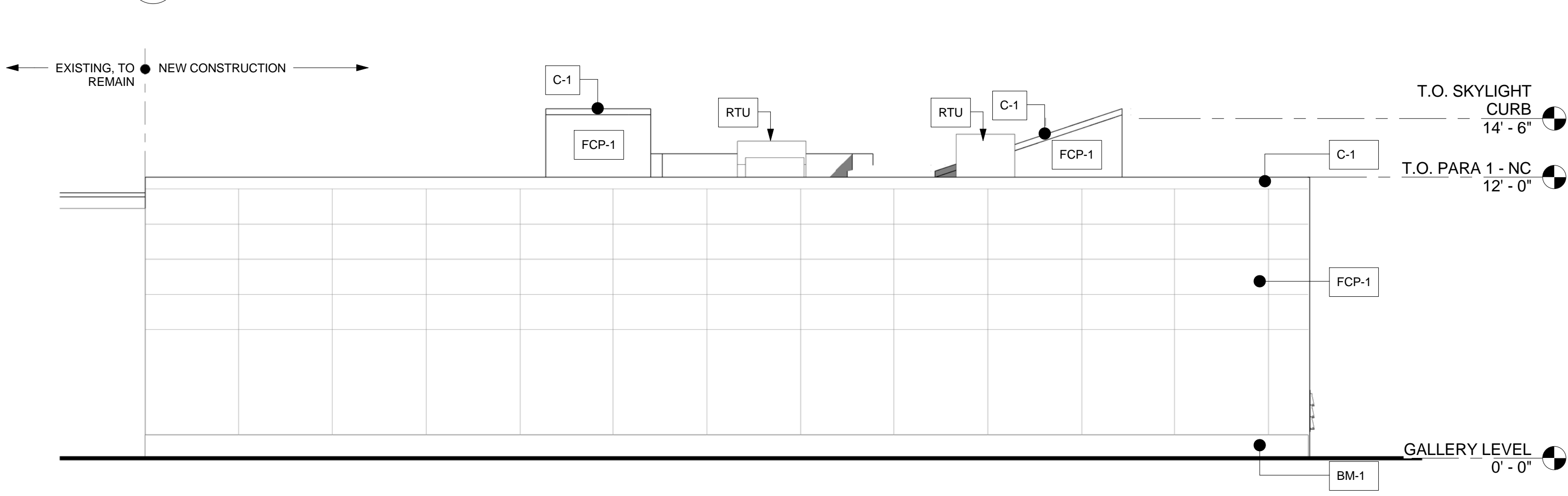
3D VIEWS &
ELEVATIONS

DA
9.0a

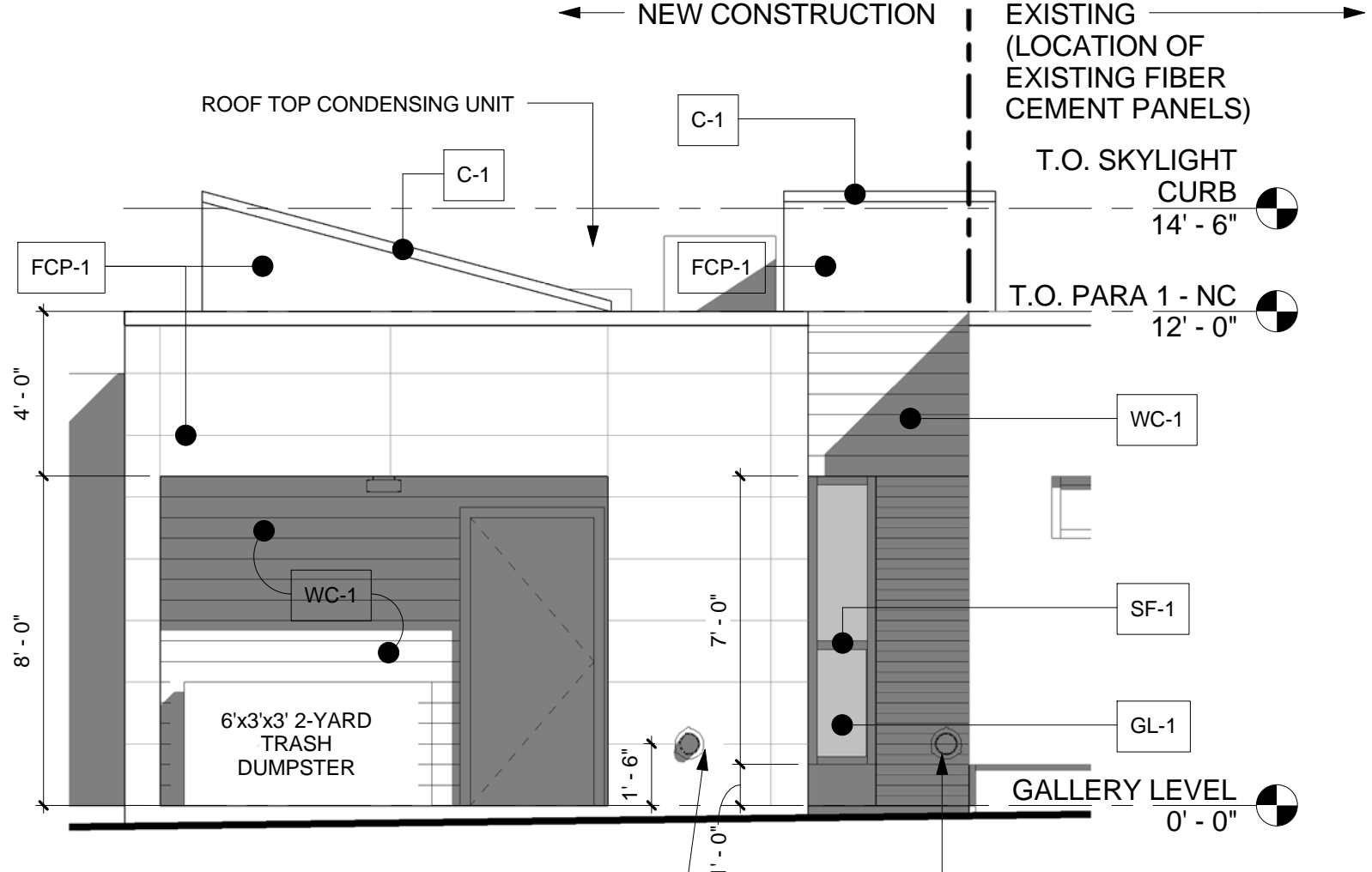
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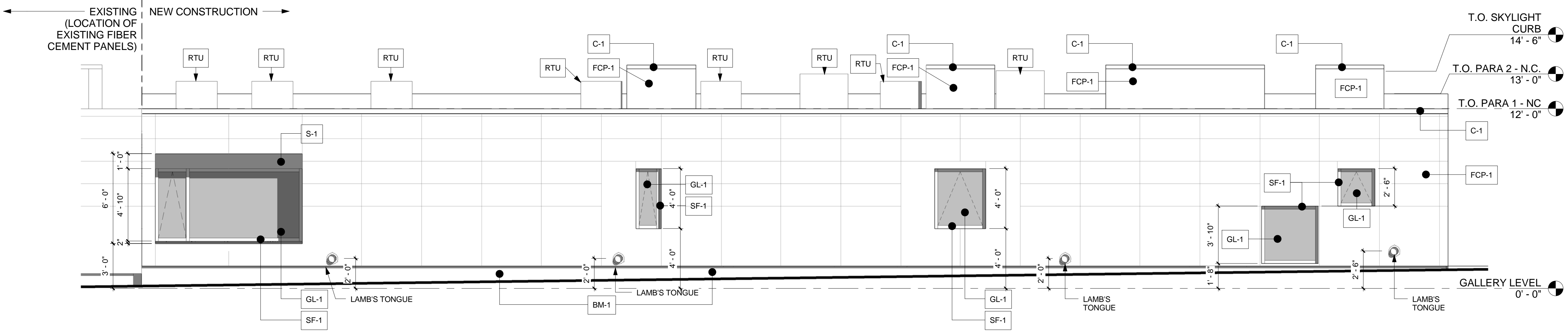
4 DAVA - EAST ELEVATION
DA 9.0a/ 1/4" = 1'-0"



3 DAVA - NORTH ELEVATION
DA 9.0a/ 1/4" = 1'-0"



2 DAVA - WEST ELEV. 01 - CLAY STUDIO (NORTH OF 2012 RENOVATIONS)
DA 9.0a/ 1/4" = 1'-0"



1 DAVA - WEST ELEVATION - JT WING (SOUTH OF 2012 RENOVATIONS)
DA 9.0a/ 1/4" = 1'-0"

MATERIAL LEGEND (ELEVATION):

