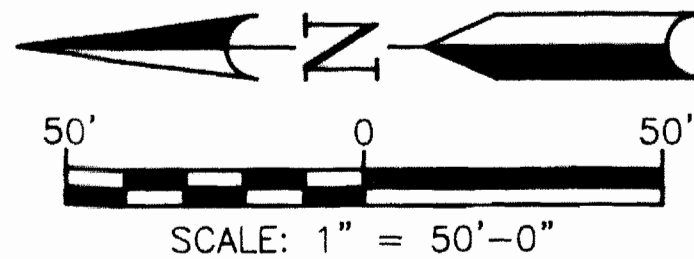


VICINITY MAP
N.T.S.



KEY LEGEND

- INDICATES DETAIL DRWG. ON SITE PLAN - SHT. 2
- INDICATES HANDICAPPED SIGN ON POST
- INDICATES AREA TO BE LANDSCAPED
- INDICATES EXISTING CONC. SIDEWALK
- INDICATES NEW CONC. SIDEWALK
- INDICATES HANDICAPPED ACCESS ROUTING
- (X) INDICATES NO. OF PARKING SPACES PER GROUP
- INDICATES SITE LIGHTING FIXTURE

SABLE TECHNOLOGICAL CENTER SUBDIVISION SITE PLAN

OWNER:
Elk Ridge Properties LLC
700 Bellevue Ave. E #350
Englewood, Co 80111-1617

W/ USE APPROVAL (Restricted Light Industrial)

TYPE "M" RIPRAP 450=12"
2" THICK MAT W/ 4" TYPE
1 BEDDING & 6" TYPE
BEDDING. INSTALL CONC. JOINT
FASTER FIRST 16'.

Lot 021, Block 2
SABLE OFFICE PARK
SUBDIVISION, FILING NO. 2

OWNER:
William E. Wagner II
& Margaret C. Wagner
524 S. Kittredge Way
Aurora, Co 80017

OWNER:
City of Aurora
1470 S. Havana Street
Aurora, Co 80012

Lot 1, Block 2
SABLE OFFICE PARK
SUBDIVISION FILING NO. 2

OWNER:
Tirion Properties Corp.
926 5th Ave. SW #700
Calgary, AL T2P0N7 Canada

Lot 1, Block 1
SABLE OFFICE PARK
SUBDIVISION FILING NO. 2

OWNER:
Tirion Properties Corp.
926 5th Ave. SW #700
Calgary, AL T2P0N7 Canada

OWNER:
Horizon Healthcare Corp
Fifth Floor
6001 Indian School Rd.
Albuquerque, NM 87110-4139

OWNER:
Aurora Meadows LLC
777 Dillon Way
Aurora, Co 80011-6804

OWNER:
Salh S. Paramdeep
8951 96th St. N #C
Milwaukee, WI 53224-1903

OWNER:
Clock Tower Partners
c/o Marvin F. Poer & Co.
707 17th St. #3050
Denver, Co 80202-3404

OWNER:
Clock Tower Partners
c/o Marvin F. Poer & Co.
707 17th St. #3050
Denver, Co 80202-3404

ADMINISTRATIVE AMENDMENTS

* ADM AMD 11/3/96

- WIDEN DOOR FROM 3 FT. TO 6 FT.,
WIDEN ADJ SIDEWALK FROM 3 FT. TO 6 FT.,
ADD HANDICAP RAMP AT CURB IN FRONT OF WIDENED DOORS
- CHANGE SIGNS FROM CURVED TO STRAIGHT 12/1/98

ADM AMD 5/10/05

KEITH WILLIAMS SF
SEE SHEET 2 OF 3

KEITH WILLIAMS SF
SEE SHEET 2 OF 3

ADD NEW OVERHEAD
DOOR, SIDEWALK, DRIVE,
& ADJACENT CURB.
3/15/14

7 MC - 5/22/25 Provide 4'-0" wrought iron fence and egress gate for play area.

8 MC - 5/22/25 Provide 4'-0" wrought iron fence and egress gate for play area. See Sheet 7.

Legal Description: A parcel of land lying in the Northeast 1/4 of Section 7, Township 4 South, Range 66 West of the 6th P.M., City of Aurora

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, KEITH M. POER, SECRETARY has caused these presents to be executed this 23rd day of August, AD, 19 97.

By: D. Poer
(Principals or Owners)

Corporate
Seal

NOTARIAL:

State of Colorado)ss
County of Denver

The foregoing instrument was acknowledged before me this 29th day of August, AD, 1997 by Keith M. Poer, Secretary (Principals or Owners)

Witness my hand and official seal
René M. Starny
(Notary Public)

My commission expires 12-13-97

Notary/Business Address: 330-17th St.
2nd Floor, Denver, CO 80202

CITY OF AURORA APPROVALS

City Attorney: Bob R. Date: 9-2-97
Planning Director: Donna B. Bolger Date: 9-2-97
Planning Commission: Michael E. Bolger Date: 6-11-97
City Council: Chairperson Date: 9-2-97
Attest: Donna B. Young Date: 9-3-97
(City Clerk)

RECORDER'S CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of
Colorado at _____ o'clock _____ M, this _____ day of _____ AD, 19 ____.
Clerk and Recorder: _____ Deputy: _____

LEGAL DESCRIPTION (METES AND BOUNDS)

A parcel of land situated in the NE Quarter of Section 7, Township 4 South, Range 66 West of the Sixth Principal Meridian, City of Aurora, described as follows:

Commencing at the North 1/4 of said Section 7; Thence South 00°08'00" East and along the said North-South Centerline of said Section 7, a distance of 80.00 feet; Thence South 89°59'42" East a distance of 45.00 feet to a point lying on the intersection of the South Right-of-Way line of Sixth Avenue and the East Right-of-Way line of Sable Boulevard; said point being the Point of Beginning; Thence continuing South 89°59'42" East along the Southerly Right-of-Way line of Sixth Avenue, a distance of 187.47 feet; Thence South 13°04'55" East, a distance of 1238.78 feet; Thence South 89°52'00" West, a distance of 445.00 feet to point of curvature; Thence 31.42 feet along the arc of a curve to the right having a central angle of 90°00'00", and a radius of 20.00 feet to a point on the Easterly Right-of-Way line of Sable Boulevard; Thence North 00°08'00" West along said Easterly Right-of-Way line, a distance of 1187.73 feet to the point of beginning. Also known as Sable Technological Center Subdivision, Lot #1, Filing #1.

ADM. AMD. * 11/3/96, 5/4/05 MC 3-3-14, RSN # 8758993;

SABLE TECH. CTR.

97-60291

GH TAYLOR ARCHITECT ENGINEER
6101 W 38th AVE
WHEAT RIDGE, CO
303-441-0023

SABLE TECH. CENTER SUBDIVISION
SITE PLAN, SHEET 1
6th AVENUE & SABLE BOULEVARD
AURORA, COLORADO

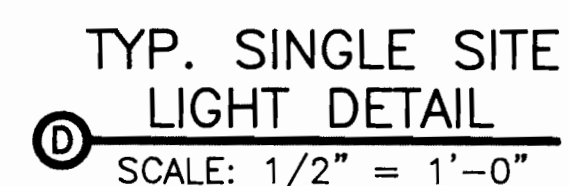
COPYRIGHT
14 APR. 1997

DATE
14 APR. 1997

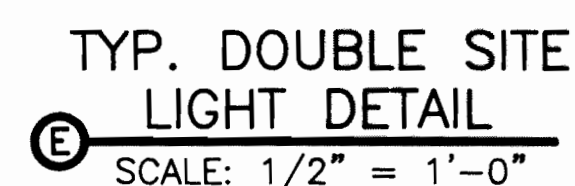
REVISIONS
24 MAY. 1997
23 JULY. 1997
26 AUGUST. 1997

DRWN BOB DOUGLASS
CHK GARY TAYLOR
APPROVED

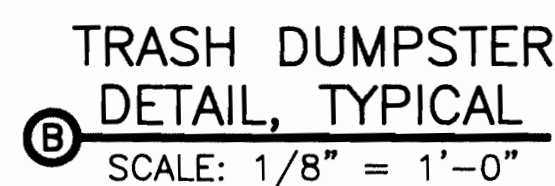
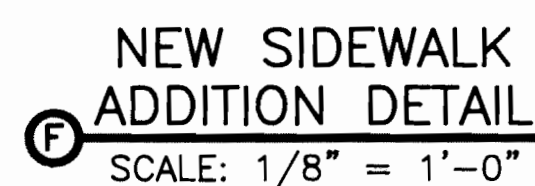
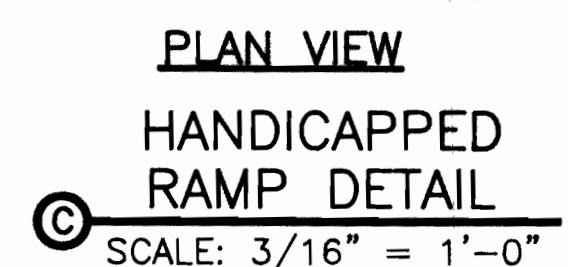
JOB NO
SHEET 1
OF 3



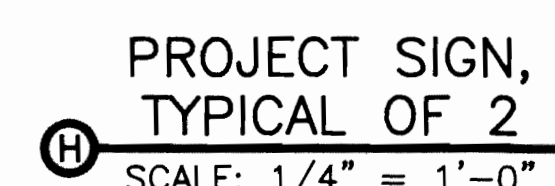
NOTE:
LIGHTS SHALL BE DOWNCAST
WITH 400WATT HPS LAMPS.



