

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

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. ABANDONMENT, 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 E Jensen
(PRINCIPALS OR OWNERS) CORPORATE SEAL

STATE OF COLORADO JSS
COUNTY OF JSS

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

BY: 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: 1405 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: _____

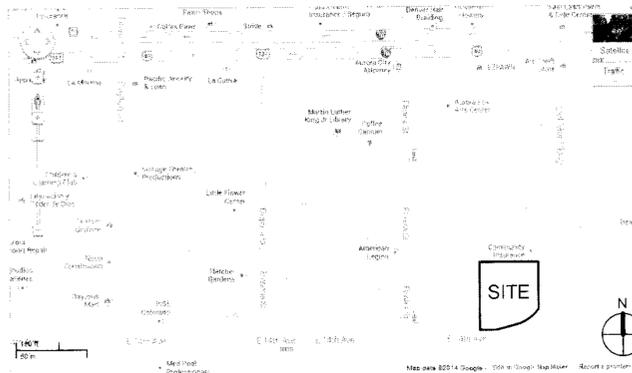
RECORDER'S CERTIFICATE:

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



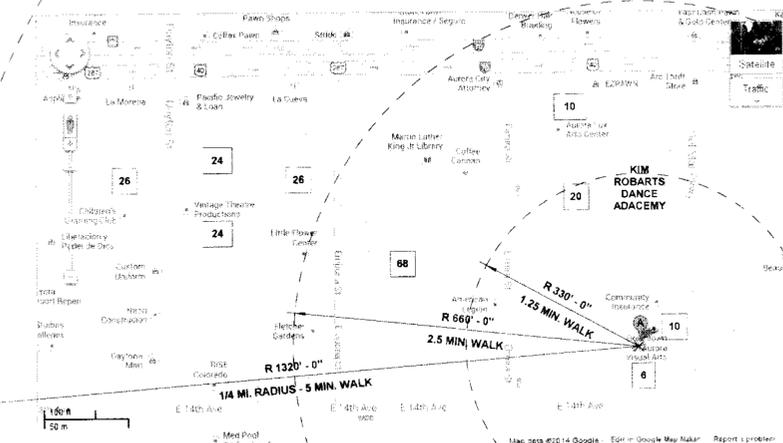
PLUMBING FIXTURE COUNTS:

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



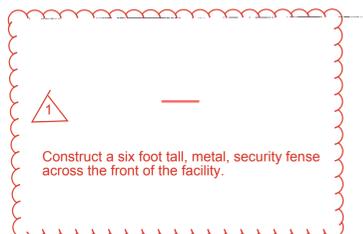
SHEET INDEX:

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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:



LIST OF WAIVERS:

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

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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

COVER SHEET

DA 1.0

2014-6038-00

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	DEC 29, 2014

SITE PLAN

DA 2.0

2014-6038-00

SITE LEGEND

BUILDING ENVELOPE

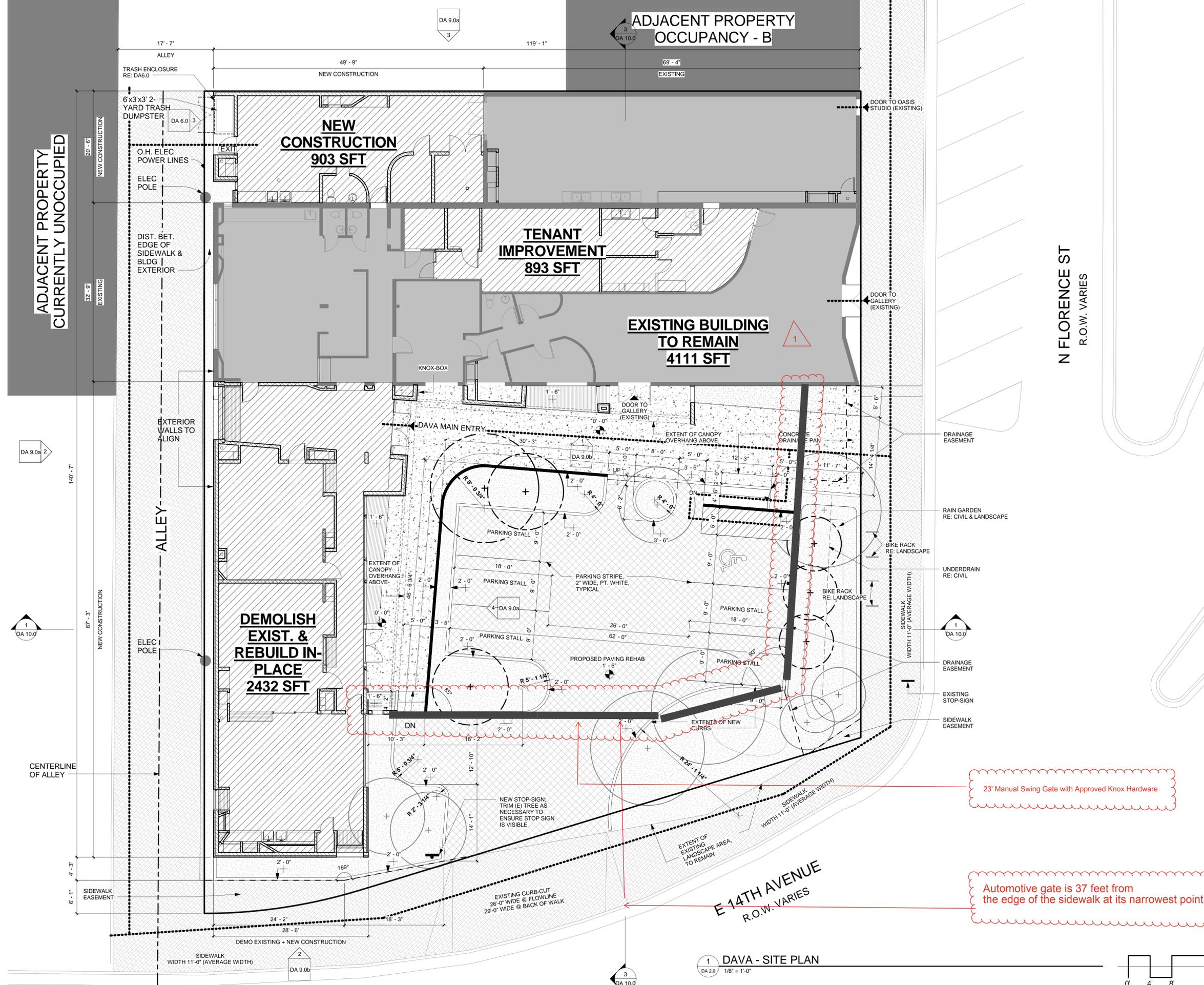
-  EXISTING, TO REMAIN
-  NEW CONSTRUCTION/RE-BUILD OVER ON-SITE DEMO

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:

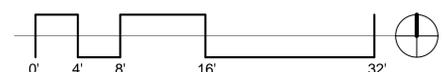
THIRTY (30) PUBLIC PARKING SPACES, LOCATED WITHIN 300 FEET OF THE SITE, WILL BE UTILIZED. SEE DA1.0 FOR NEIGHBORHOOD DIAGRAM FOR PUBLIC PARKING LOCATIONS



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

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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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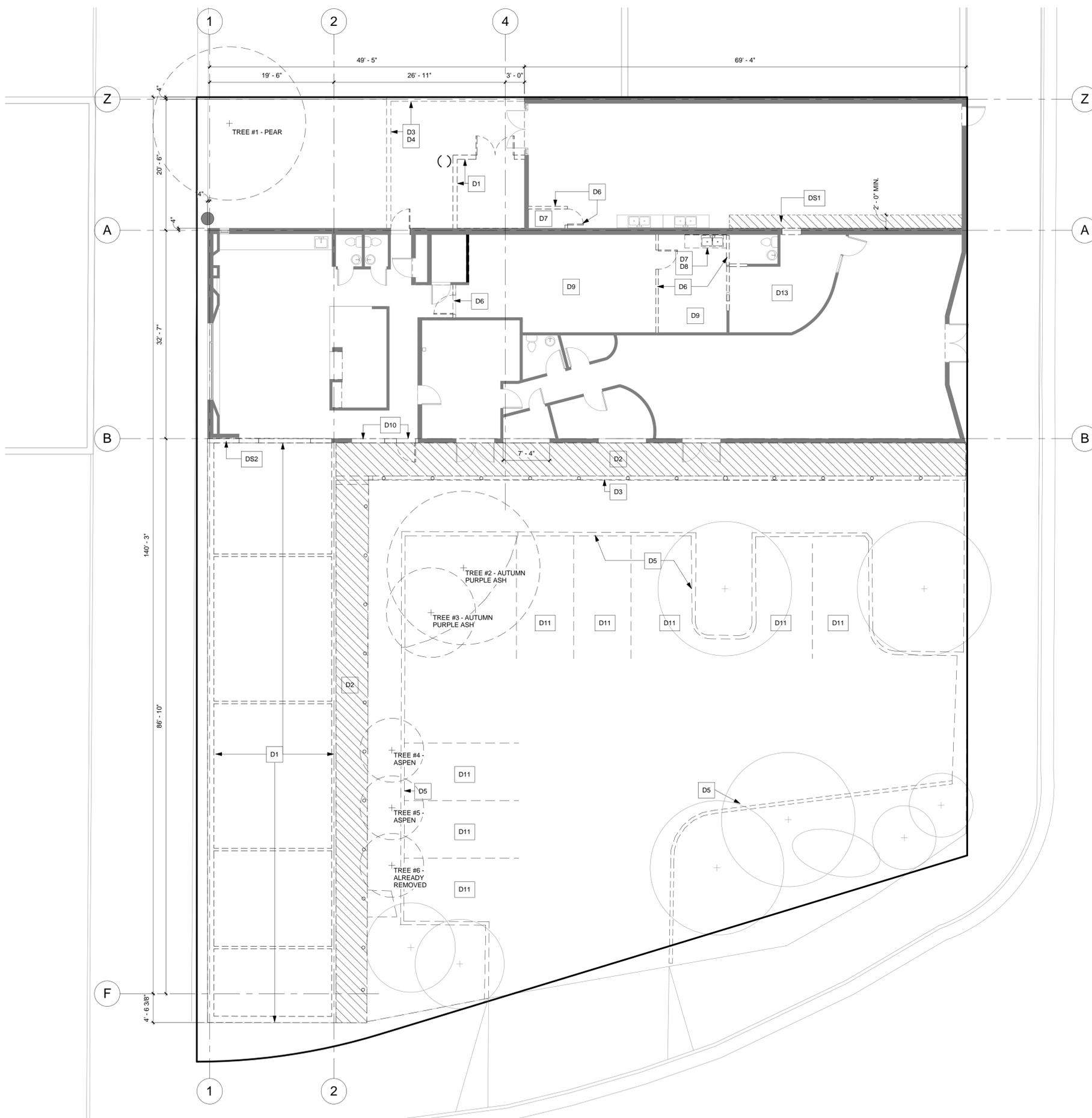
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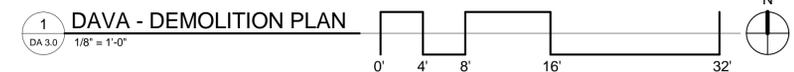
DEMOLITION PLAN