FIBER-CEMENT EXT. WALL PANELS
(PANELS TO MATCH EXISTING FIBER-CEMENT PANELS ON THE WEST ELEVATION/ ALLEY SIDE OF EXISTING BUILDING)
PRODUCT: AFC NATURA
COLOR: BROWN N972

EXTERIOR WOOD CLADDING
WESTERN RED CEDAR, 1" X 4" NOMINAL
HORIZONTAL TONGUE & GROOVE
FLUSH JOINT
COLOR: SILVER-GREY (NATURALLY WEATHERED)

EXPOSED CONCRETE
COLOR: EXPOSED CONCRETE GREY

3-COAT STUCCO SYSTEM
COLOR: GREY

PREFINISHED COPING
COLOR: CLEAR ANODIZED ALUMINUM

C-1
COLOR: DARK BRONZE

ALUMINUM STOREFRONT
PRODUCT: EFCO
COLOR: CLEAR ANODIZED ALUMINUM

SF-1
BM-1
BREAKMETAL TO MATCH STOREFRONT

SF-2
BM-2
BREAKMETAL TO MATCH STOREFRONT

GL-1
INSULATED GLAZING
PRODUCT: PPG/ VIRACON/ OLD CASTLE
LOW-E, CLEAR INSULATED

GL-2
TRANSLUSCENT GLAZING
PRODUCT: KALWALL (SKYLIGHT)
WHITE TRANSLUSCENT

RTU
ROOF TOP MECHANICAL UNIT
TO BE SCREENED BY PARAPET

DAVA
REDEVELOPMENT
PLAN W/
WAIVERS
AMENDMENT
NO. 1

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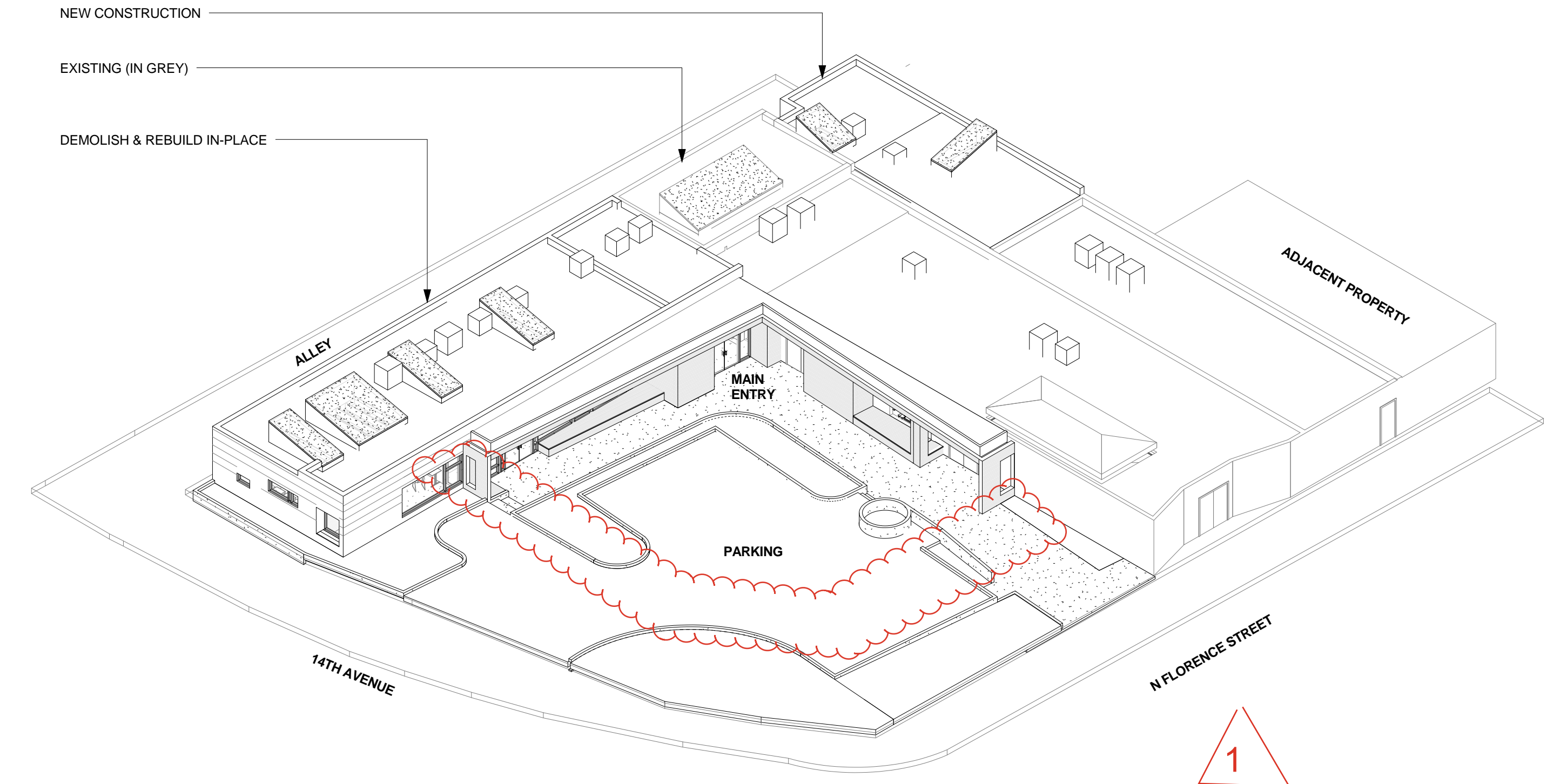
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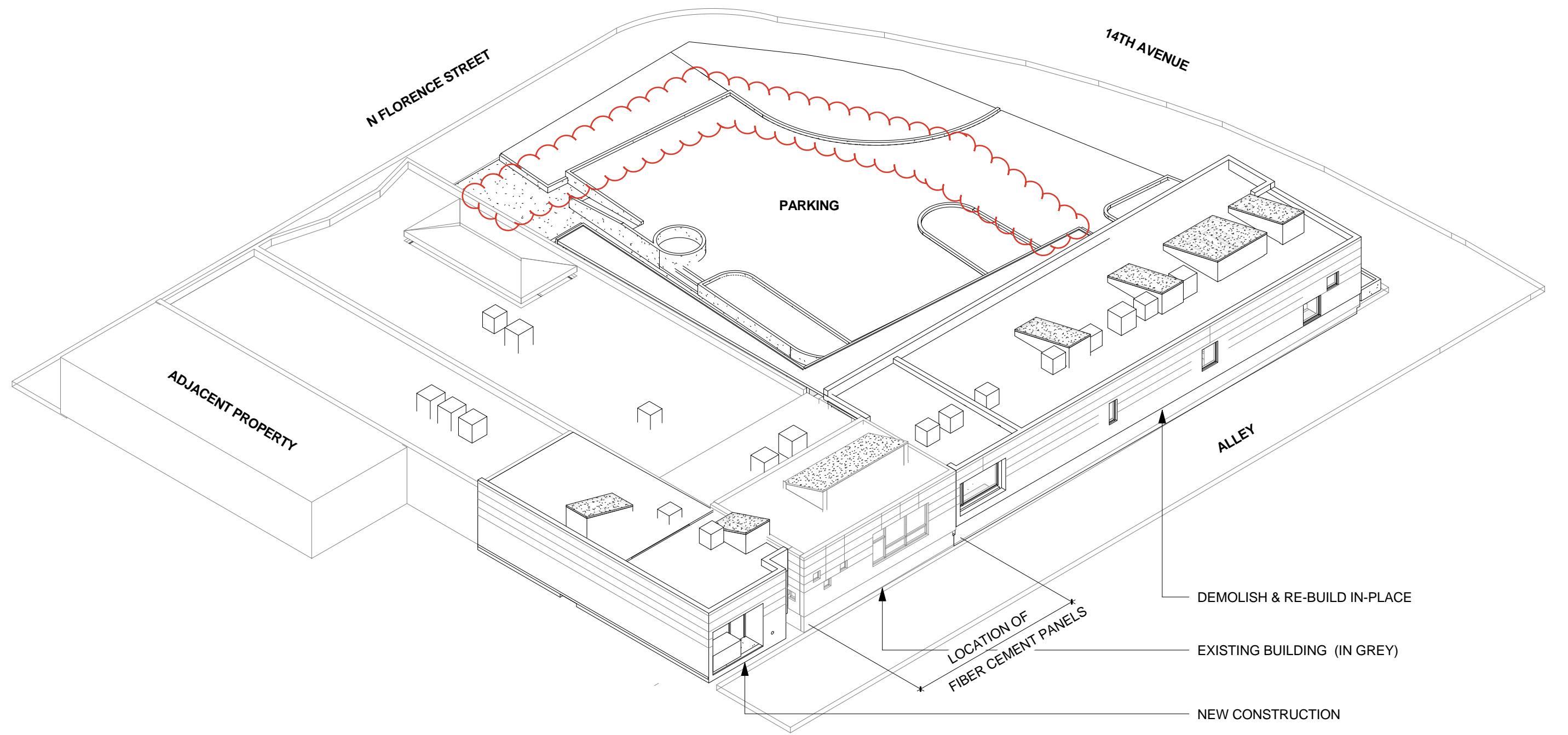
3D VIEWS &
ELEVATIONS