NOTE:
LIGHTS SHALL BE DOWNCAST
WITH 400WATT HPS LAMPS.



TWO-SIDED, BACK-LIT SIGN,
6'-6"x6'-0"x2 SIDES = 78 SQ. FT.



SIGN SHOWED STRETCHED
OUT FOR CLARITY

1. The developer, his successors and assigns, including the homeowner's association/merchants association, shall be responsible for installation, maintenance and repair of all fire lane signs as required by the City of Aurora.
2. All signs must conform to the City of Aurora sign code.
3. Right-of-way ingress and egress for service and emergency vehicles is granted over, across, on or through any easement, right-of-way or any other area hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane".
4. "Accessible exterior routes" shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public sidewalks to the accessible building entrances they serve. At least 50% of all building entrances shall be the most practical direct route. No slope along the route shall 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. Required accessible means of egress shall be continuous from each required accessible occupied area to the public way. The "Accessible Exterior Routes" shall comply with U.B.C., Appendix 11, Appendix 11.1, Appendix 11.2, U.B.C. 11.1.1, 11.2.1, 11.2.2, 11.2.3, 11.2.4, 11.2.5, 11.2.6, 11.2.7, 11.2.8, 11.2.9, 11.2.10, 11.2.11, 11.2.12, 11.2.13, 11.2.14, 11.2.15, 11.2.16, 11.2.17, 11.2.18, 11.2.19, 11.2.20, 11.2.21, 11.2.22, 11.2.23, 11.2.24, 11.2.25, 11.2.26, 11.2.27, 11.2.28, 11.2.29, 11.2.30, 11.2.31, 11.2.32, 11.2.33, 11.2.34, 11.2.35, 11.2.36, 11.2.37, 11.2.38, 11.2.39, 11.2.40, 11.2.41, 11.2.42, 11.2.43, 11.2.44, 11.2.45, 11.2.46, 11.2.47, 11.2.48, 11.2.49, 11.2.50, 11.2.51, 11.2.52, 11.2.53, 11.2.54, 11.2.55, 11.2.56, 11.2.57, 11.2.58, 11.2.59, 11.2.60, 11.2.61, 11.2.62, 11.2.63, 11.2.64, 11.2.65, 11.2.66, 11.2.67, 11.2.68, 11.2.69, 11.2.70, 11.2.71, 11.2.72, 11.2.73, 11.2.74, 11.2.75, 11.2.76, 11.2.77, 11.2.78, 11.2.79, 11.2.80, 11.2.81, 11.2.82, 11.2.83, 11.2.84, 11.2.85, 11.2.86, 11.2.87, 11.2.88, 11.2.89, 11.2.90, 11.2.91, 11.2.92, 11.2.93, 11.2.94, 11.2.95, 11.2.96, 11.2.97, 11.2.98, 11.2.99, 11.2.100, 11.2.101, 11.2.102, 11.2.103, 11.2.104, 11.2.105, 11.2.106, 11.2.107, 11.2.108, 11.2.109, 11.2.110, 11.2.111, 11.2.112, 11.2.113, 11.2.114, 11.2.115, 11.2.116, 11.2.117, 11.2.118, 11.2.119, 11.2.120, 11.2.121, 11.2.122, 11.2.123, 11.2.124, 11.2.125, 11.2.126, 11.2.127, 11.2.128, 11.2.129, 11.2.130, 11.2.131, 11.2.132, 11.2.133, 11.2.134, 11.2.135, 11.2.136, 11.2.137, 11.2.138, 11.2.139, 11.2.140, 11.2.141, 11.2.142, 11.2.143, 11.2.144, 11.2.145, 11.2.146, 11.2.147, 11.2.148, 11.2.149, 11.2.150, 11.2.151, 11.2.152, 11.2.153, 11.2.154, 11.2.155, 11.2.156, 11.2.157, 11.2.158, 11.2.159, 11.2.160, 11.2.161, 11.2.162, 11.2.163, 11.2.164, 11.2.165, 11.2.166, 11.2.167, 11.2.168, 11.2.169, 11.2.170, 11.2.171, 11.2.172, 11.2.173, 11.2.174, 11.2.175, 11.2.176, 11.2.177, 11.2.178, 11.2.179, 11.2.180, 11.2.181, 11.2.182, 11.2.183, 11.2.184, 11.2.185, 11.2.186, 11.2.187, 11.2.188, 11.2.189, 11.2.190, 11.2.191, 11.2.192, 11.2.193, 11.2.194, 11.2.195, 11.2.196, 11.2.197, 11.2.198, 11.2.199, 11.2.200, 11.2.201, 11.2.202, 11.2.203, 11.2.204, 11.2.205, 11.2.206, 11.2.207, 11.2.208, 11.2.209, 11.2.210, 11.2.211, 11.2.212, 11.2.213, 11.2.214, 11.2.215, 11.2.216, 11.2.217, 11.2.218, 11.2.219, 11.2.220, 11.2.221, 11.2.222, 11.2.223, 11.2.224, 11.2.225, 11.2.226, 11.2.227, 11.2.228, 11.2.229, 11.2.230, 11.2.231, 11.2.232, 11.2.233, 11.2.234, 11.2.235, 11.2.236, 11.2.237, 11.2.238, 11.2.239, 11.2.240, 11.2.241, 11.2.242, 11.2.243, 11.2.244, 11.2.245, 11.2.246, 11.2.247, 11.2.248, 11.2.249, 11.2.250, 11.2.251, 11.2.252, 11.2.253, 11.2.254, 11.2.255, 11.2.256, 11.2.257, 11.2.258, 11.2.259, 11.2.260, 11.2.261, 11.2.262, 11.2.263, 11.2.264, 11.2.265, 11.2.266, 11.2.267, 11.2.268, 11.2.269, 11.2.270, 11.2.271, 11.2.272, 11.2.273, 11.2.274, 11.2.275, 11.2.276, 11.2.277, 11.2.278, 11.2.279, 11.2.280, 11.2.281, 11.2.282, 11.2.283, 11.2.284, 11.2.285, 11.2.286, 11.2.287, 11.2.288, 11.2.289, 11.2.290, 11.2.291, 11.2.292, 11.2.293, 11.2.294, 11.2.295, 11.2.296, 11.2.297, 11.2.298, 11.2.299, 11.2.300, 11.2.301, 11.2.302, 11.2.303, 11.2.304, 11.2.305, 11.2.306, 11.2.307, 11.2.308, 11.2.309, 11.2.310, 11.2.311, 11.2.312, 11.2.313, 11.2.314, 11.2.315, 11.2.316, 11.2.317, 11.2.318, 11.2.319, 11.2.320, 11.2.321, 11.2.322, 11.2.323, 11.2.324, 11.2.325, 11.2.326, 11.2.327, 11.2.328, 11.2.329, 11.2.330, 11.2.331, 11.2.332, 11.2.333, 11.2.334, 11.2.335, 11.2.336, 11.2.337, 11.2.338, 11.2.339, 11.2.340, 11.2.341, 11.2.342, 11.2.343, 11.2.344, 11.2.345, 11.2.346, 11.2.347, 11.2.348, 11.2.349, 11.2.350, 11.2.351, 11.2.352, 11.2.353, 11.2.354, 11.2.355, 11.2.356, 11.2.357, 11.2.358, 11.2.359, 11.2.360, 11.2.361, 11.2.362, 11.2.363, 11.2.364, 11.2.365, 11.2.366, 11.2.367, 11.2.368, 11.2.369, 11.2.370, 11.2.371, 11.2.372, 11.2.373, 11.2.374, 11.2.375, 11.2.376, 11.2.377, 11.2.378, 11.2.379, 11.2.380, 11.2.381, 11.2.382, 11.2.383, 11.2.384, 11.2.385, 11.2.386, 11.2.387, 11.