**DA
3.0**

2014-6038-00



NOTE: EXISTING ELEMENTS SHOWN IN GREY



1 DAVA - DEMOLITION PLAN
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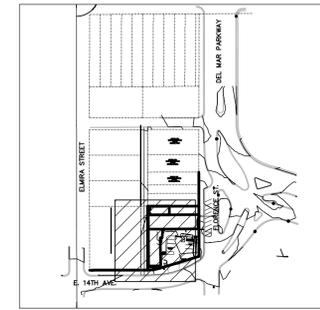
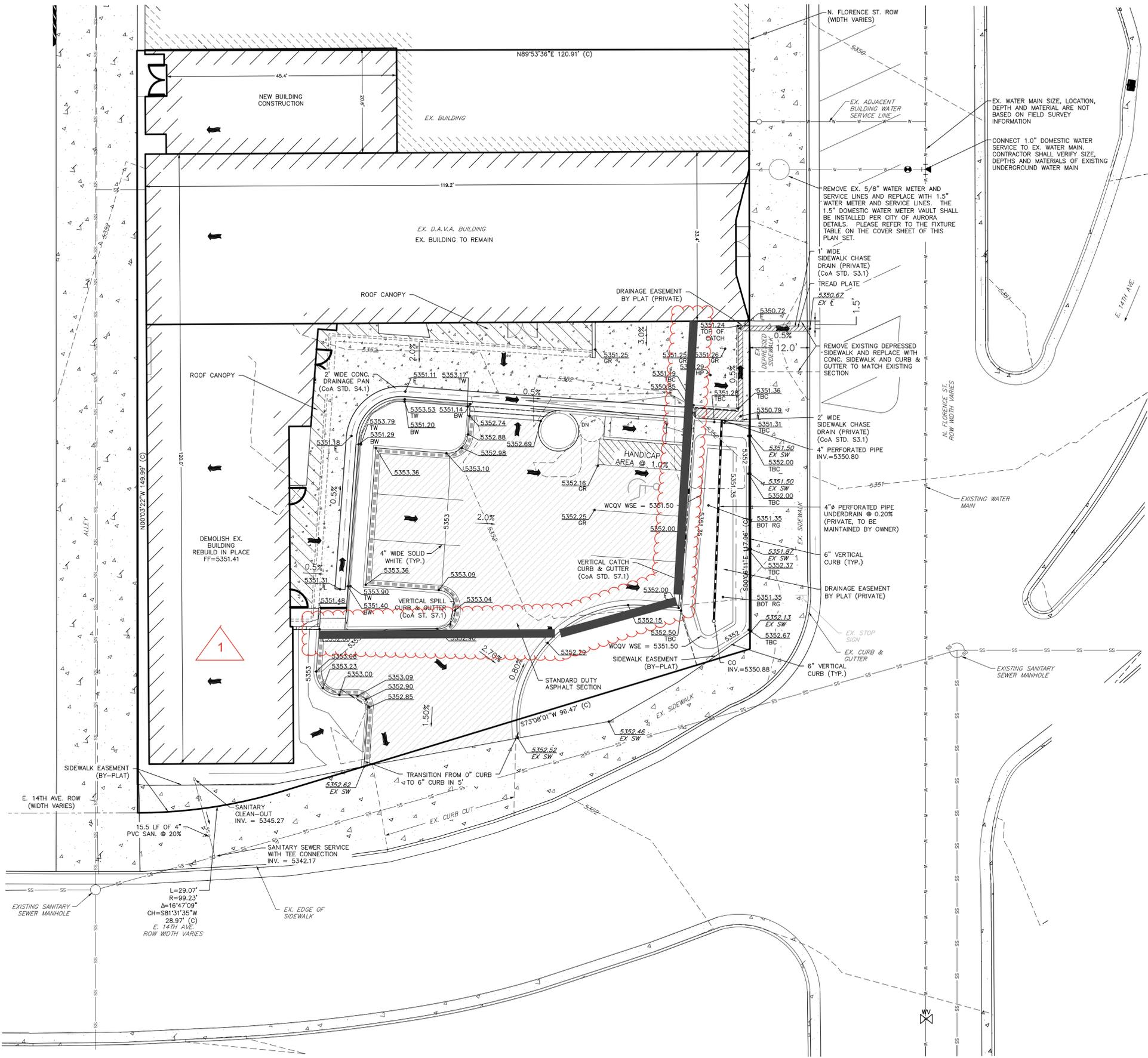
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UTILITY PLAN

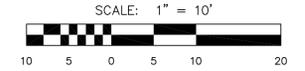
**DA
4.0**

2014-6038-00



KEYMAP
Scale: 1" = 200'

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	CURB & GUTTER	---
ST	STORM SEWER	ST
SM	STORM SEWER MANHOLE	SM
SI	STORM SEWER INLET	SI
SS	SANITARY SEWER	SS
SMH	SANITARY SEWER MANHOLE	SMH
SCO	SANITARY CLEAN OUT	SCO
W	WATER LINE	W
WV	WATER VALVE	WV
B	BEND WITH THRUSTBLOCK	B
FH	FIRE HYDRANT	FH
PR	PAVEMENT REHAB AREA	PR
CA	CONCRETE AREA	CA
C	CONTOURS	C
SE	SPOT ELEVATION	ELEV
SL	SURFACE SLOPE	2%



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:
1. ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS NOTED OTHERWISE.
2. 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 UTILITIES 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.

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AURORA CO 80010

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.

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.

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 Data	Area in S.F.	%
Total Site Area: (0.38 AC)	16,524 SF	100%
Building Coverage	8,886 SF	54%
Hard Surface Area	5,414 SF	33%
Landscape Area:	2,224 SF	13%
Maximum % of cool season grasses allowed:	734 SF	33%
% of cool season grasses provided:	0 SF	0%

STREET PERIMETER, NON-STREET FRONTAGE*

AREA	DESCRIPTION	LENGTH	Width Req.	Width Provided	Required/Provided	
					Trees	Shrubs
A	N. Florence St. Perimeter Buffer	115 ft.	10 ft.	12 ft.	2/3	20/55
B	E. 14th Ave. Perimeter Buffer	127 ft.	10 ft.	11-20 ft.	3/5	30/90
C	Alley (West Side of property)	144 ft.	10 ft.	2 ft. (Waiver Requested)	3/0	30/68
D	North Perimeter	120 ft.	10 ft.	0 ft. (Waiver Requested)	3/0	30/0

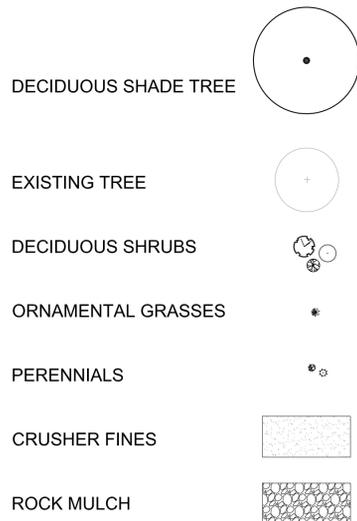
* Waiver requested. See Landscape Notes this sheet.

BUILDING PERIMETER LANDSCAPING*

Elevation (direction facing)	Elevation Length	Plant bed length required/provided	Containers Required	Containers Provided
East - Parking Lot (1#)	86	17/70	8	0 (Waiver Requested)
East - ROW (2#) (Waiver Requested)	54	11/0 (Waiver Requested)	5	0 (Waiver Requested)
South - Parking Lot (3#)	91	18/21	9	0 (Waiver Requested)
South - ROW (4#)	28	6/28	2	0 (Waiver Requested)

* Waiver requested. See Landscape Notes this sheet.

LANDSCAPE LEGEND:

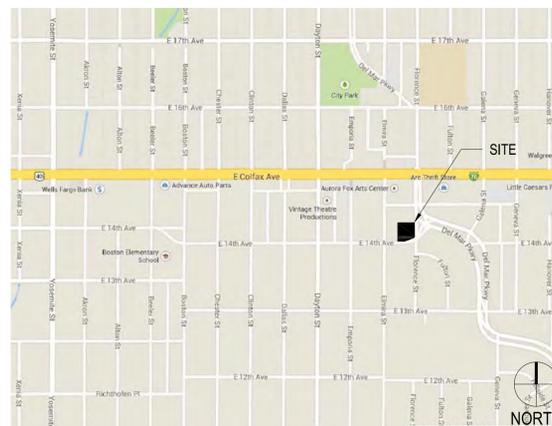


LANDSCAPE NOTES:

- 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.