DA
9.0b

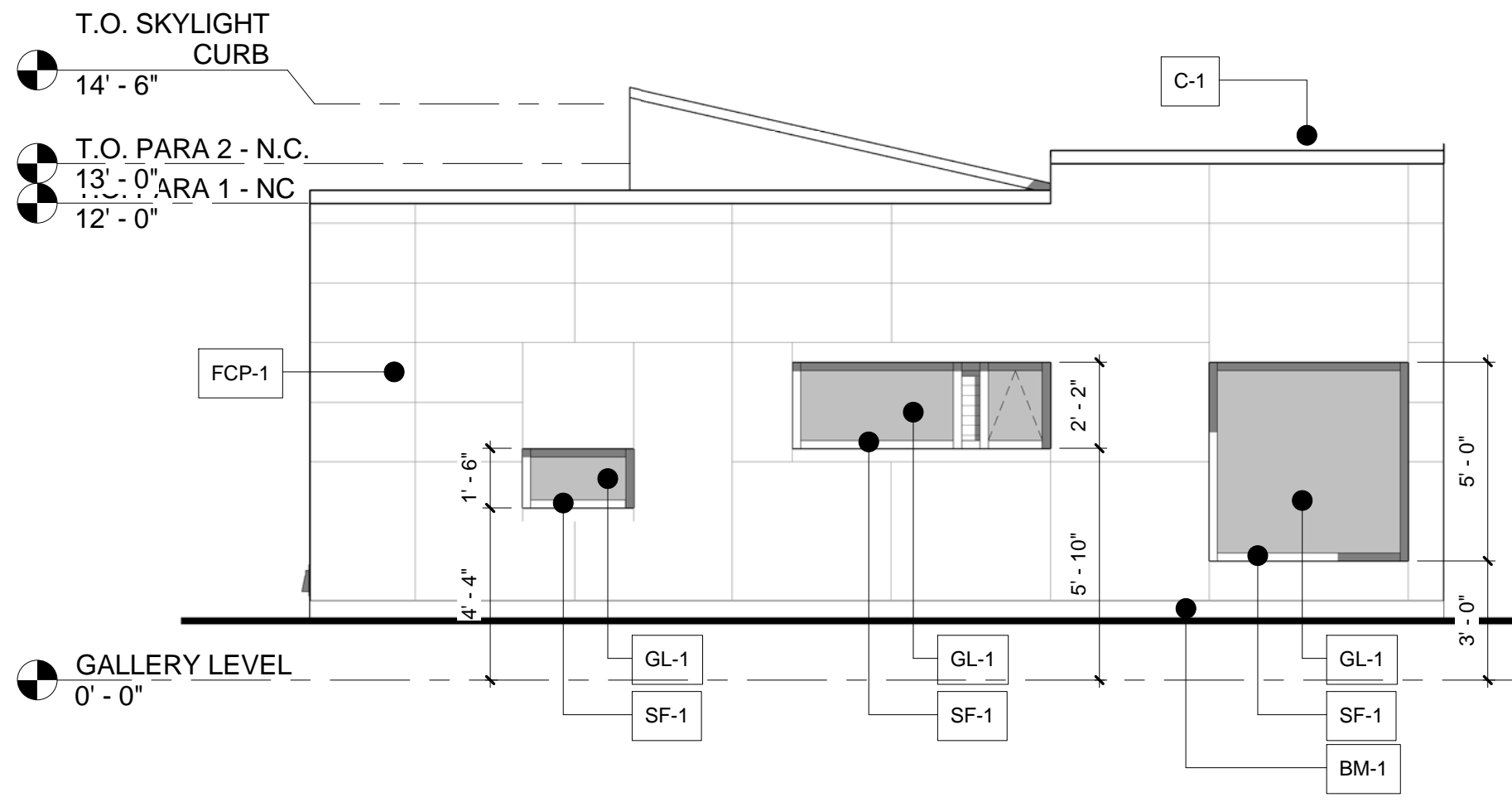
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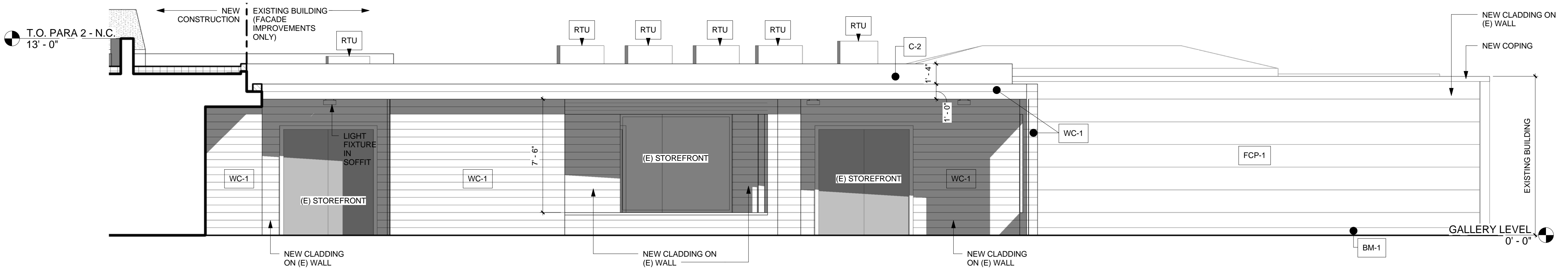
4 3D AXO - SE VIEW



