

ARCHITECT:

P.O. Box 2311, LITTLETON, CO. 80161-2311
(720) 307-2797
alfredo_ms@archams.com
ALFREDO MARTINEZ-SUAREZ

1. THE CONTRACTOR WORK INCLUDES FURNISHING ALL MATERIAL, EQUIPMENT, TOOLS, LABOR AND SERVICES NECESSARY FOR COMPLETION OF THE PROJECT UNLESS NOTED OTHERWISE.

2. ALL WORK SHALL BE DONE AS SHOWN ON THE DRAWINGS & CALLED FOR IN THE SPECIFICATIONS & IN A MANNER AS DIRECTED BY THE ARCHITECT & GENERAL TRADE PRACTICES. THE SUPERVISION OF THE CONTRACT WORK SHALL BE DONE BY THE PERSON OR COMPANY LISTED IN THE CONTRACT AGREEMENT. IN CASE NO SUPERVISION BY AN ARCHITECT IS PROVIDED IN THE CONTRACT, THE FUNCTIONS OF THE ARCHITECT, WHEREVER CALLED FOR IN THE PLANS AND/OR SPECIFICATIONS, SHALL BE EXERCISED BY THE OWNER.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL BUILDING IS OCCUPIED.

4. ALL DETAILS & SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

5. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE & SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.

6. DO NOT SCALE THESE DRAWINGS. DRAWING SCALES IN THESE DRAWINGS ARE FOR 24X36 PRINTS.

7. ANY DISCREPANCY BETWEEN THESE DRAWINGS & ACTUAL SITE/FIELD CONDITIONS SHALL BE REPORTED IN WRITING TO THE OWNER & THE ARCHITECT BEFORE COMMENCING ANY WORK.

1555 MOLINE MULTIFAMILY

1555 N MOLINE ST, AURORA, CO 80010
LOTS 193, BLOCK 015, BOSTON HEIGHTS
2ND FLG

ISSUE	DATE	DESCRIPTION
01	08/19/22	PRELIMINARY DESIGN
02	09/01/22	ZONING REVIEW
03	09/16/22	LAYOUT UPDATE
04	09/28/22	LAYOUT UPDATE
05	10/19/22	SD
06	11/05/22	DD
07	01/10/23	CIVIL COORDINATION
08	03/01/23	BUILDING PERMITS
09	03/14/23	CIVIL COORDINATION
10	03/21/23	STRUCTURAL COORDINATION
11	04/24/23	MEP COORDINATION
12	05/28/23	PERMITS
13	07/04/23	B.D. COMMENTS
14	11/15/23	B.D. COMMENTS
15	09/08/24	PLANNING COMMENTS
16	04/17/25	CITY COMMENTS

DRAWN BY: RR

CHECKED BY: LR/AM

THESE DRAWINGS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

M-S ARCHITECTURE, INC. - 2025

TITLE PAGE

Scale As indicated

SIGNATURE BLOCK

Signature Block

_____ Site Plan * (Official Project Name)

Legal Description: _____

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, _____ has caused these
(Corporation, Company, or Individual)

presents to be executed this _ day of _ AD. _ _ .

By: _____ Corporate Seal
(Principals or Owners)

State of Colorado)ss
County of _____)

The foregoing instrument was acknowledged before me this _ day of _ AD, _ _ by

_____ (Principals or Owners)

Witness my hand and official seal _____ Notary Seal

_____ (Notary Public)

My commission expires _ Notary Business Address _____

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning Commission: _____ Date: _____
(Chairperson)

City Council: _____ Date: _____
(Mayor)

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: _____ Deputy: _____

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	0.19 ACRES OR 8,434.37 SF
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	27'-0"
TOTAL BUILDING COVERAGE AND GFA	2,526.10 SF (29.95%) 2,884.32 SF GFA
R-2 (RESIDENTIAL)	2,526.10 SF
HARD SURFACE AREA	4,541.26 SF (53.84%)
LANDSCAPE AREA	1,175.12 SF (13.93%)
SIDEWALKS AND PATIOS	1,650 SF (19.56%)
PRESENT ZONING CLASSIFICATION	OA-G
PARKING SPACES REQUIRED	1 TO 25
PARKING SPACES PROVIDED	5 STANDARD (6 TOTAL)
VAN ACCESSIBLE SPACES REQUIRED	1
VAN ACCESSIBLE SPACES PROVIDED	1
2021 IBC CONSTRUCTION TYPE	V-B R-2 (RESIDENTIAL) NFPA - 13 SPRINKLER SYSTEM THROUGHOUT

PARKING DATA

PARKING SPACES REQUIRED	1 TO 25 SPACES
R-2 (RESIDENTIAL)	1 SPACE/UNIT (5 SPACES)
TOTAL PARKING SPACES PROVIDED	6 SPACES
COVERED/ATTACHED SPACES	2 SPACES OR 33%
UNCOVERED ATTACHED SPACES	4 OR 66%
TOTAL ATTACHED & COVERED SPACES	2 OR 33%
STANDARD PARKING SPACES PROVIDED	5
VAN ACCESSIBLE SPACES REQUIRED	1
VAN ACCESSIBLE SPACES PROVIDED	1
BICYCLE PARKING SPACES REQUIRED	10% OF VEHICLE SPACES
BICYCLE PARKING SPACES PROVIDED	1 (UNCOVERED)

GOVERNING CODES

2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2023 NATIONAL ELECTRICAL CODE (NEC)

LEGAL DESCRIPTION

PER ADAMS COUNTY RECORDS

LOTS 15 AND 16, EXCEPT THE NORTH 37.5 FEET OF LOT 16, BLOCK 193, RESUBDIVISION OF BLOCK 193, BOSTON HEIGHTS, SECOND FILING, COUNTRY OF ADAMS STATE OF COLORADO

TOTAL AREA OF SUBJECT PROPERTY IS 8,442.5 SQUARE FEET OR 0.1938 ACRE.