VICINITY MAP:

1405 FLORENCE STREET AURORA, CO 80210



SHEET INDEX:

- L 1.0 LANDSCAPE COVER SHEET
- L 1.1 TREE PROTECTION & MITIGATION PLAN
- L 1.2 LANDSCAPE PLAN

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Date 01/29/15
(Printed name)
David Gregory

FINAL LANDSCAPE PLAN APPROVAL BLOCK

APPROVED BY: _____ DATE _____

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Project	SR_BE 1401
Drawn By	JY
Scale	
Current Issue	DA - PERMIT
First Issue	OCT 10, 2014
Revisions	NOV 21, 2014 DEC 29, 2014 JAN 29, 2015

LANDSCAPE COVER SHEET

L1.0

2014-6038-00

**DAVA
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PLAN W/
WAIVERS
AMENDMENT
NO. 1**

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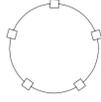
Project	SR_BE 1401
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Scale	
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TREE PROTECTION & MITIGATION PLAN

L1.1

2014-6038-00

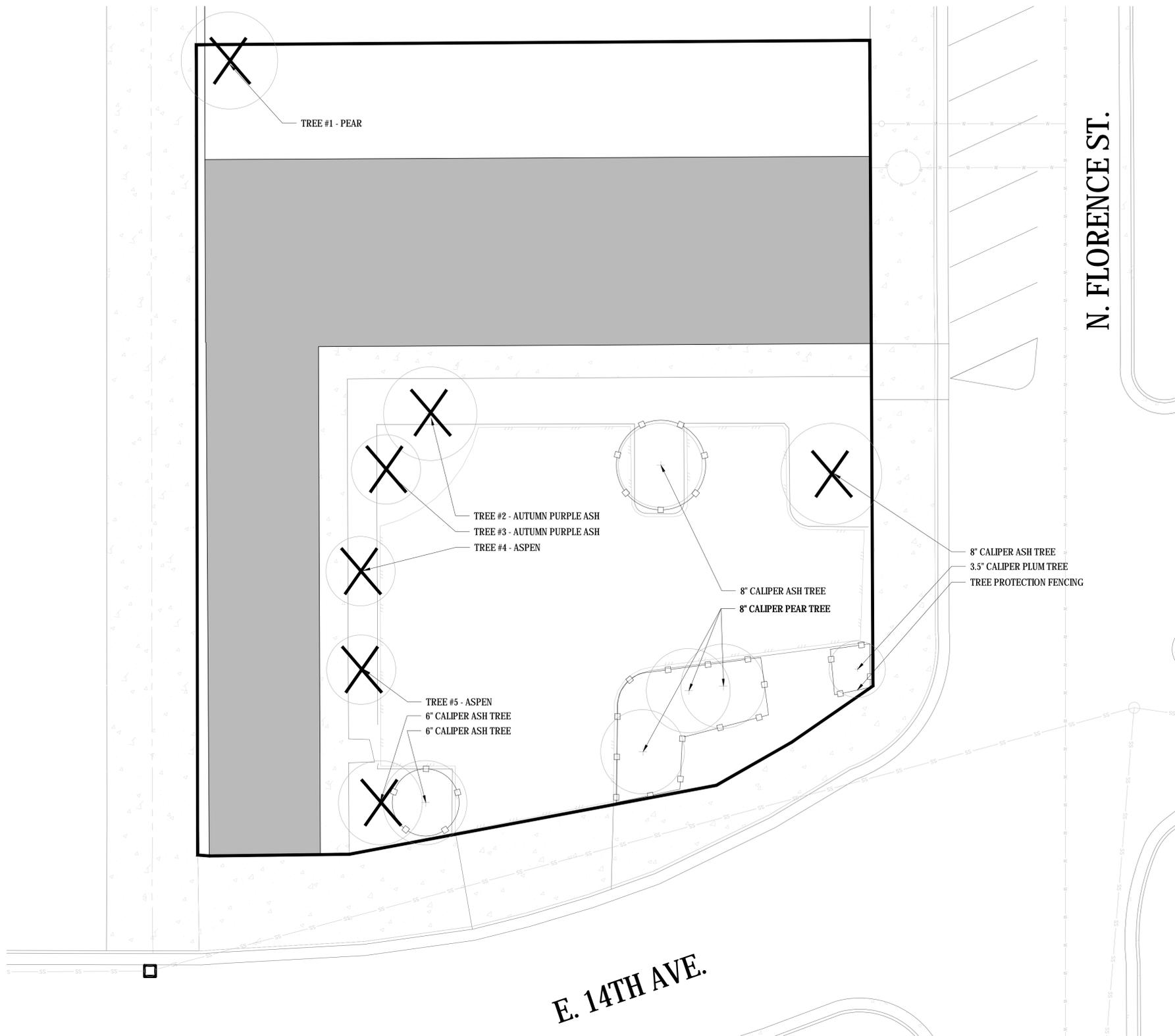
LEGEND:

-  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 OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL 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 INCIDENT 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.
- LMB 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 OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE 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.

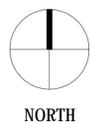


E. 14TH AVE.

N. FLORENCE ST.

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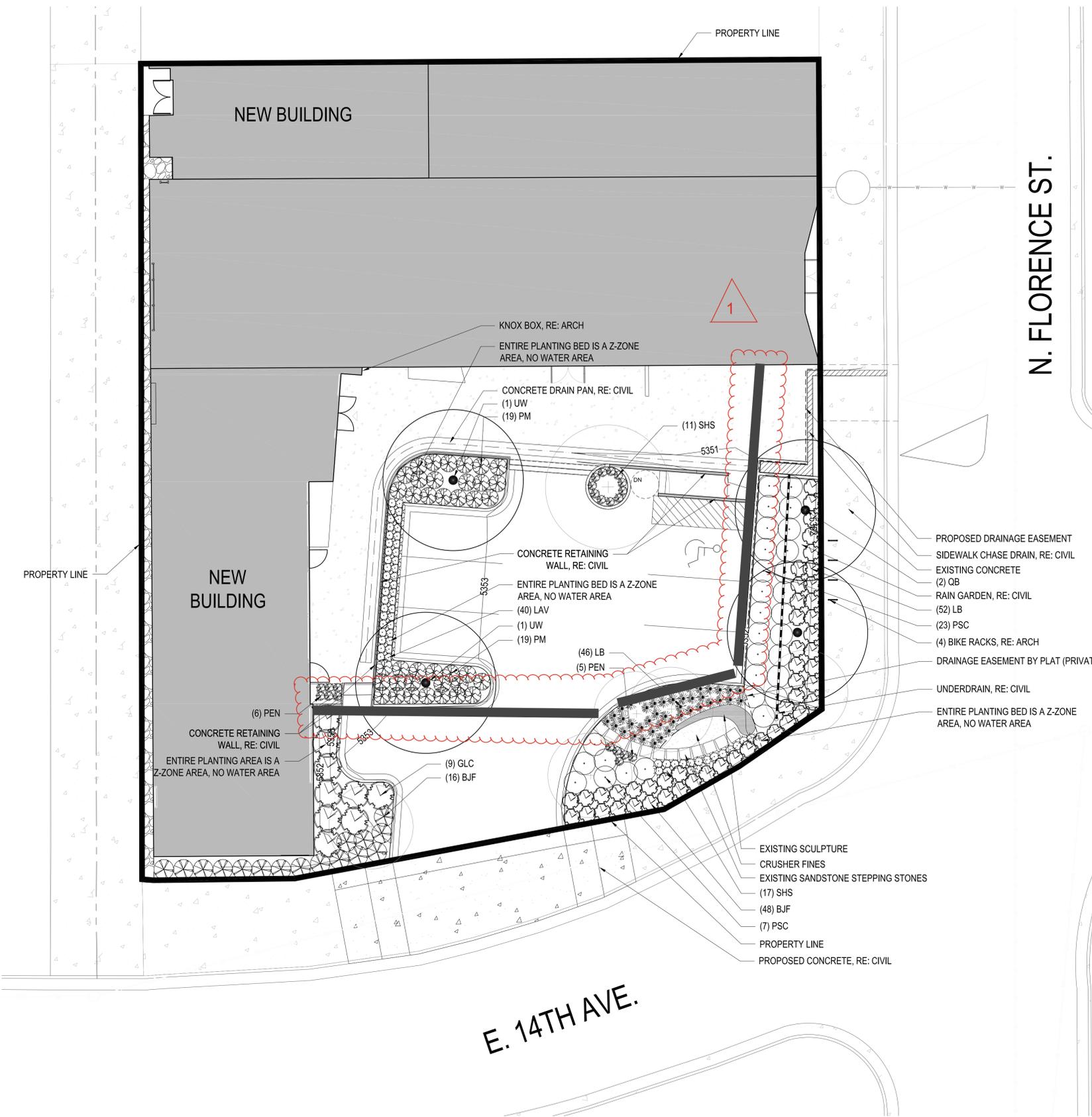
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Project	SR_BE 1401
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Scale	
Current Issue	DA - PERMIT
First Issue	OCT 10, 2014
Revisions	NOV 21, 2014 DEC 29, 2014 JAN 29, 2015

LANDSCAPE LEGEND:

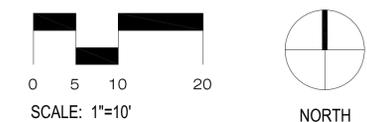
- DECIDUOUS SHADE TREE 
- EXISTING TREE 
- DECIDUOUS SHRUBS 
- ORNAMENTAL GRASSES 
- PERENNIALS 
- CRUSHER FINES 
- ROCK MULCH 