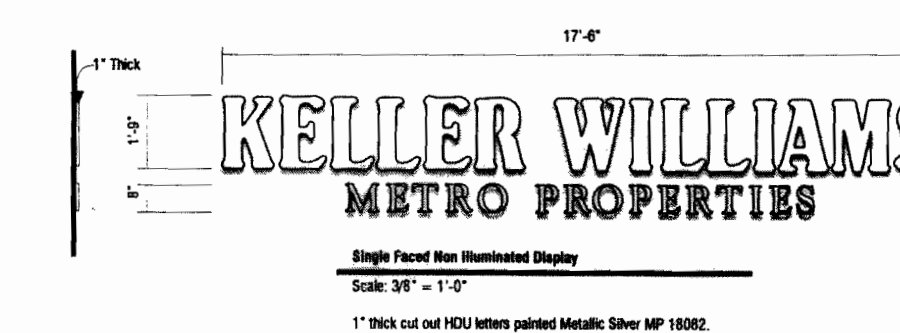
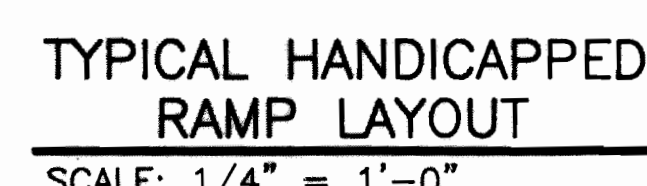
12. All interested parties are hereby alerted that this site plan is subject to administrative changes and as shown on the original site plan on file in the Planning Office at the Municipal Building. A copy of the official current plan may be purchased there, likewise, site plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
13. Errors in approved site plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum code requirements will apply at the time of building permit.
14. CEI Automation will occupy half of the building, and will expand into the other half in phased expansions in the future. Until such time as CEI requires more space, the building will be leased to other tenants. There will be 20,000 square feet of office space, and 40,000 square feet of B-1 space available.
15. Use approval for Sable Technological Center shall be B-1 zoning. Use permitted subject to public hearing shall be: Restricted light industrial use and Office showroom.
16. Kane Investments, Inc., U.S.A. shall be responsible for funding 25% of the signal installation costs at the intersection of 4th Avenue (Dearborn Way) and Sable Boulevard if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be warrants No. 1 through 10 as described in the 1988 Manual on Uniform Traffic Control Devices. For warrant purposes, 4th Avenue (Dearborn Way) approach shall be comprised of all thru and left-turn movements and 50% of the right-turn movements.
17. No water retentage shall be required on this site. All surface water shall drain directly into Tiglate Creek.
18. The following information pertains to the signs that shall be on the site:
 - A. Two project signs; Max. square footage of sign area = 80. One sign shall be placed at the intersection of 6th Ave. and Sable Blvd., the other at the intersection of Dearborn Way and Sable Blvd. Each sign shall be placed no less than 30'-0" from the property line.
 - B. One joint tenant sign; Max. square footage of sign area = 84. This sign shall be placed at the main entrance to Sable Tech. Center on the south side, at a distance of 25'-0" from the street.(Note: See Site Plan, Sheet 2 for details on these signs.)
19. No architectural feature (i.e., foundations, footers, roof overhangs, cantilevered walls, etc.) of any structure can encroach into any easement.
20. A sidewalk easement shall be provided for all handicapped ramps at the entrances to the site off of Sable Boulevard and 4th Avenue.
21. Kane Investments, U.S.A. will be responsible for funding the replacement of the existing pole and arm (not to exceed \$12,500) at the northwest corner of 6th and Sable to accommodate dual left turn movements, when the city constructs the additional turn lane.

MC 2. 12/2/90 CHANGE SIGNS FROM CURVED TO STRAIGHT.

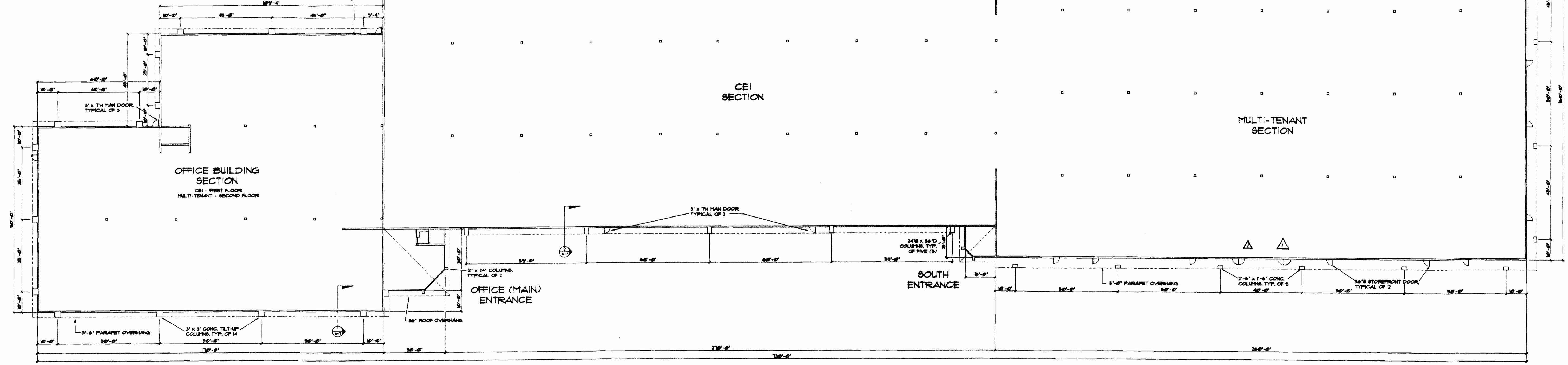
SITE EVALUATION

GENERAL SITE DATA:			SETBACKS:			
Total land area	9.04 Acres / 393,813 Sq. Ft.		Front		25	
Number of building(s)	1		Rear		25	
Number of stories	2		Side		10	
Maximum height of Building(s)	34'-6" above finish grade		At Residential or major street		50	
Loading spaces provided	5 / Total area = 5,600 Sq. Ft.					
Total hard surface	214,241 Sq. Ft. / 54.40% of site					
GENERAL BUILDING DATA:			"ONE" PARKING SPACES REQUIRED PER SQUARE FOOT OF USE			
	Sq. Ft.	% of Site	Retail		1 per 200 sq.	
CEI office (1st Flr. office section)	20,250	5.14%	Office		1 per 300 sq.	
Spec. office (2nd Flr. office section)	20,250		Shop		1 per 800 sq.	
Office (Main) entry	860	0.22%	Warehouse		1 per 800 sq.	
CEI shop area	40,500	10.28%	HANDICAPPED PARKING SPACES REQUIRED PER U.B.C. TABLE A-11-A			
South entry	213	0.05%	201-300 Total parking spaces			
South Area (includes future space)			301-400 Total parking spaces			
			PARKING SPACES REQUIRED / PROVIDED			
Shop / storage	14,800	3.76%		Calculations	Spaces Required	Space Provided
Office	14,800	3.76%				
Retail	20,000	5.08%	CEI office (BLDG. 1)	20,250 + 300	68	
			Spec. office (BLDG. 1)	20,250 + 300	68	
			Office (Main) entry		0	
Total building gross floor area	131,673		CEI shop (BLDG. 2)	40,500 + 800	51	
Total building sq. ft. site coverage	111,423	28.29%	South entry		0	
			South area retail (BLDG. 3)	14,800 + 200	74	
			South area office (BLDG. 3)	14,800 + 300	50	
			South area shop / storage (BLDG. 3)	20,000 + 800	25	
			Total parking spaces required		336	
			Total handicapped parking spaces required		8	
			Total van-handicapped parking spaces required		1	
			Total non-handicapped parking spaces provided			338
			Total handicapped parking spaces provided			8
			Total van handicapped parking spaces provided			1
			Total parking spaces provided			347
LANDSCAPE DATA:						
Landscape required	59,072	15.00%				
Perimeter landscaping provided	43,506	11.05%				
Phased native grass provided	12,380	3.14%				
Parking and building provided	20,273	5.15%				
Total landscaping provided	76,159	19.34%				

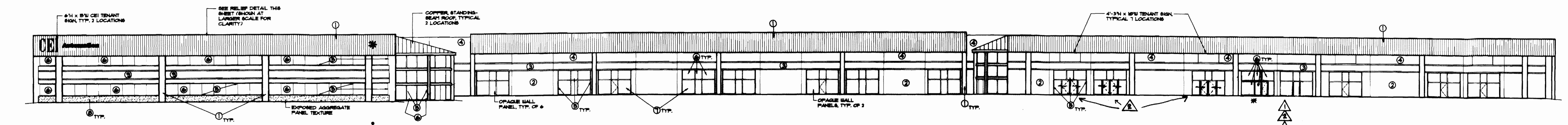
ADMINISTRATIVE AMENDMENTS



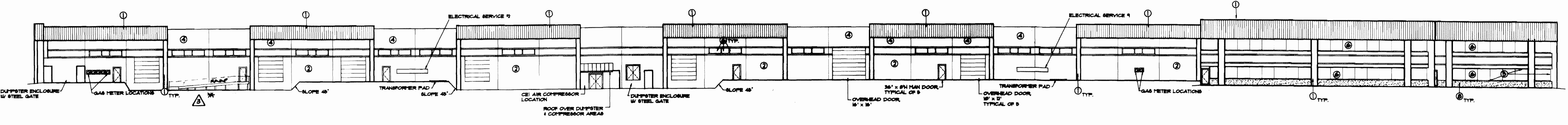
MYLAR CHANGE W/OUT AMD. 11/3/96
 △ CHANGE SINGLE DOOR TO DOUBLE DOOR
 △ SWITCH SINGLE DOOR/GLASS WITH DBL SLIDING DOOR/GLASS IN EXIST'G OPENINGS.
 Mylar Change 7/15/03
 △ Change fixed glass panel to fixed glass panel and glass door; add rear main door