3 3D AXO - NW VIEW



2 DAVA - SOUTH ELEVATION - 14TH AVENUE FACADE



1 DAVA - SOUTH ELEVATION - PARKING & PLAZA FACADE

MATERIAL LEGEND (ELEVATION):

FIBER-CEMENT EXT. WALL PANELS
(PANELS TO MATCH EXISTING FIBER-CEMENT PANELS ON THE WEST ELEVATION/ ALLEY SIDE OF EXISTING BUILDING)
PRODUCT: AFC NATURA
COLOR: BROWN N972

EXTERIOR WOOD CLADDING
WESTERN RED CEDAR, 1" X 4" NOMINAL
HORIZONTAL TONGUE & GROOVE
FLUSH JOINT
COLOR: SILVER-GREY (NATURALLY WEATHERED)

EXPOSED CONCRETE
COLOR: EXPOSED CONCRETE GREY

3-COAT STUCCO SYSTEM

COLOR: GREY

PREFINISHED COPING

COLOR: CLEAR ANODIZED ALUMINUM

COLOR: DARK BRONZE

ALUMINUM STOREFRONT

PRODUCT: EFCO
COLOR: CLEAR ANODIZED ALUMINUM

BREAKMETAL TO MATCH STOREFRONT

PRODUCT: NANAWALL
COLOR: DARK BRONZE