Z-ZONE PLANTING SCHEDULE - NO WATER						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	WIDTH
DECIDUOUS SHADE TREES						
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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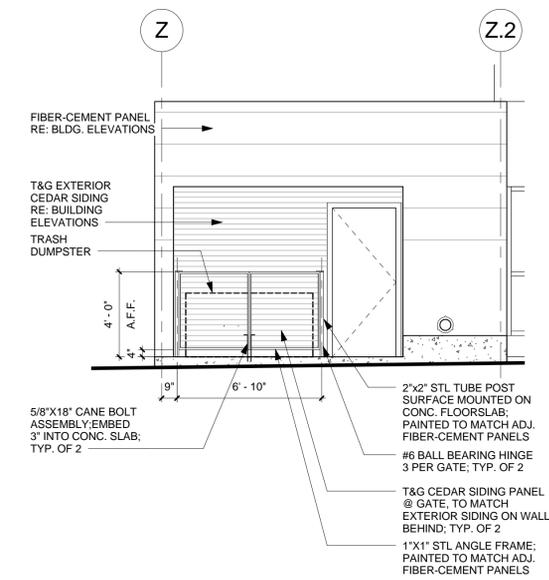
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Scale	As indicated
Current Issue	DA PERMIT
First Issue	AUG 15, 2014
Revisions	OCT 10, 2014
	NOV 21, 2014
	DEC 29, 2014

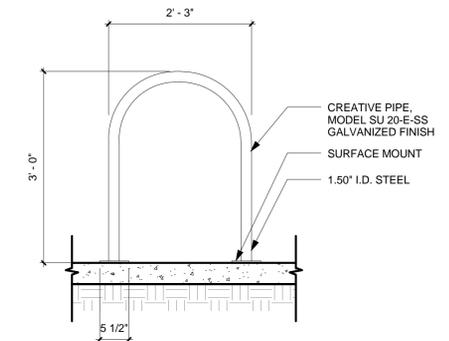
SITE DETAILS

**DA
6.0**

2014-6038-00



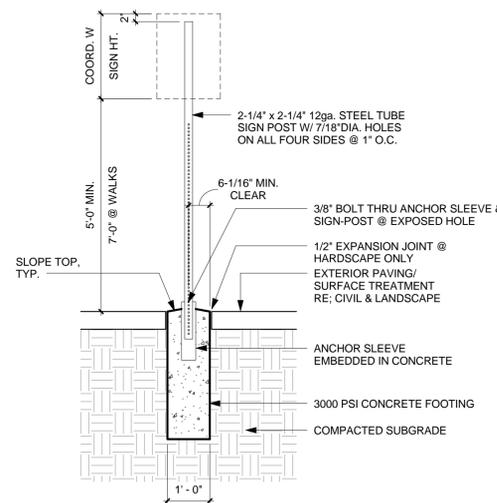
3 ELEV @ TRASH ENCLOSURE
DA 6.0 1/4" = 1'-0"



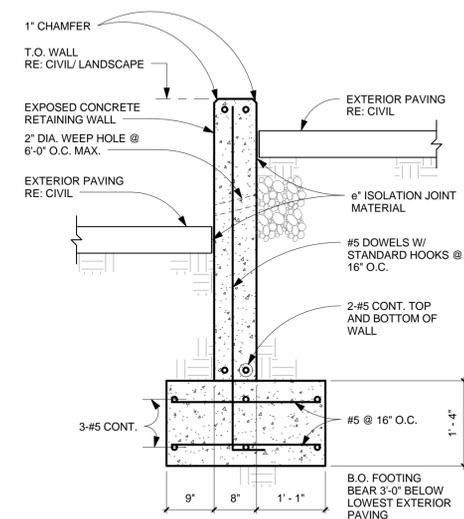
2 BIKE RACK DETAIL
DA 6.0 3/4" = 1'-0"



5 SIGN DETAILS
DA 6.0 3/4" = 1'-0"



4 SIGN SUPPORT DETAIL
DA 6.0 1/2" = 1'-0"



1 RETAINING WALL DETAIL
DA 6.0 3/4" = 1'-0"

DAVA REDEVELOPMENT PLAN W/ WAIVERS AMENDMENT NO. 1

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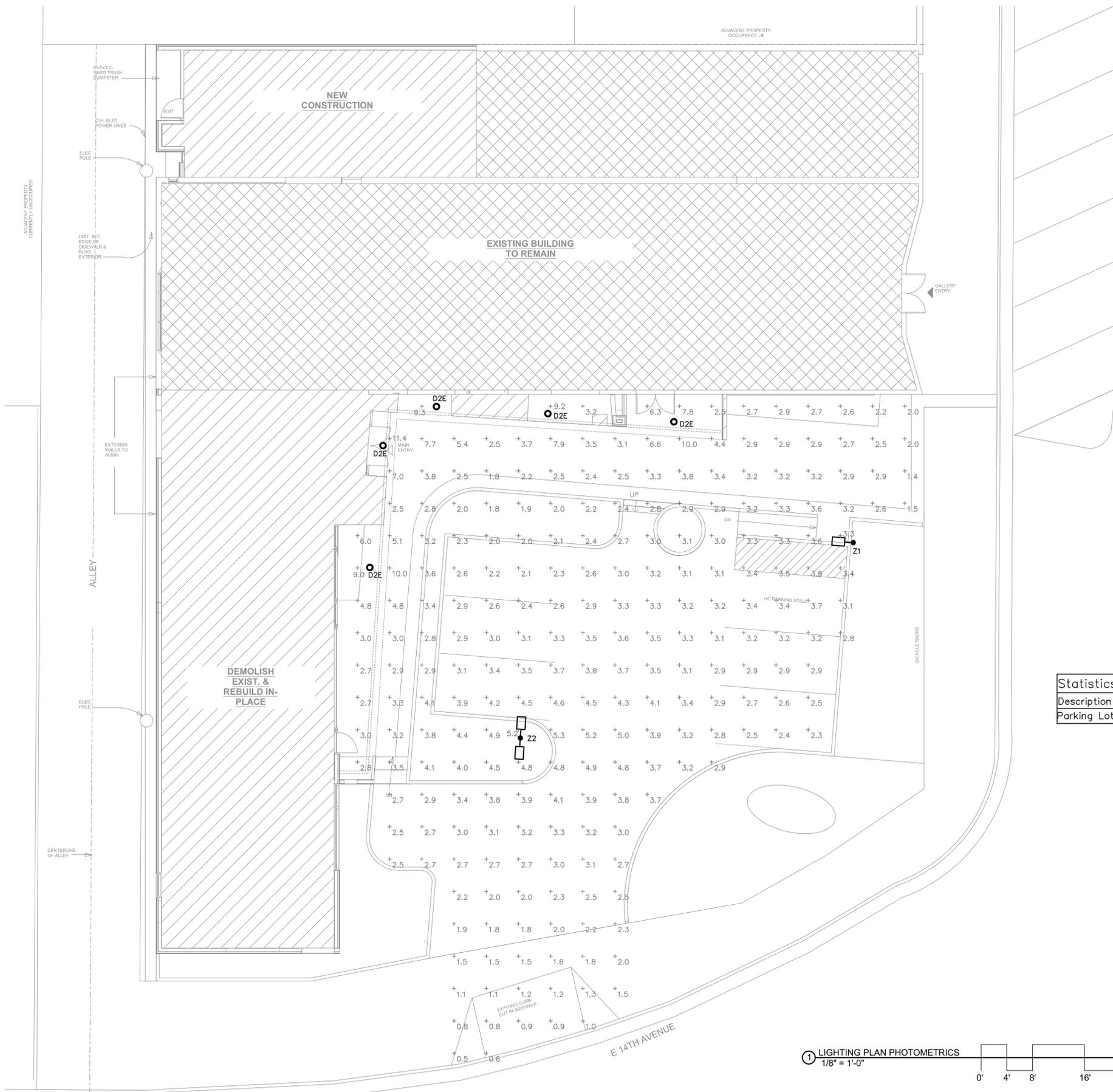
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Revisions	OCT 10, 2014 NOV 21, 2014

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
REDEVELOPMENT
PLAN W/
WAIVERS
AMENDMENT
NO. 1**

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LIGHTING PLAN
PHOTOMETRICS

**DA
7.0b**

2014-6038-00

D-Series Size 1 LED Area Luminaire

DSX1 LED 40C 1000 40K T3M RPA MVOLT

Z1, Z2 (TWIN HEADS)

Specifications

SPA: 1.2 ft (0.37 m)
Length: 33" (0.84 m)
Width: 13" (0.33 m)
Height: 7.1/2" (0.19 m)
Weight: 27 lbs (12.2 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 - 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering information

EXAMPLE: DSX1 LED 40C 1000 40K T3M MVOLT SPA DDBXD

Order	Code	Wattage (W)	Color Temp. (K)	Beam Spread (deg)	Mounting	Finish	Notes
DSX1 LED	40C	1000	4000K	30°	Recessed	Black	
DSX1 LED	40C	1000	4000K	30°	Recessed	Black	
DSX1 LED	40C	1000	4000K	30°	Recessed	Black	

Accessories

DSX1 LED - 1000W LED Luminaire with 30° Beam Spread, 4000K Color Temp. and 4000lm Output. Includes 1000W LED Driver and 1000W LED Ballast. Requires 1000W LED Driver and 1000W LED Ballast. Requires 1000W LED Driver and 1000W LED Ballast.

Temon Mounting Splitter**

Order	Code	Wattage (W)	Color Temp. (K)	Beam Spread (deg)	Mounting	Finish	Notes
DSX1 LED	40C	1000	4000K	30°	Recessed	Black	
DSX1 LED	40C	1000	4000K	30°	Recessed	Black	

Architectural Series

HORIZONTAL IC RATED FLUORESCENT

6"

Open Reflector

2 Lamp Frame in Kit

Electronic

120/277 Volt 4 Pin

Part #

A88213E12-IC - 13 Watt - IC Rated Housing

A88216E12-IC - 18 Watt - IC Rated Housing

A88226E12-IC - 26 Watt - IC Rated Housing

1 Lamp Frame in Kit

Electronic

120/277 Volt 4 Pin

Part #

A88128E12-IC - 26 Watt Triple Tube

A8813242E12-IC - 32/42 Watt Triple Tube

Factory standard is a multi-wattage ballast that operates a 26/32/42 watt triple tube lamp. Electronic Multi-tap Ballast 120/277 Volt Universal socket accommodates a 26/32 Watt GX24Q-3 lamp base and a 42 Watt GX24Q-4 lamp base.