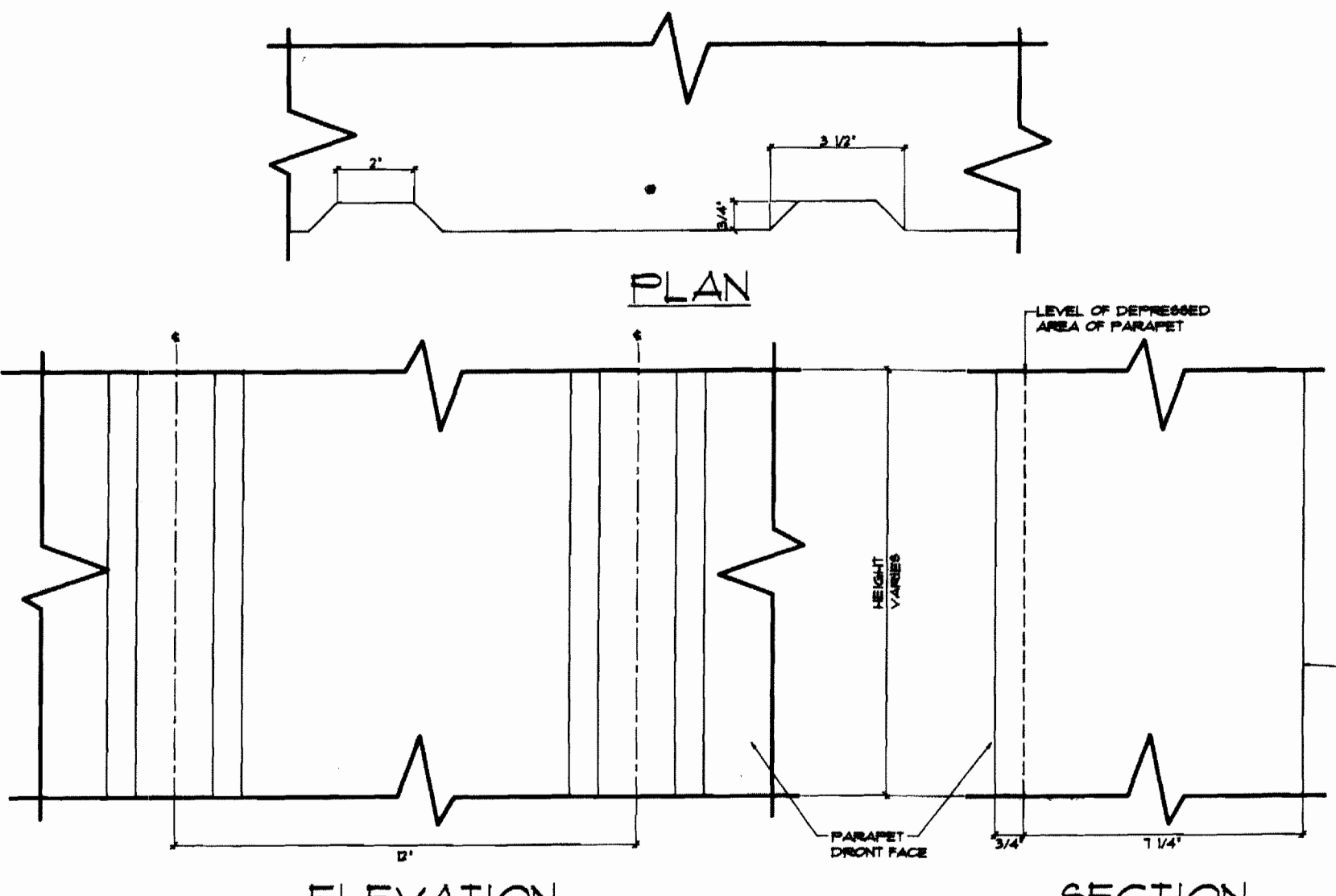
BUILDING FLOORPLAN
 SCALE: 1" = 25'-0"



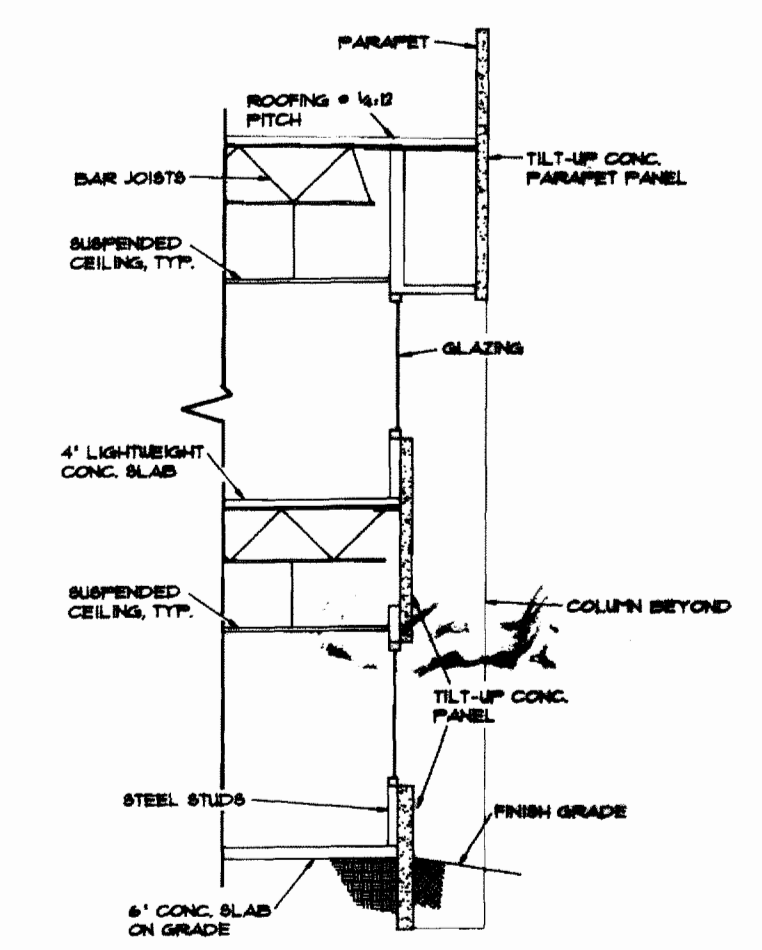
WEST ELEVATION
 SCALE: 1" = 25'-0"



EAST ELEVATION
 SCALE: 1" = 25'-0"

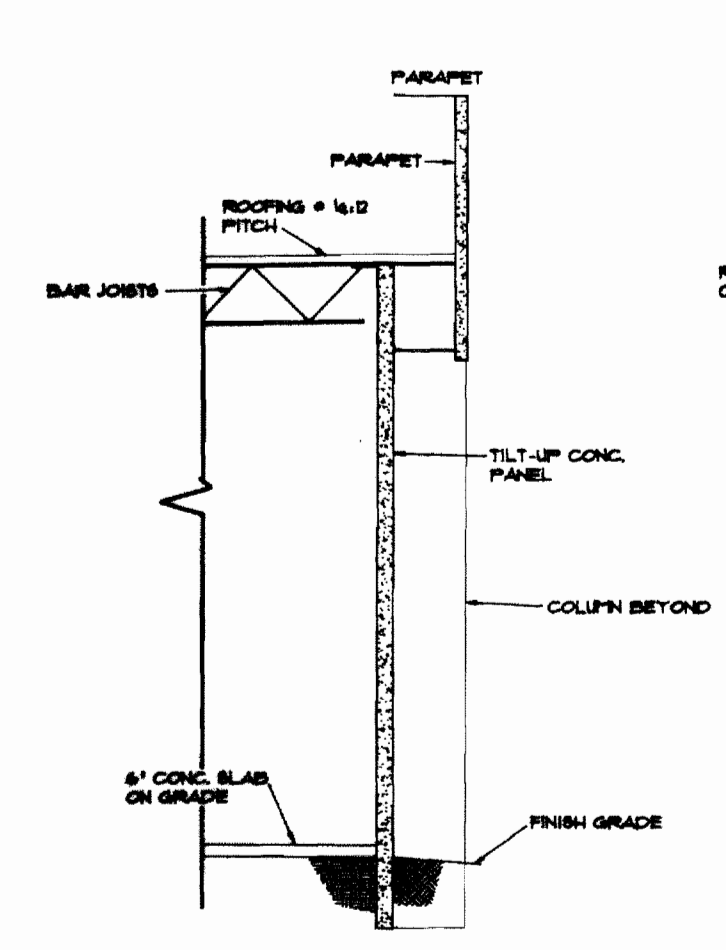


TYPICAL PARAPET RELIEF
 SCALE: 3" = 1'-0"

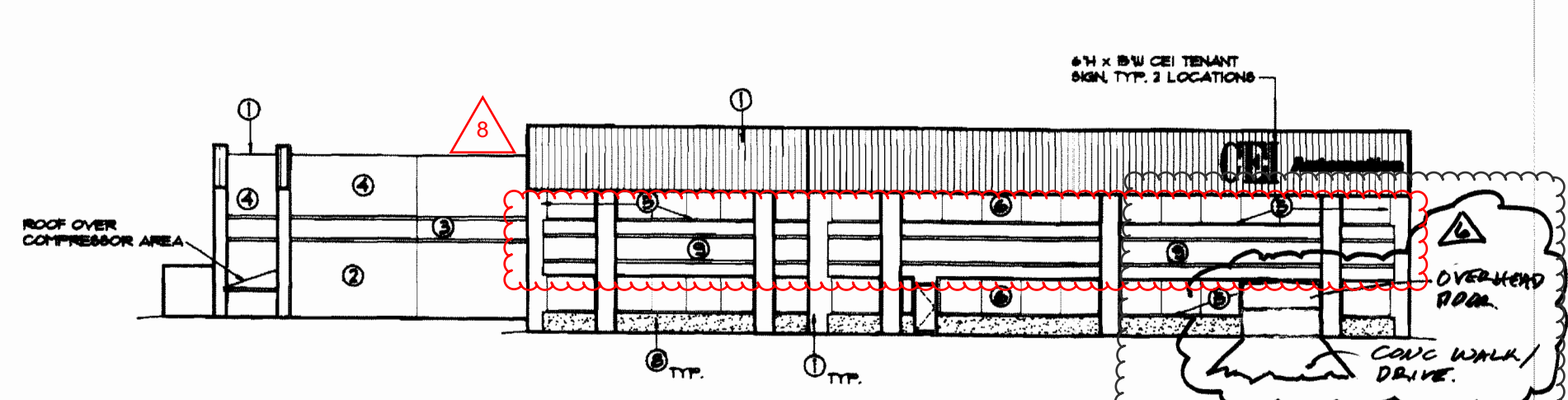


PARTIAL BUILDING SECTION
 SCALE: 1/2" = 1'-0"