BREAKMETAL TO MATCH STOREFRONT

INSULATED GLAZING

PRODUCT: PPG/ VIRACON/ OLD CASTLE
LOW-E, CLEAR INSULATED

TRANSLUSCENT GLAZING

PRODUCT: KALWALL (SKYLIGHT)
WHITE TRANSLUSCENT

ROOF TOP MECHANICAL UNIT

TO BE SCREENED BY PARAPET

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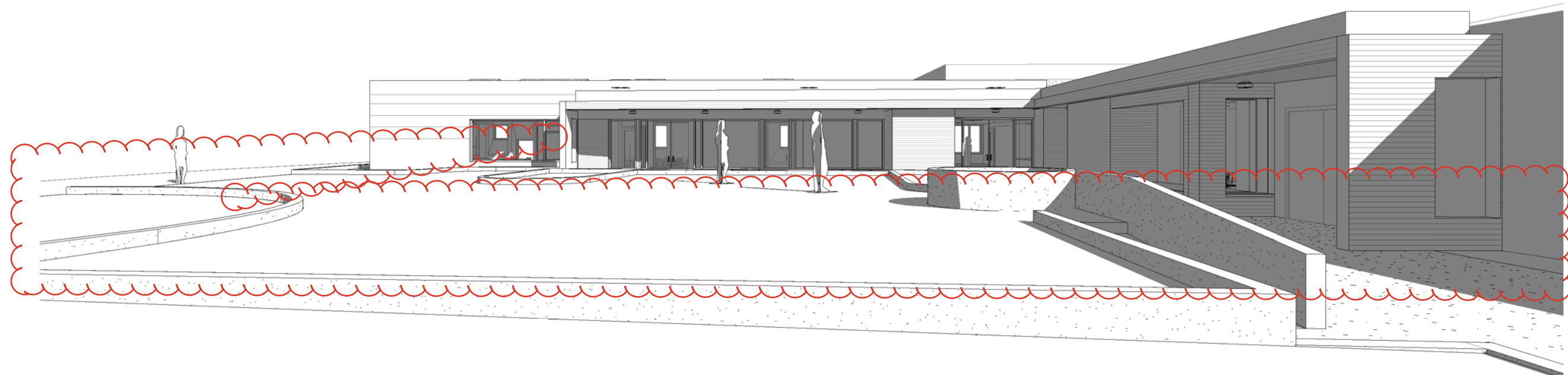
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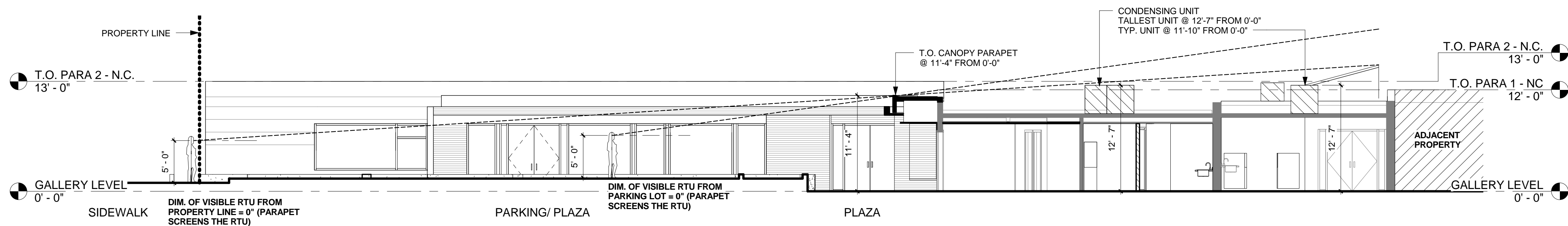
Project	SR_BE 1401
Drawn By	SR
Scale	1/8" = 1'-0"
Current Issue	DA PERMIT
First Issue	AUG 15, 2015
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DA
10.0

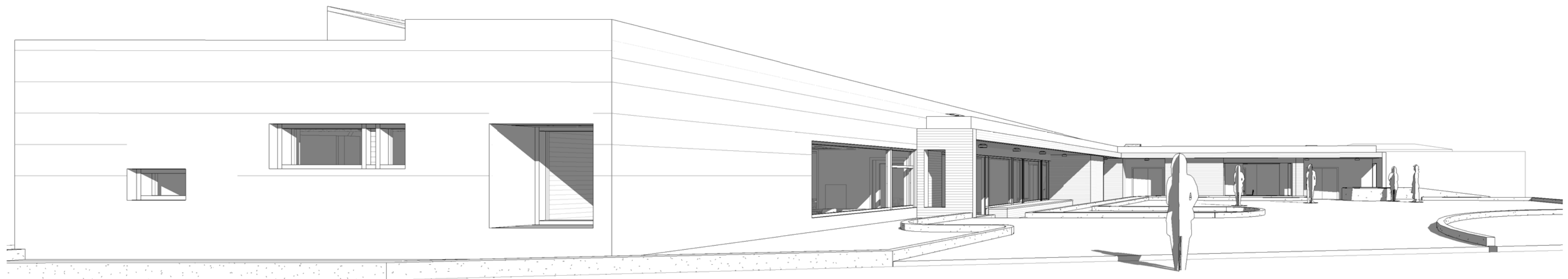
2014-6038-00



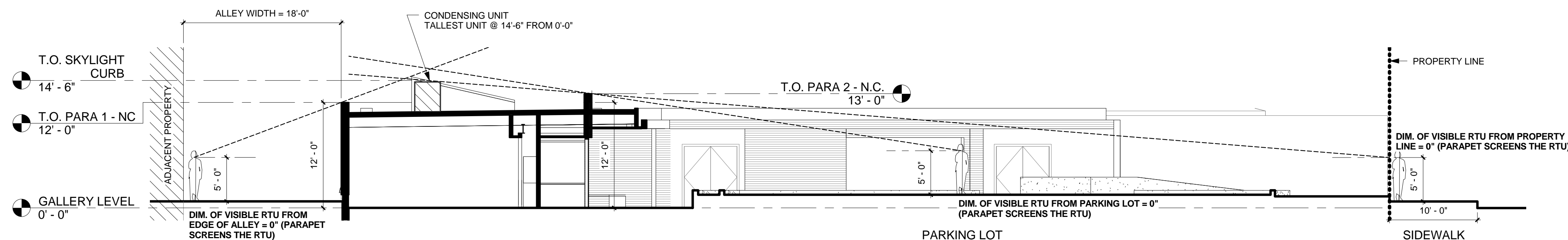
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DA 10.0