Reflector Kits

Part # Description

681DCL - Specular Clear "A" Lens

681DGO - Specular Gold "A" Lens

Other Reflector Options see page 2

6822CL - Clear Reflector w/ Clear Splay

Options

Suffix Specifications:

FS - Flange (Mounts to Pole and Holder)

PF - Polish Flange

#217 - 27" Steel Hanger Bars

ADK - Advance Mark X Dimming Ballast

ADVII - Advance Mark VII Dimming Ballast

Other Options see page 1

All Dimming Ballast Options Specify Voltage

Atlantic Lighting Inc. Phone: (508) 678-5411 Fax: (508) 678-5408 www.atlantic-lighting.com

LUMINAIRE SCHEDULE								
TYPE	DESCRIPTION	MANUFACTURER OR APPROVED EQUIVALENT	CATALOG SERIES NUMBER OR APPROVED EQUIVALENT	LAMPS (QTY) TYPE	INPUT WATTS	VOLTAGE	AREA SERVED	NOTES
D2E	RECESSED LOW PROFILE FLUORESCENT DOWNLIGHT WITH MET LOCATION LISTING, CLEAR DIFFUSE LENS, AND ELECTRONIC LOW TEMPERATURE BALLAST RATED TO 0° F. LISTING, HOUSING SHALL BE IC RATED WITH EMERGENCY BATTERY BACKUP	ATLANTIC	A8826-EM-E/2-IC-6822CL	(1) 42W QUAD CFL 4100 DEC. KELVIN 82CRA	44	120	MAIN ENTRY CANOPY	1
Z1	SINGLE HEAD LED PARKING POLE MOUNTED FIXTURE WITH TYPE III MEDIUM DISTRIBUTION, FLAT BOTTOM, FULL CUTOFF, LOW PROFILE FIXTURE HEAD ON 20 FOOT TALL STRAIGHT ROUND POLE.	LITHONIA	HEAD: DSX1 LED 40C 1000 40K T3M RPA MVOLT	(2) 20 LED ENGINES 4000K	138	120	PARKING LOT	
Z2	TWIN HEADS PARKING AND DRIVEWAY POLE MOUNTED FIXTURE WITH TYPE III MEDIUM DISTRIBUTION, FLAT BOTTOM, FULL CUTOFF, LOW PROFILE FIXTURE HEAD ON 20 FOOT TALL STRAIGHT ROUND POLE.	LITHONIA	HEAD: DSX1 LED 40C 1000 40K T3M RPA MVOLT	(2) 20 LED ENGINES 4000K	276	276	PARKING LOT	
LUMINAIRE TYPE KEY								
Z	EXTERIOR LIGHTING	S	STRIP					
D	DOWNLIGHT	W	WALL					
X	EXIT SIGN	E	LUMINAIRE ON EMERGENCY POWER OR WITH BATTERY					
GENERAL NOTES:								
A. LUMINAIRE SHOWN WITH CATALOGUE NUMBERS ARE THE BASIS OF DESIGN. EQUALS BY OTHER LISTED MANUFACTURERS ARE ACCEPTABLE.								
B. CONTRACTOR TO VERIFY LIGHT LUMINAIRE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING.								
C. COORDINATE WALL MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS, ELEVATIONS AND DETAILS.								
SCHEDULED NOTES:								
1. PROVIDE WITH 90 MINUTE ONE OR TWO LAMP BATTERY BACKUP, MINIMUM 1100 LUMEN OUTPUT. PROVIDE WITH INTEGRAL SELF TESTING AND DIAGNOSTICS.								

DA-7.0b LUMINAIRE CUT SHEETS.dwg

11/16/2014

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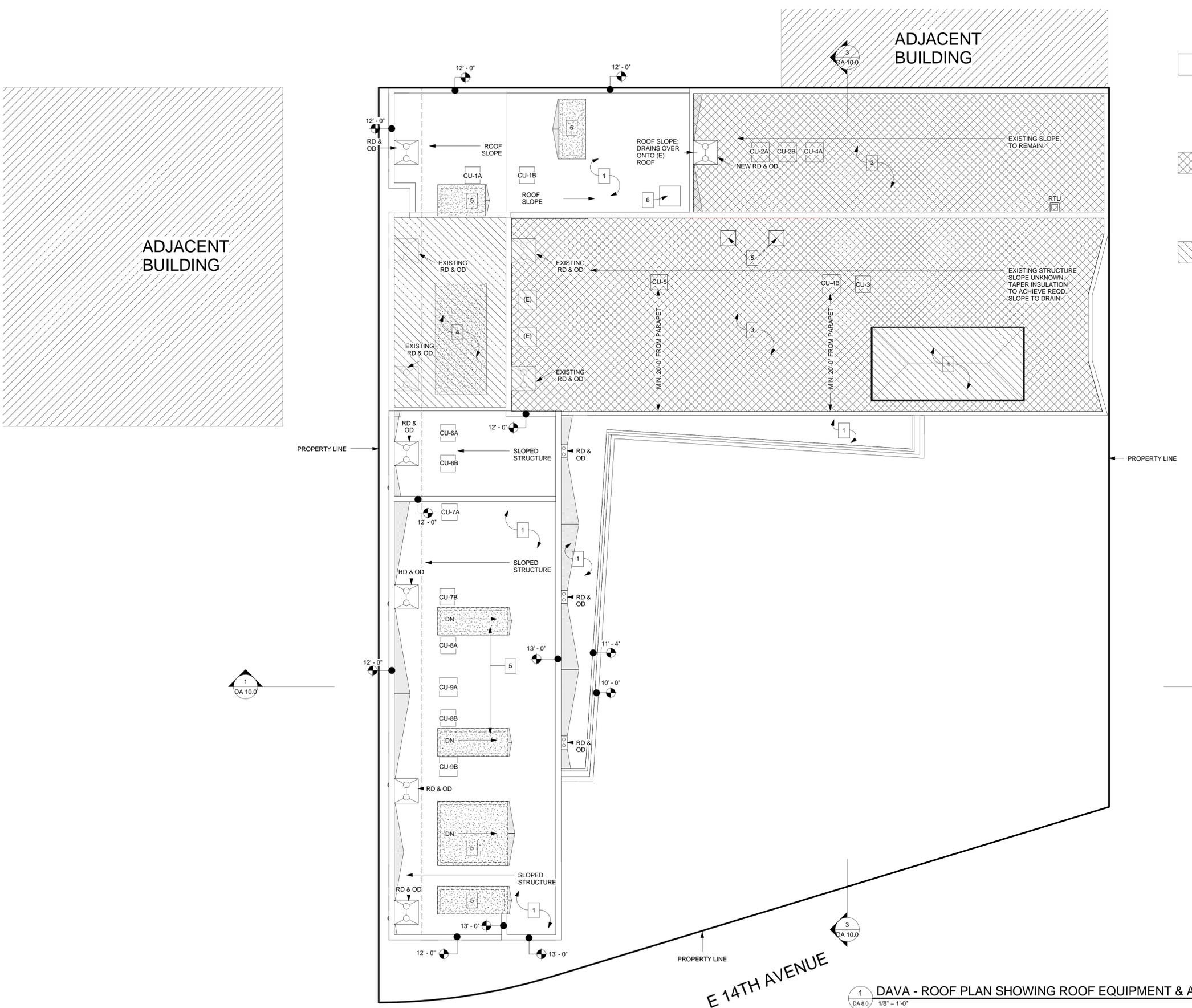
ROOF PLAN