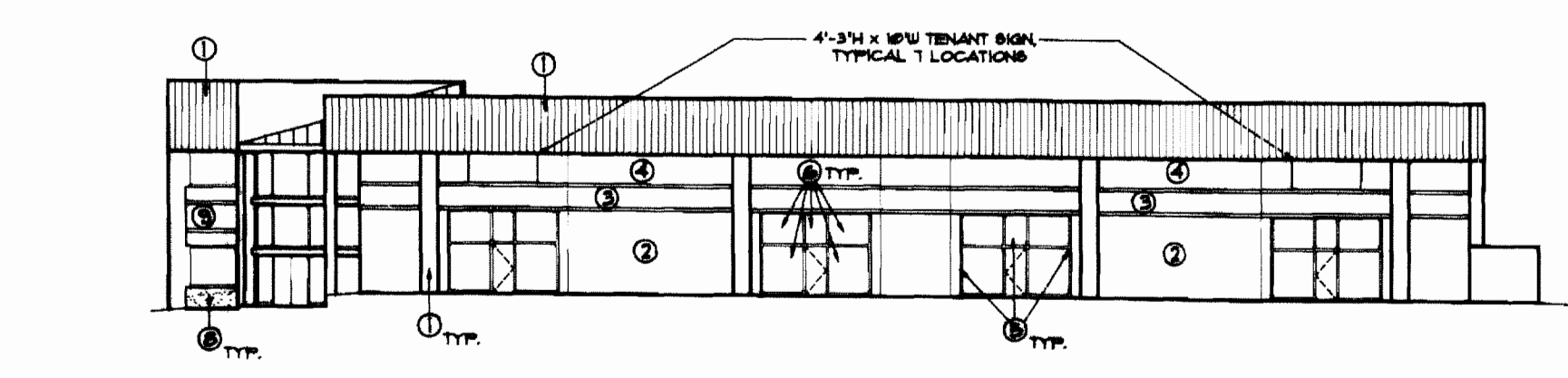
- COLOR NOTES:**
- ① ALL PARAPETS AND COLUINS SHALL BE WHITE OR LIGHT BONE.
 - ② LOWER BANDS, AS SHOWN SHALL BE A LIGHT BONE.
 - ③ MIDDLE BANDS IN CENTER CEI AND SOUTH RETAIL AREAS SHALL BE A MEDIUM BROWN.
 - ④ UPPER BANDS IN CENTER CEI AND SOUTH RETAIL AREAS SHALL BE A DARK BROWN.
 - ⑤ ALL WINDOW MULLIONS SHALL BE DARK BRONZE.
 - ⑥ ALL WINDOWS SHALL BE BRONZED GLASS.
 - ⑦ CEI CENTER AREA OPAQUE PANELS SHALL BE BRONZED TO MATCH WINDOW GLAZING.
 - ⑧ EXPOSED AGGREGATE FINISH PANELS SHALL BE A LIGHT TO MEDIUM BROWN.
 - ⑨ CENTER PANELS IN THE OFFICE STRUCTURE SHALL BE A LIGHT BROWN ACCENT STRIPES SHALL BE A MEDIUM BROWN.



PARTIAL BUILDING SECTION
 SCALE: 1/2" = 1'-0"



NORTH ELEVATION
 SCALE: 1" = 25'-0"



SOUTH ELEVATION
 SCALE: 1" = 25'-0"

ADM. AMD. 11/3/96 △ MYLAR CHANGE 4/8/03 △ MYLAR CHANGE 7-15-03 △ 5/4/01 △ 5/4/01 △ ADD OVERHEAD DOOR 3/15/14

SABLE TECH. CTR. 97-6029-1

SABLE TECH. CENTER SUBDIVISION

BLDG. LAYOUT, ELEVATIONS & PARTIAL SECTIONS

6th AVENUE & SABLE BOULEVARD
AURORA, COLORADO

G. TAYLOR ARCHITECT ENGINEER

6101 W. 38th AVE
WHEAT RIDGE, CO 80031-4215

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DRAWN BOB DOUGLASS
CHECKED GARY TAYLOR
APPROVED

DATE 14 APR. 1987

REVISIONS 14 MAY. 1987
21 MAY. 1987
16 JUNE. 1987
26 AUGUST. 1987

JOB NO 3

SHEET 3 OF 3

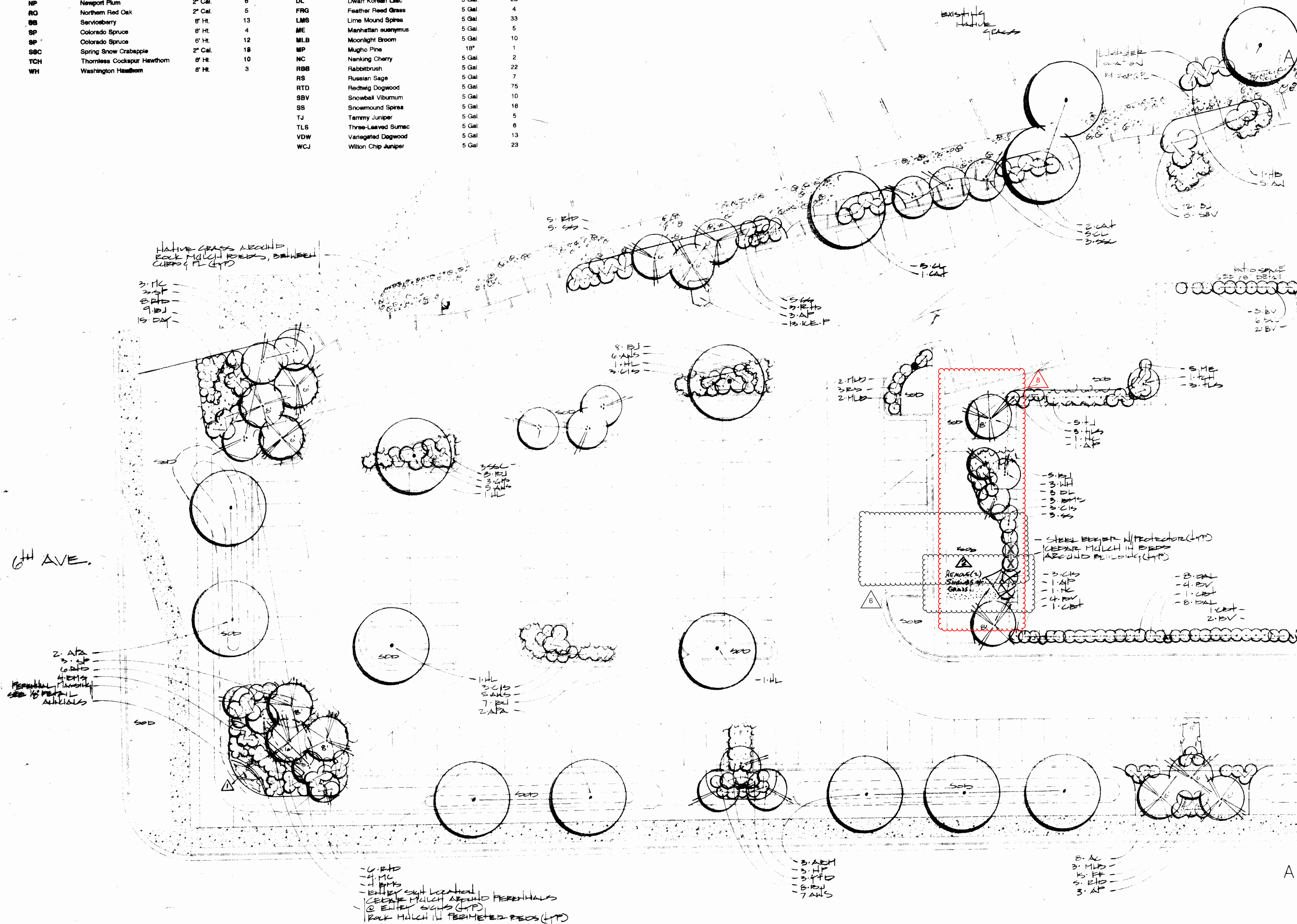
<u>Symbol</u>	<u>Plant Materials</u>	<u>Size</u>	<u>Quantity</u>
	<u>Tree</u>		
ABM	Autumn Blaze Maple	2" Cal.	8
AP	Austrian Pine	8" Ht.	3
AP	Austrian Pine	6" Ht.	17
APA	Autumn Purple Ash	2" Cal.	13
CAT	Catalpa	2" Cal.	7
FTP	Forest Pine	6" Ht.	1
GM	Ginnels Maple	5" Ht.	4
HB	Hackberry	2" Cal.	6
ML	Shadestemmed Locust	2" Cal.	7
LL	Littleleaf Linden	2" Cal.	7
MC	Montgomery Cherry	8" Ht.	21
NP	Newport Plum	2" Cal.	6
RO	Northern Red Oak	2" Cal.	5
SB	Servicberry	8" Ht.	13
SP	Colorado Spruce	8" Ht.	4
SP	Colorado Spruce	5" Ht.	12
SSC	Spring Snow Crabapple	2" Cal.	18
TCH	Thornless Cockspur Hawthorn	8" Ht.	10
WH	Washington Hawthorn	8" Ht.	3