3
DA 10.0

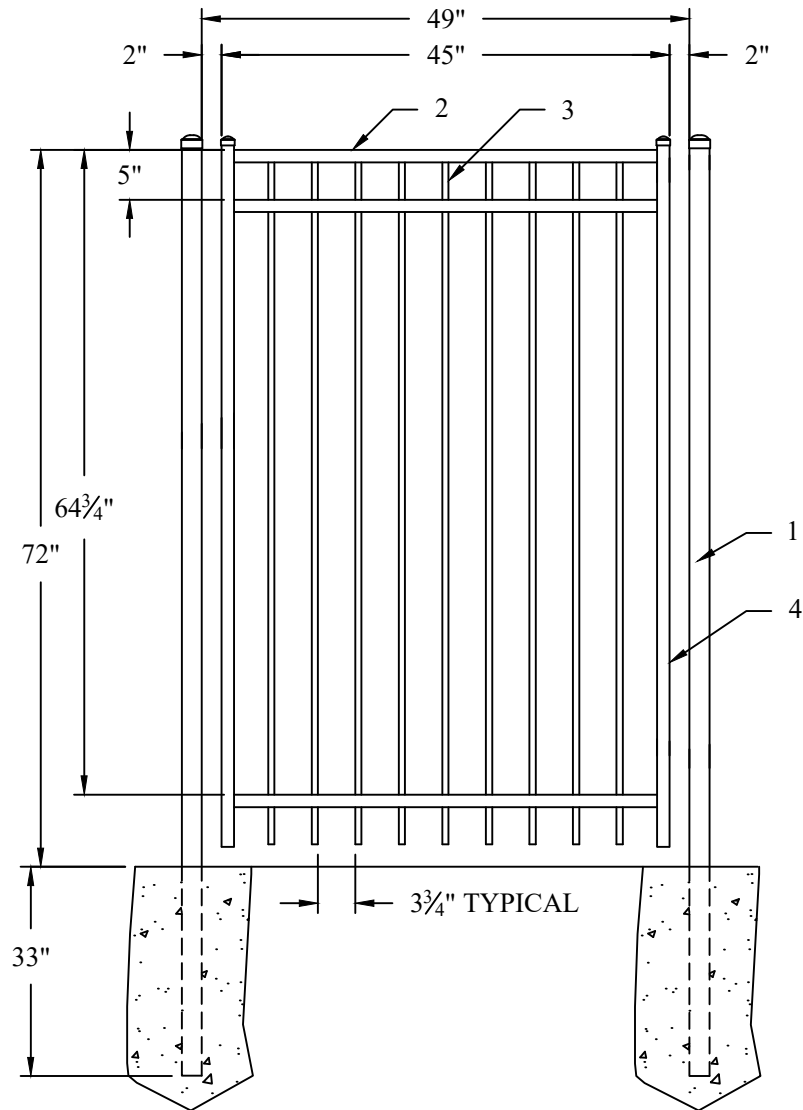


2
DA 10.0



1
DA 10.0

2014-6038-00




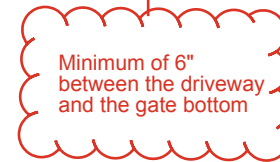
#	DESCRIPTION
1	2" SQ POST
2	1 ⁵ / ₁₆ " x 1 ¹ / ₄ " x 14 ga. RIBBED CHANNEL RAIL
3	5/8" SQ x 18 ga. PICKET
4	1 ¹ / ₄ " SQ x 16 ga. GATE END

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TITLE: MONTAGE MAJESTIC 3R EXT 6'H 45"OTO SGL GATE					
DATE: 06/03/11		SCALE: DNS		SHEET: 1/1	
DRN BY: JAS		CHK BY: AK		REV: a	
DRAWING NO: WMX370-48					



DA - 12.0

[illegible]