**DA
8.0**

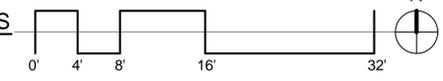
2014-6038-00

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



1 DAVA - ROOF PLAN SHOWING ROOF EQUIPMENT & ACCESSORIES
1/8" = 1'-0"



DA 8.0

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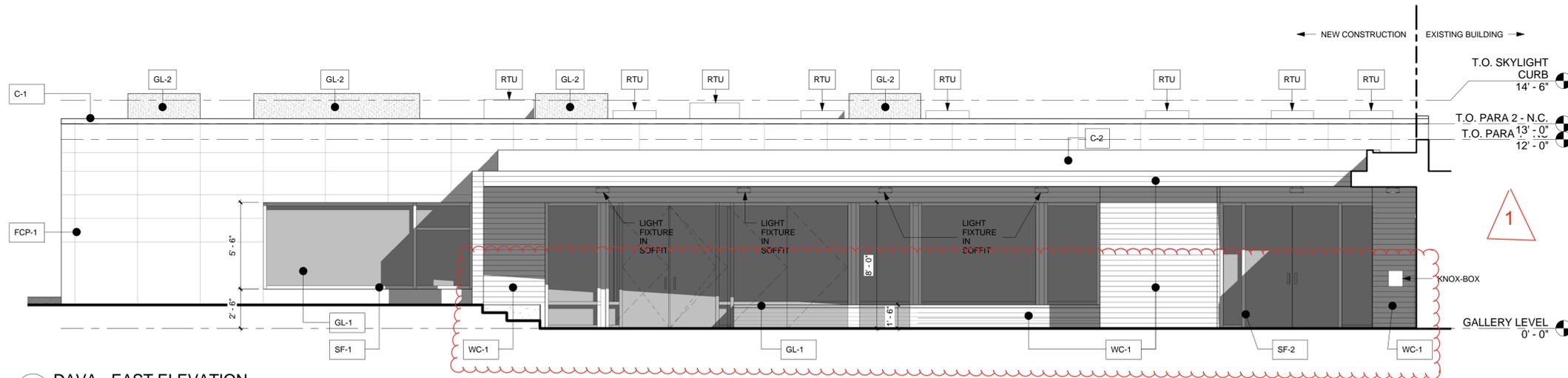
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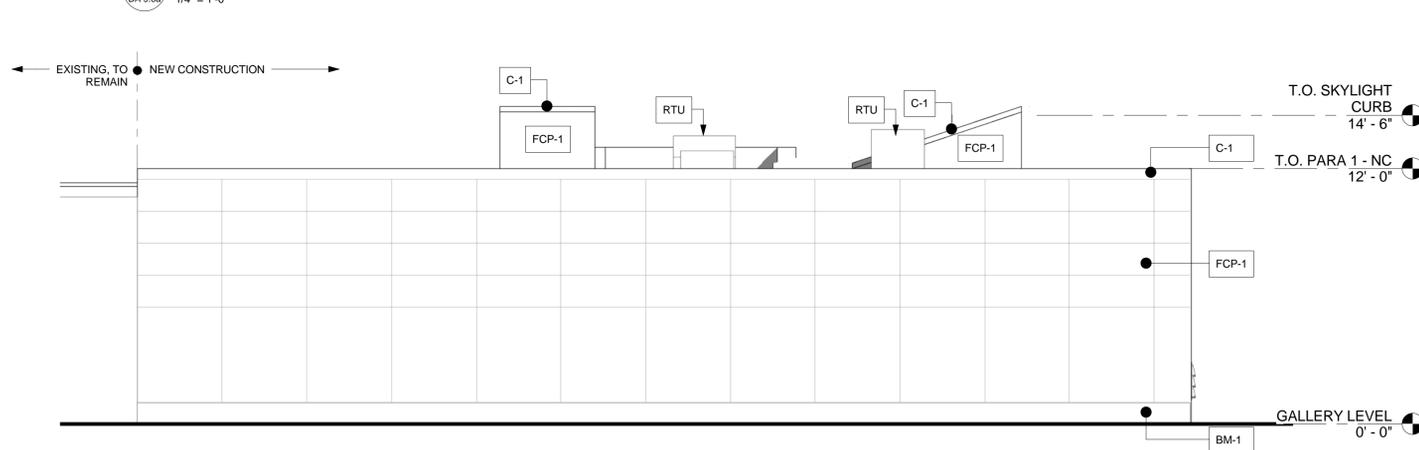
3D VIEWS & ELEVATIONS

**DA
9.0a**

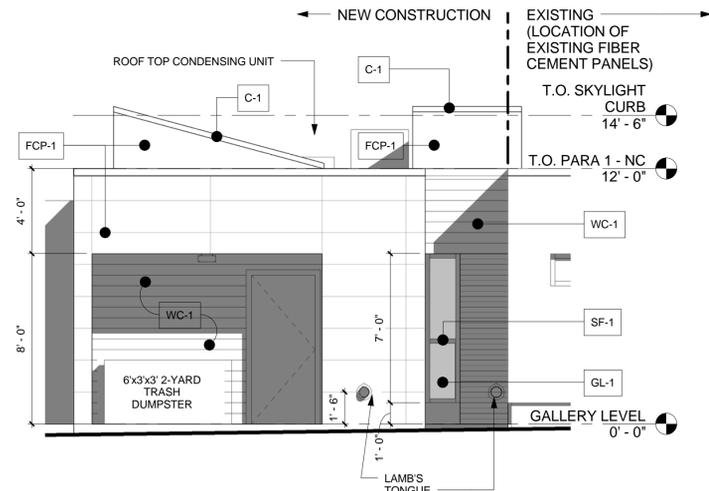
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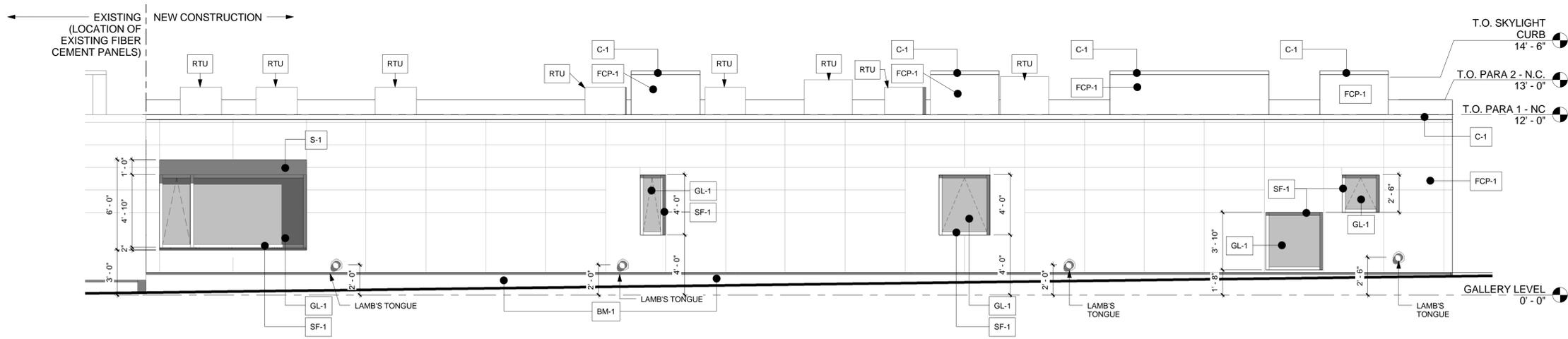
4 DAVA - EAST ELEVATION
DA 9.0a 1/4" = 1'-0"



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**
- C-1**
COLOR: CLEAR ANODIZED ALUMINUM
- C-2**
COLOR: DARK BRONZE
- ALUMINUM STOREFRONT**
- SF-1**
PRODUCT: EFCO
COLOR: CLEAR ANODIZED ALUMINUM
- BM-1**
BREAKMETAL TO MATCH STOREFRONT
- SF-2**
PRODUCT: NANAWALL
COLOR: DARK BRONZE
- BM-2**
BREAKMETAL TO MATCH STOREFRONT
- GL-1**
INSULATED GLAZING
PRODUCT: PPG/ VIRACON/ OLD CASTLE LOW-E, CLEAR INSULATED
- GL-2**
TRANSLUCENT GLAZING
PRODUCT: KALWALL (SKYLIGHT) WHITE TRANSLUCENT
- RTU**
ROOF TOP MECHANICAL UNIT
TO BE SCREENED BY PARAPET

DAVA REDEVELOPMENT PLAN W/ WAIVERS AMENDMENT NO. 1

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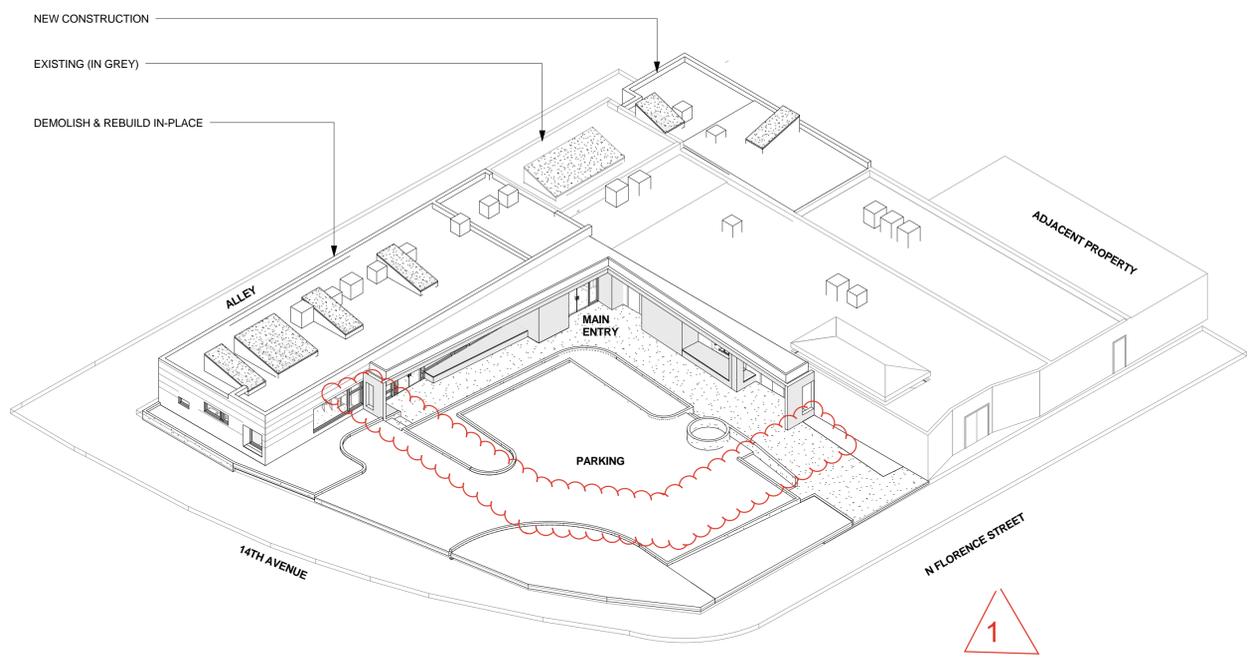
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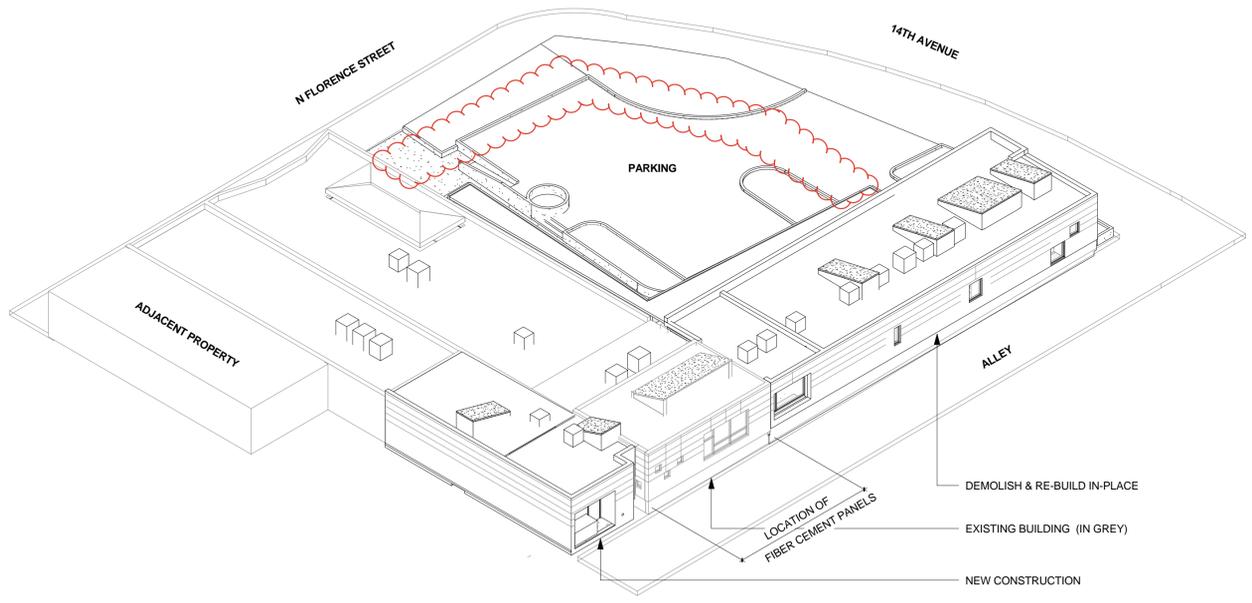
3D VIEWS & ELEVATIONS