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	<u>Shrub</u>		
AC	Arctic Currant	5 Gal.	37
AW	Arctic Willow	5 Gal.	10
AW5	Anthony Waterer Spirea	5 Gal.	46
BJ	Buffalo Juniper	5 Gal.	142
BMS	Blue Mist Spirea	5 Gal.	48
BSR	Bonica Shrub Rose	5 Gal.	16
BV	Burkwood Viburnum	5 Gal.	35
CBT	Columnar Buckthorn	5 Gal.	4
CIS	Cistena Plum	5 Gal.	15
CL	Lilac, Common	5 Gal.	24
DAL	Dwarf Burning Bush	5 Gal.	36
DL	Dwarf Korean Lilac	5 Gal.	28
FRG	Feather Reed Grass	5 Gal.	4
LMS	Lime Mound Spirea	5 Gal.	33
ME	Manhattan euonymus	5 Gal.	5
MLB	Moonlight Broom	5 Gal.	10
MP	Mugo Pine	10"	1
NC	Nanking Cherry	5 Gal.	2
RBB	Rabbitbrush	5 Gal.	22
RS	Russian Sage	5 Gal.	7
RTD	Redtwig Dogwood	5 Gal.	75
SBV	Snowball Viburnum	5 Gal.	10
SS	Snowmound Spirea	5 Gal.	16
TJ	Tammy Juniper	5 Gal.	5
TL5	Three-Leaved Sumac	5 Gal.	8
VDW	Variegated Dogwood	5 Gal.	13
WCJ	Willow Chip Juniper	5 Gal.	23

	<u>Perennials/Groundcover</u>	
BAV	Blue Avena	1 Gal. 3
DAY	Daylily	1 Gal. 64
DSD	Dwarf Shasta Daisy	1 Gal. 23
EC	Euonymus Coloratus	1 Gal. 94
FF	Flerce Flower	1 Ga. 26
ICE-P	Iceplant - Purple	1 Gal. 13
SAL	Salvia nemorosa	1 Gal. 4
SIS	Snow in Summer	1 Gal. 31

Note: Additional perennials will be added to this list; see 1/8" detail sheet

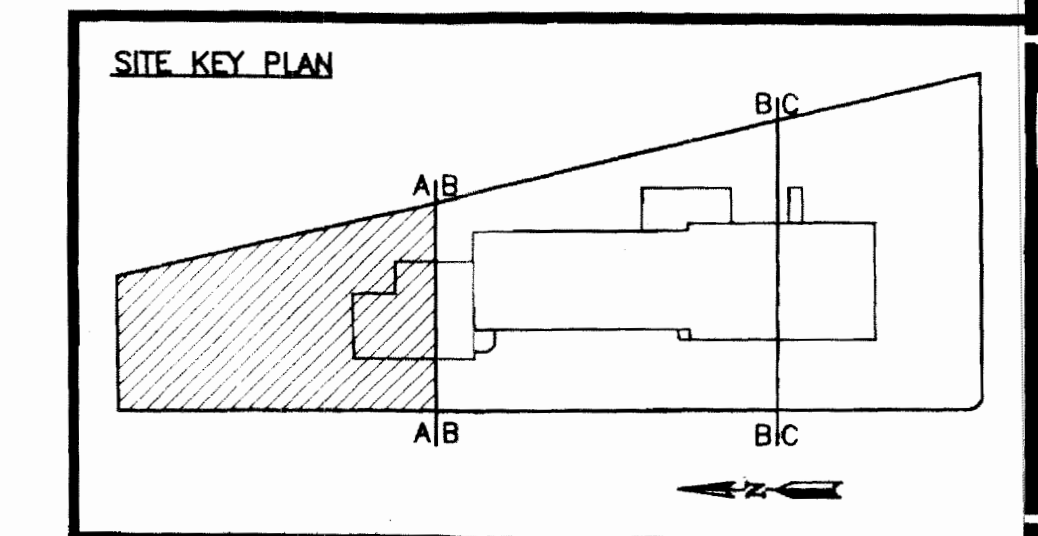
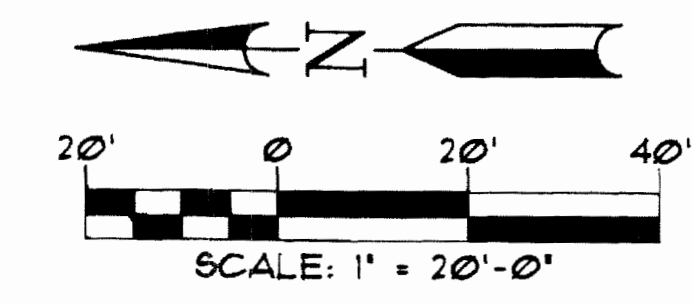


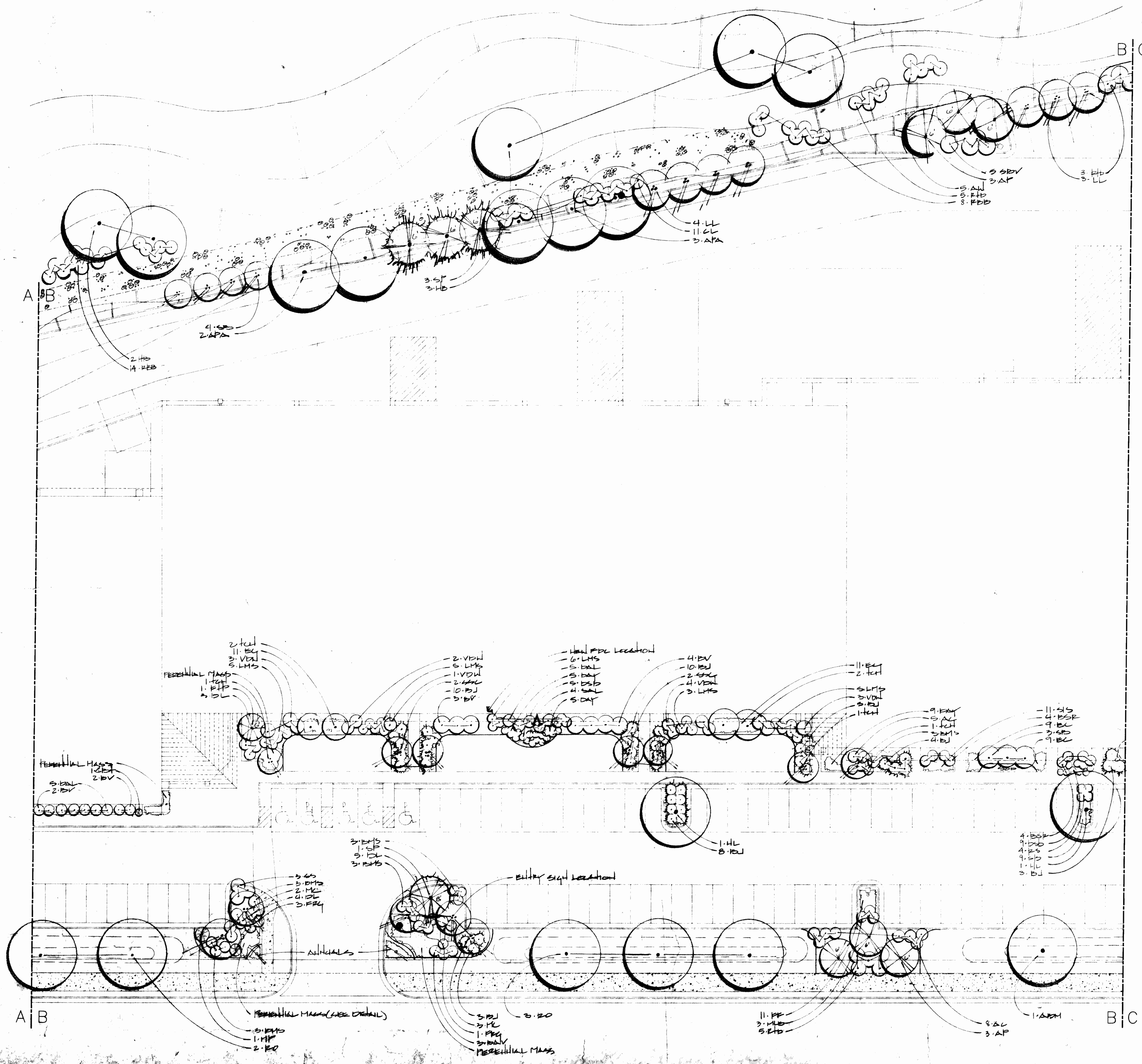
SADIE BLVD.
M.C.
142/98 SIGN 'STRAIGHT' NOT CURVED
3/15/14 REMOVE (2) SHAFTS.