DA 9.0b

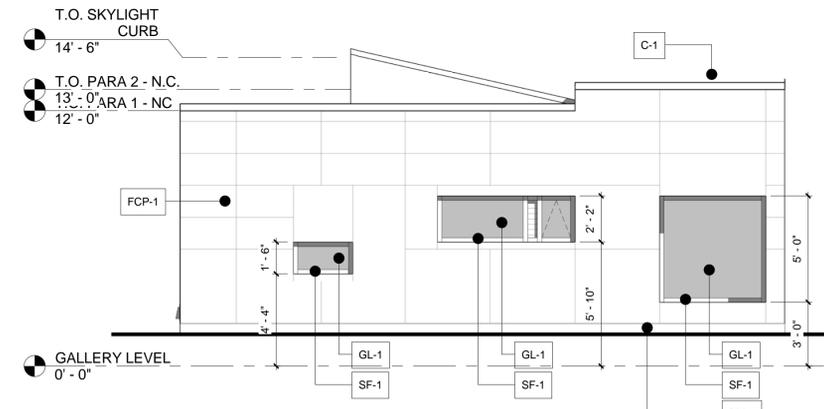
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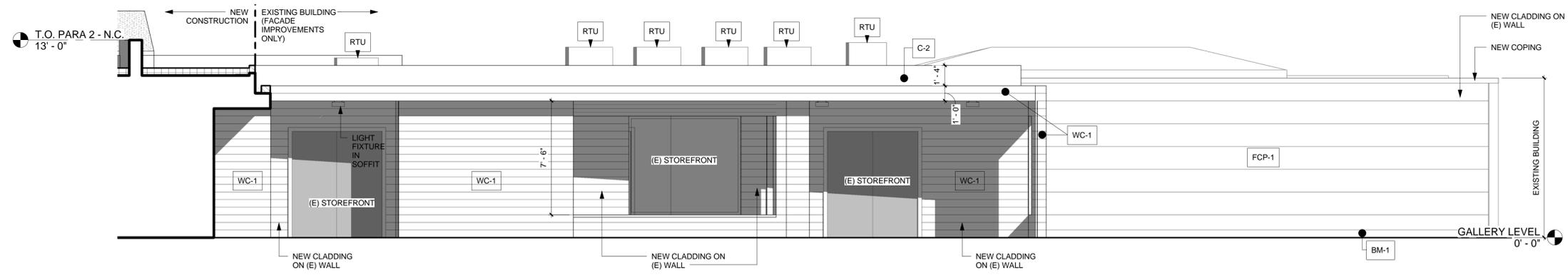
4 3D AXO - SE VIEW
DA 9.0b



3 3D AXO - NW VIEW
DA 9.0b



2 DAVA - SOUTH ELEVATION - 14TH AVENUE FACADE
DA 9.0b 1/4" = 1'-0"



1 DAVA - SOUTH ELEVATION - PARKING & PLAZA FACADE
DA 9.0b 1/4" = 1'-0"

MATERIAL LEGEND (ELEVATION):

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(PANELS TO MATCH EXISTING FIBER-CEMENT PANELS ON THE WEST ELEVATION/ ALLEY SIDE OF EXISTING BUILDING)
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COLOR: BROWN N972
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EC-1 COLOR: EXPOSED CONCRETE GREY
- 3-COAT STUCCO SYSTEM**
S-1 COLOR: GREY
- PREFINISHED COPING**
C-1 COLOR: CLEAR ANODIZED ALUMINUM
C-2 COLOR: DARK BRONZE
- ALUMINUM STOREFRONT**
SF-1 PRODUCT: EFCO
COLOR: CLEAR ANODIZED ALUMINUM
BM-1 BREAKMETAL TO MATCH STOREFRONT
SF-2 PRODUCT: NANAWALL
COLOR: DARK BRONZE
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GL-1 PRODUCT: PPG/ VIRACON/ OLD CASTLE LOW-E, CLEAR INSULATED
- TRANSLUCENT GLAZING**
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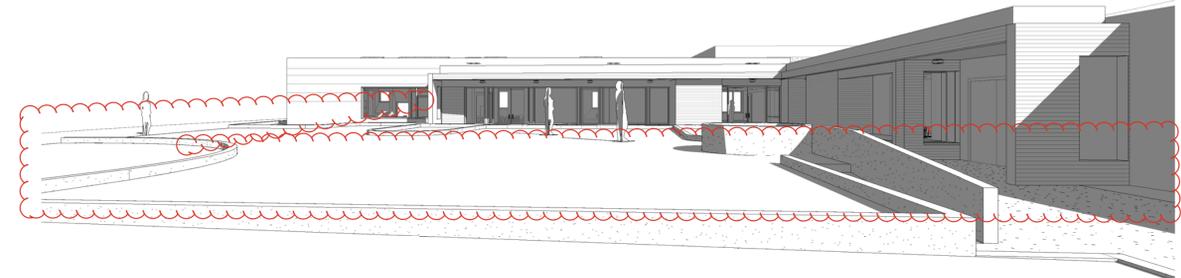
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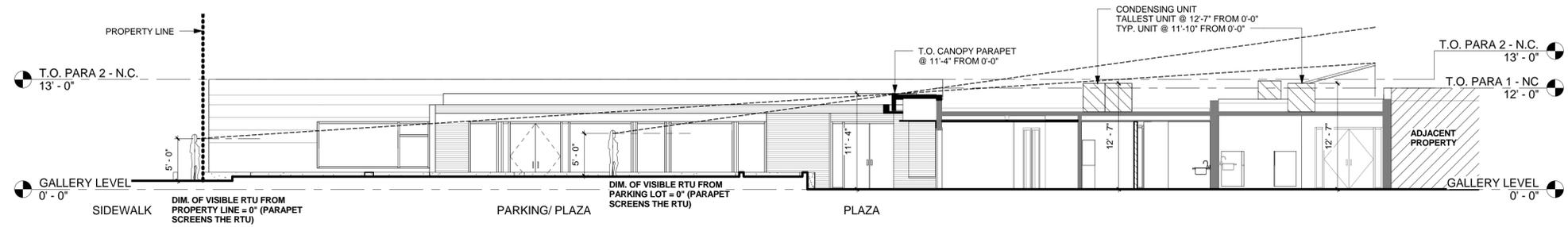
ELEVATIONS
ROOF-TOP UNIT
SIGHTLINE STUDIES

**DA
10.0**

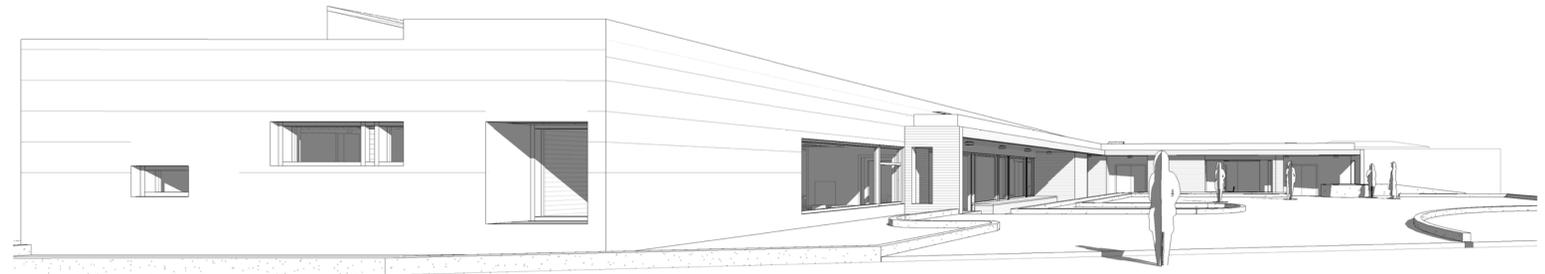
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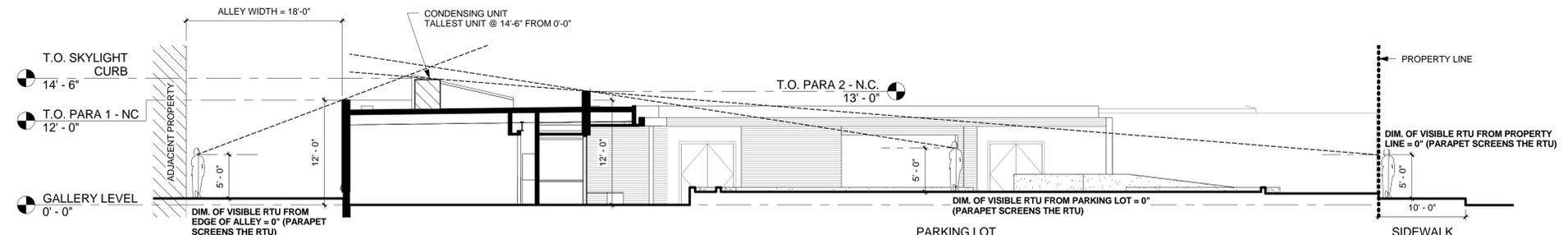
4 CAMERA 01 - NORTH ON FLORENCE STREET LOOKING WEST



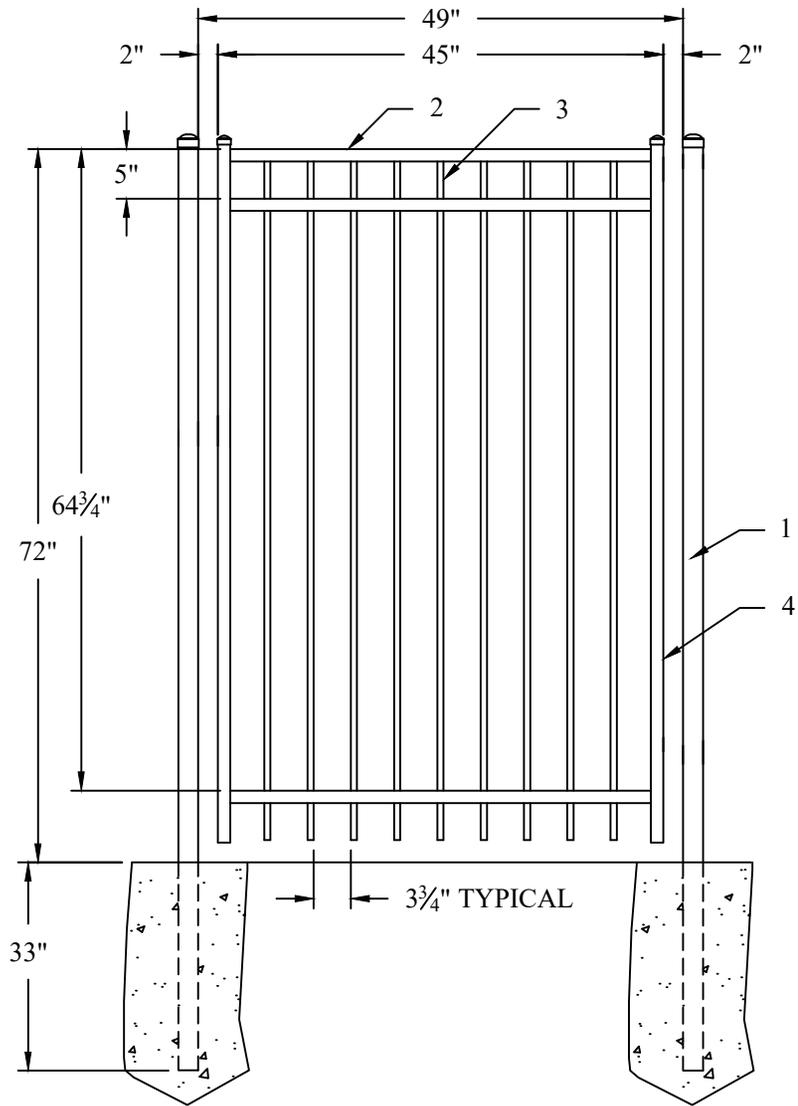
3 SITE SECTION - N-S LOOKING WEST (VIEW FROM N FLORENCE ST)



2 CAMERA 02 - VIEW FROM 14TH STREET LOOKING NORTH



1 SITE SECTION - E-W LOOKING NORTH (VIEW FROM 14TH AVENUE)



#	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

PROPRIETARY INFORMATION
 This drawing is the proprietary property of AMERISTAR, Tulsa, OK and must not be duplicated or used in whole or in part for the making of drawings, prints or parts to the detriment of, or harm to, the owner. In accepting this drawing, the recipient agrees to keep the information contained confidential.

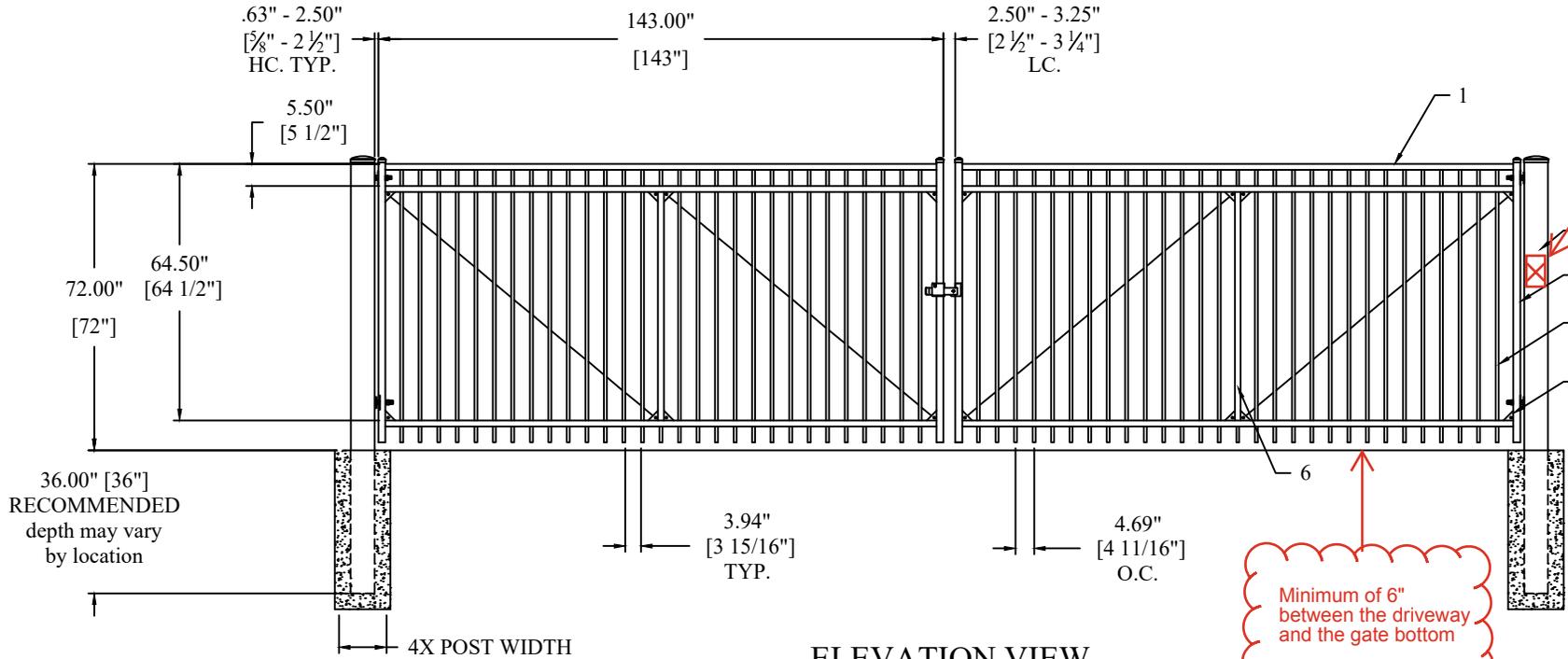
			1555 N. Mingo Tulsa, OK 74116 1-888-333-3422 www.ameristarfence.com
TITLE: MONTAGE MAJESTIC 3R EXT 6'H 45"OTO SGL GATE			
DATE: 06/03/11	SCALE: DNS	SHEET: 1/1	
DRN BY: JAS	CHK BY: AK	REV: a	
DRAWING NO: WMX370-48			

#	DESCRIPTION
1	1 1/2" SQ x 14ga FORERUNNER RAIL
2	6" SQ POST
3	1 1/2" SQ x 14ga GATE END
4	1/2" SQ x 17ga PICKET
5	GG25 GUSSET
6	1 1/2" SQ x 16ga MIDDLE UPRIGHT
DSX200, MHH180	

TOP VIEW



Knox Box
 - Knox boxes must be installed within six (6) feet of either side of the entrance door/gate. Knox boxes must be visible and accessible.
 - Knox boxes cannot be lower than four feet or higher than 6 feet above the ground
 - Knox hardware information can be found at our city website at Auroragov.org by typig in "knox rapid entry systems" in the search tool.



ELEVATION VIEW

Minimum of 6" between the driveway and the gate bottom

SIDE VIEW



UNLESS NOTED OTHERWISE				DO NOT SCALE OFF DRAWING		PROPRIETARY INFORMATION	
x	Decimal	± .040		This drawing is the property of AMERISTAR. Tulsa, OK and must not be duplicated or used in whole or in part for the making of drawings, parts or parts to the detriment of or harm to the owner. In accepting this drawing, the recipient agrees to keep the information contained confidential.			
.xx	Decimal	± .010					
.xxx	Decimal	± .020					
.xxxx	Decimal	± .010	Angular	± 0.5°			

REVISION HISTORY					
REV	ECN	AUTHOR	DATE	DESCRIPTION	
B		LJM	12-03-13	ORIGINAL RELEASE	

		<small>1055 N. Irving Tulsa, OK 74116 1-888-333-8422 www.ameristarfence.com</small>	
TITLE: MONTAGE PLUS STEEL GATE		DATE: 12/03/13	
DRN BY: LJM		REV: B	
DRAWING NO: 1WMX370-144		SHEET: 1 of 1	