Notes

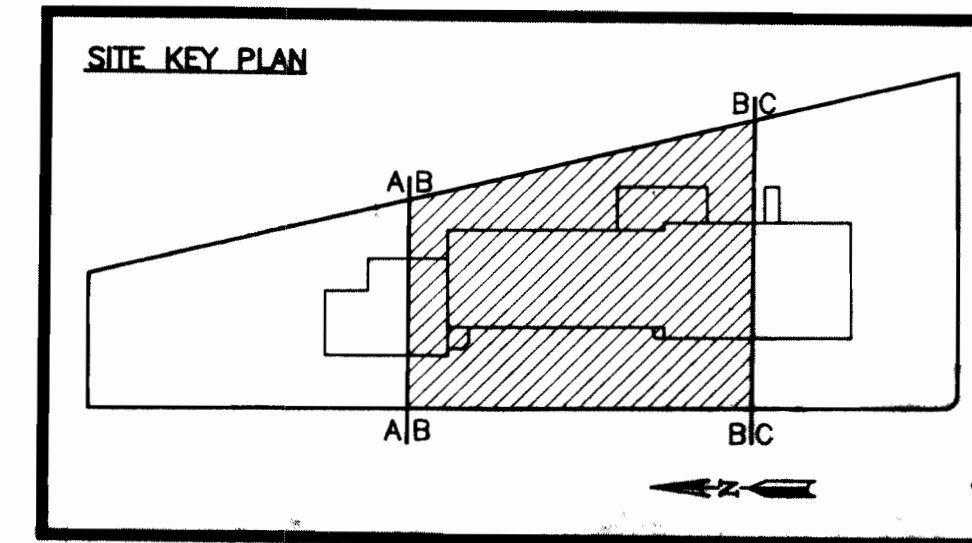
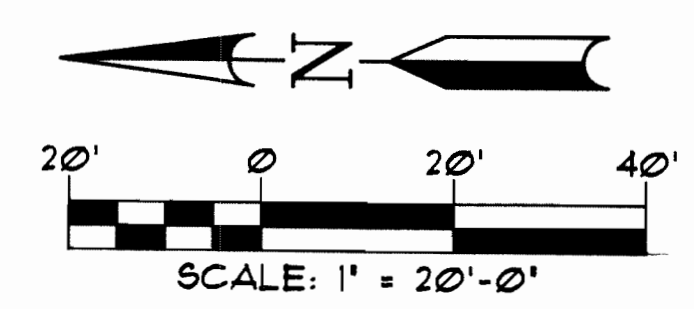
- 1) All Turf areas to be prepared with a minimum of three (3) Cubic yards per one thousand (1,000) square feet of Supreme Organic Soil Amendment, available at Jensen Wholesale, and ten (10) pounds of triple super phosphate per one thousand (1,000) Square feet of lawn area.
- 2) All free standing lights to be down cast 16" square by 23" in height. Bulbs to be 400 Watt Halogen Lamp. All Lighting (by others) to meet Aurora city codes.
- 3) All walkways, entries, and patio areas (by others) are to be grey concrete. Parking lot will be asphalt.
- 4) All utility easements shall remain unobstructed and fully accessible along their entire length for maintenance equipment entry.
- 5) The Developer, his successors and assignee, 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 a Certificate of Occupancy.
- 6) All landscape areas and plant material must be watered by an Automatic Irrigation system, (including native grass areas). All plant material around foundation should be watered with drip irrigation.
- 7) All mulched areas to be Shredded cedar mulch or rock mulch.
- 8) Edger to be 1/8"x4" wide x 10' long black steel, adjoining pieces overlapped 6" Min. set flush with finish grade, and pinned with a min. of 5 pins per 10 lf. Steel edger to separate all plant beds from adjoining sod areas. All edger to have black plastic edger protector strip, pinned down with same pine holding edger.
- 9) All sod areas around parking lot are to be tamped at 21/2" in height (typical).
- 10) All plant material must meet Specifications of the Associated Landscape Contractors of Colorado, and should meet or exceed the minimum standards as outlined in the Colorado Nursery Act regulations.
- 11) Construction details for annual and perennial plantings at entries, irrigation and grading plans to be provided by the Landscape Architect prior to installation.
- 12) All trees to be staked with 6" steel "T" posts, 2 per tree. Trees to be wired and protection to trunk afforded by nylon tree straps.
- 13) Any sleeving should be 2" PVC.
- 14) Trees and shrub planted east of the property line will be planted and irrigated by Kane Investments, after a one year period these plantings are to be maintained by the City of Aurora.

PARTIAL LANDSCAPING PLAN





PARTIAL LANDSCAPING PLAN



G.H. TAYLOR
ARCHITECT
ENGINEER

6101 W. 38th AVE
DENVER, CO 80231
303-421-0023

Phase One
Landscapes

(303) 750-0060

SABLE TECHNOLOGICAL CENTER
PARTIAL LANDSCAPE PLAN

6th AVENUE & SABLE BOULEVARD
AURORA, COLORADO

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DATE
16 JUNE 1997

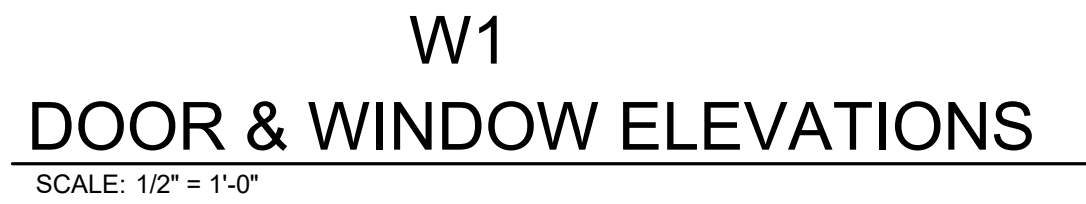
REVISIONS

DRWN BOB DOUGLASS
CKD GARY TAYLOR
APPROVED

JOB NO
SHEET

L-2

OF



DOOR					FRAME		FIRE RATING	HARDWARE / REMARKS
NO.	DOOR SIZE	TYPE / ELEV.	MATERIAL	FINISH	MATERIAL	FINISH		
102	3' - 0" x 7' - 0"	B	ACOUSTIC CORE/WD	MATCH (E)	HM	PAINT/ MATCH (E)	A, H1, M2, S, HIGH ACOUSTIC PERFORMING DOOR FILL FRAME WITH SPRAY FOAM	
102A	3' - 0" x 7' - 0"	A	SC/WD	MATCH (E)	HM	PAINT/ MATCH (E)	B4, H1, M2, S, HIGH ACOUSTIC PERFORMING DOOR FILL FRAME WITH SPRAY FOAM	
103	3' - 0" x 7' - 0"	B	SC/WD	MATCH (E)	HM	PAINT/ MATCH (E)	B1, H1, M2, S	
104	3' - 0" x 7' - 0"	B	SC/WD	MATCH (E)	MH	PAINT/ MATCH (E)	B1, H1, M2, S	
107	3' - 0" x 7' - 0"	A	SC/WD	MATCH (E)	MH	PAINT/ MATCH (E)	B2, H1, M2, REUSED EXISTING DOOR, SEE DEMO PLAN	

* ALL LATCHSETS TO BE LEVER HANDLE - EXCEPT AS NOTED		
* HARDWARE FINISH TO BE BRUSHED NICKEL - EXCEPT AS NOTED		
KEY	DESCRIPTION	MANUF. / FINISH
A	PASSAGE SET	-
B1	OFFICE ENTRY LOCKSET	-
B2	STOREROOM LOCKSET	-
B4	PRIVACY SET	-
H1	1 1/2 PAIR BUTT HINGES	-
M2	CLOSER WITH INTEGRAL STOP	-
S	SMOKE/SOUND SEALS	-

WALL HEIGHT KEY (AS INDICATED ON PLANS):
 C = TO UNDERSIDE OF CEILING GRID
 A = TO 6" ABOVE CEILING, BRACE TO STRUCTURE
 S = TO UNDERSIDE OF DECK, PROVIDE SLIPHEAD WITH 2" OF COMPRESSION AND 1/2" OF EXTENSION
 *SEE BASE OF WALL DETAILS ON SHEET A4.0

The diagram shows a vertical wall section. Three horizontal lines indicate height key points: 'C' at the top (underside of ceiling grid), 'A' in the middle (6" above ceiling), and 'S' at the bottom (underside of deck). To the right, a 'WALL TAG' box contains three fields: 'WALL TYPE' (with a dropdown arrow), 'HEIGHT (SEE KEY)' (with a dropdown arrow), and 'FIRE RATING (HOURS)' (with a dropdown arrow). The 'WALL TAG' box also contains a field for 'X#', which is shown as 'X#1' in the example.

STUD SIZE:	362S125-27 - FOR WALLS UP TO 13' - 1" TALL 600S137-43 - FOR WALLS UP TO 23' - 9" TALL
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TYPE	VERTICAL SECTION	DESCRIPTION
M1		3 5/8" STUDS AT 24" O.C. WITH 3.5" UNFACED FIBERGLASS BATT INSULATION IN THE STUD CAVITIES WITH RESILIENT CHANNEL 1/2" DEEP INSTALLED HORIZONTALLY SPACED 24 IN. OC. USE MOISTURE RESISTANT GYP BD UP TO 4" AT THE INSIDE LAYER AT RESTROOMS AND ADJACENT TO THE MOP SINK.
M2		3 5/8" STUDS 24" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE. FILL STUD CAVITIES WITH 3.5" UNFACED FIBERGLASS BATT INSULATION. USE MOISTURE RESISTANT GYP BD UP TO 4" AT THE INSIDE LAYER AT RESTROOMS AND ADJACENT TO THE MOP SINK.

1 PLACE R20 ACOUSTIC BATT INSULATION OVER TOP OF WALL ABOVE CEILING
4'-0" TO EACH SIDE OF WALL

2 BOTTLE FILLER, RE: PLUMBING PLANS

3 MADICO SAFETYSHIELD 800

4 DEMO WALL TO A HEIGHT THAT MATCHES THE EXISTING DOOR, REUSE DOOR
AT NEW STORAGE ROOM AND UPDATE DOOR HARDWARE

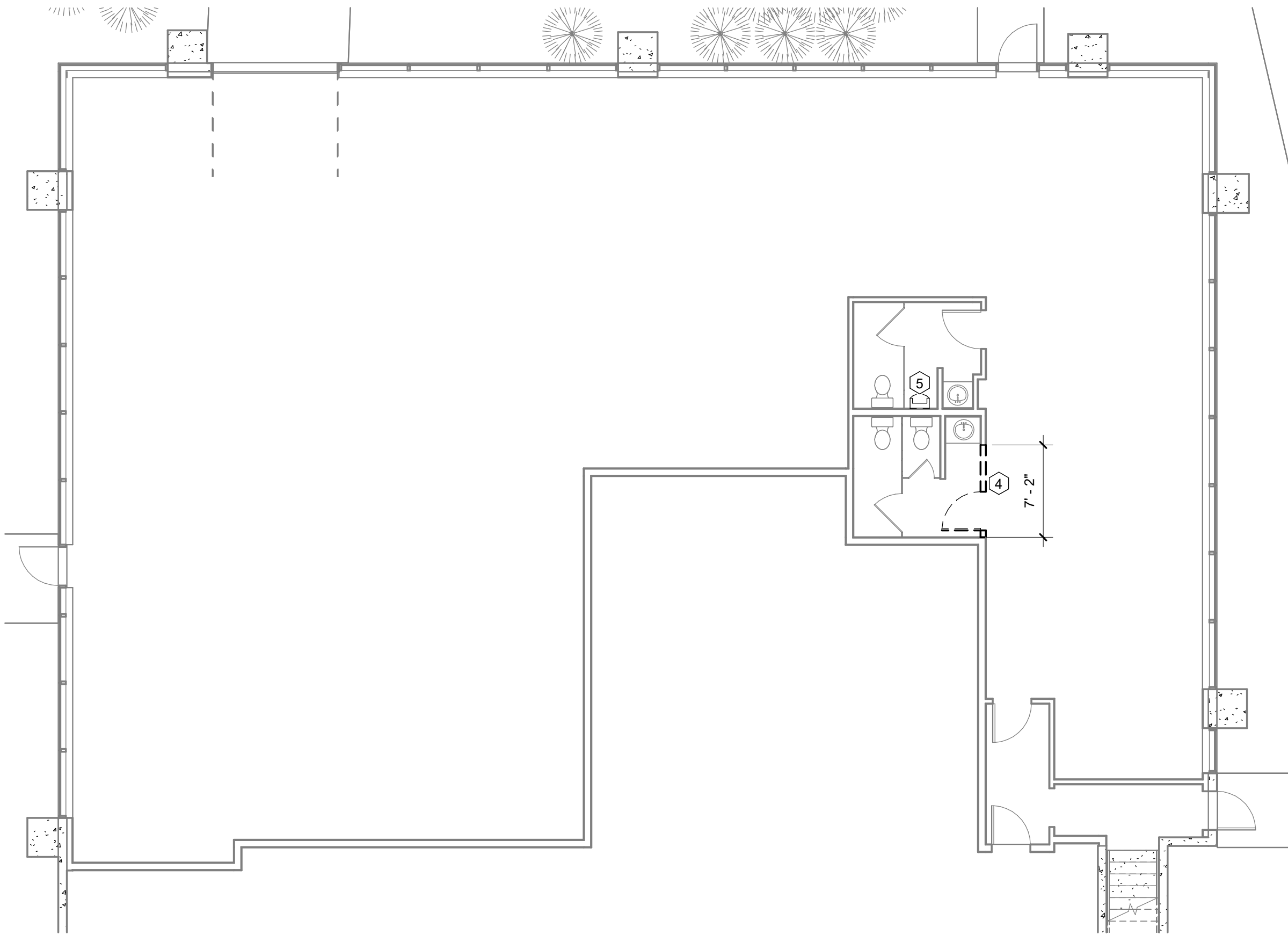
5 REMOVE URINAL IN ITS ENTIRETY

6 PLACE R20 ACOUSTIC BATT INSULATION OVER TOP OF WALL ABOVE CEILING
4'-0" TO EACH SIDE OF WALL

L	CORNER GUARD - CG	SEE FINISH LEGEND
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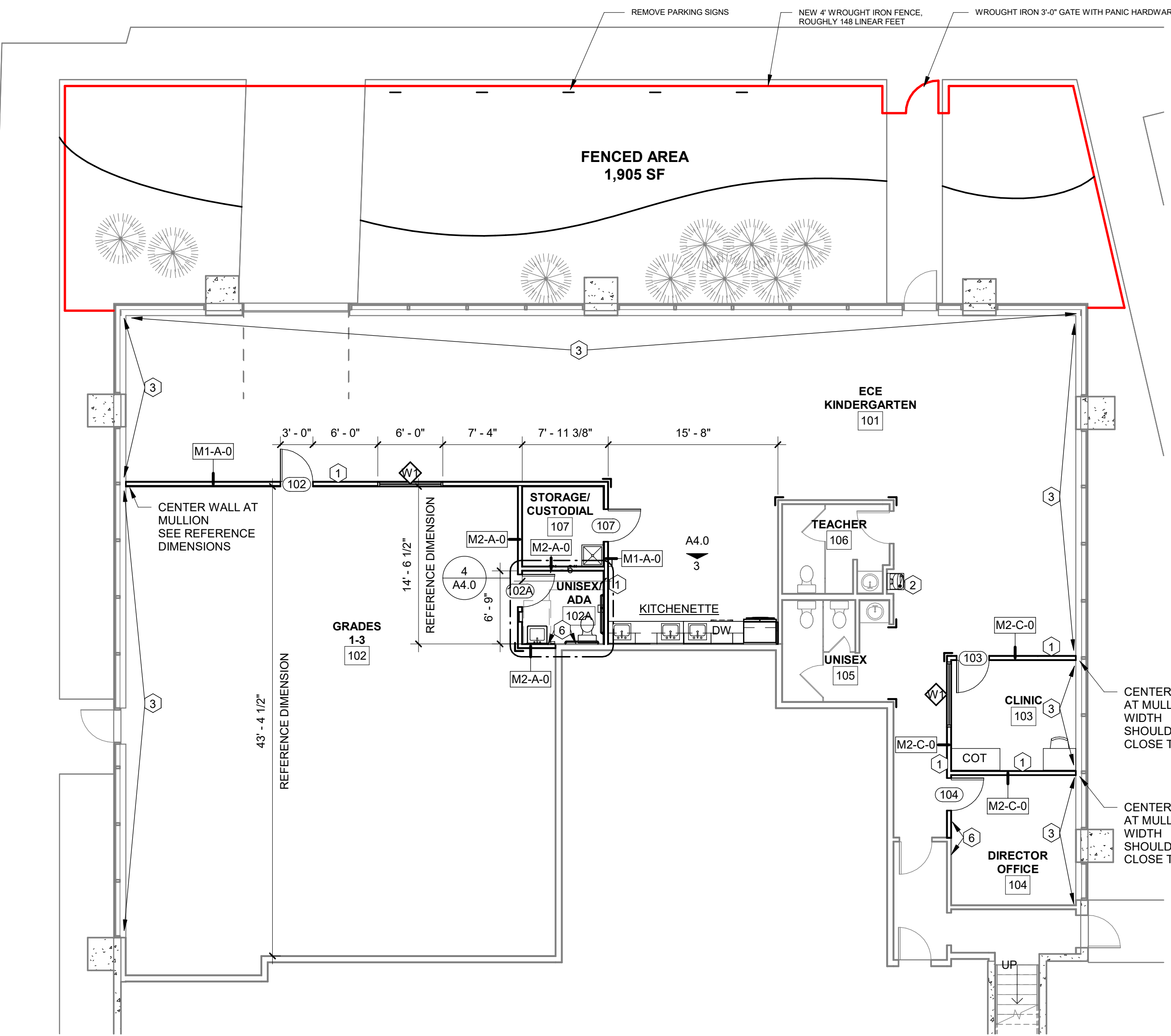
EXISTING ELEMENT TO REMAIN

EXISTING ELEMENT TO BE REMOVED



2 FIRST FLOOR DEMO PLAN

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



1 FIRST FLOOR PLAN

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

[illegible]