ALSO KNOWN AS: 1555 MOLINE STREET
COUNTRY OF ADAMS PARCEL ID #01823 35 4 26 018

PARCEL #: 01823 35 4 26 018

PROPERTY ADDRESS: 1555 N MOLINE ST
AURORA CO

OWNER: DREAM HOMES DESIGN INC

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:
DREAM HOME DESIGNS
3008 S. EATON ST.
DENVER CO 80227
P: 720.245.3058
E: andresflores6914@yahoo.com

ARCHITECT:
M-S ARCHITECTURE, LLC.
ALFREDO MARTINEZ-SUAREZ, RA
P.O. BOX 2311, LITTLETON CO. 80161-2311
PH: (303) 246.7039
EMAIL: ALFREDO_MS@ARCHAMS.COM

CIVIL ENGINEER:
TFC LIMITED
8751 E HAMPDEN AVE; SUITE B10
DENVER, CO 80231
PH: (303) 840.4742

STRUCTURAL ENGINEER:
FRONT RANGE STRUCTURAL ENGINEERING
DAVID MITCHELL, P.E.
P.O. BOX 385
MEAD, CO. 80542
PHONE: (720) 315-1971
EMAIL: DAVIDM@FRONTRANGESTRUCTURAL.COM

GEOTECH ENGINEER::
AMERICAN GEOSERVICES, LLC
191 UNIVERSITY BLVD, #375 DENVER CO 80206
PHONE: (888) 276-4027
EMAIL: SMA@AMERICANGEOSERVICES.COM

SURVEYOR:
COLORADO I.L.C. LAND SURVEYING
3000 LAWRENCE ST, STE # 111 DENVER CO 80205
191 UNIVERSITY BLVD, #375 DENVER CO 80206
PHONE: (303) 668-7540

HVAC ENGINEER::
E3 POWER
ANDREW WILDENBERG, BPI BUILDING ANALYST
181 E 56TH AVE SUITE #600
DENVER, CO 80216
OFFICE 303-292-1233
DIRECT 303-520-5152
ANDY@E3POWER.NET
WWW.E3POWER.NET

MEP ENGINEER:
SYSTEMS MEP, INC.
ARWIN PRIEST, P.E.
242 MOUNTAIN CLOUD CIRCLE
HIGHLANDS RANCH, CO. 80126
MOBILE 303-898-2664
ARWIN@PEDENVER.COM

LANDSCAPE:
IVY STREET DESIGN
WENDY BOOTH
1529 NORTH YORK STREET SUITE 300
DENVER CO 80206
OFFICE 303.320.0362
MOBILE 720-352-8363
WNB@VYVSTREETDESIGN.COM

TRAFFIC:
FOX TUTTLE TRANSPORTATION GROUP
CASSIE SLADE | PE, PTOE
1580 LOGAN STREET, 6TH FLOOR
DENVER, CO 80203
OFFICE 303.652.3571
MOBILE 720-379-7162
CASSIE.SLADE@FOXTUTTLE.COM

CONTRACTOR:
OWNER BUILDER



1555 N MOLINE STREET MULTIFAMILY SITE PLAN

SITE PLAN NOTES

- THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. 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 IBC CHAPTER 11, AND ICC A117.1.
- THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/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 LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 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 FREESTANDING 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 AND DEVELOPMENT SERVICES 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED 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.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.

THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2018 IBC, CHAPTER 11, THE ICC A117.1-2009. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03 -1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5- 101 TO 9-5-106).

THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03 -1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9 -5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 - 1998.

OWNER OF PROPERTY FOR THE ABOVE PERMIT: _____

1555 N MOLINE STREET MULTIFAMILY SITE PLAN

"...Building affinity through design..."

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6. DO NOT SCALE THESE DRAWINGS. DRAWING SCALES IN THESE DRAWINGS ARE FOR 24X36 PRINTS.

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1555 MOLINE

MULTIFAMILY

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LOTS 193, BLOCK 015, BOSTON HEIGHTS
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CHECKED BY: LR/AM

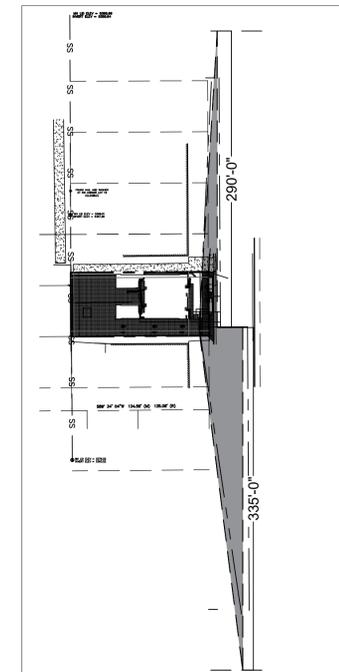
SITE PLAN LEGENDS

- PROPERTY LOT LINE
- SETBACK LINE
- EXTERIOR BUILDING FOOTPRINT
- UNDERGROUND ELECTRICAL LINE
- SANITARY SEWER LINE
- CIRCULATION
- PEDESTRIAN / ADA ROUTE
- EASEMENTS

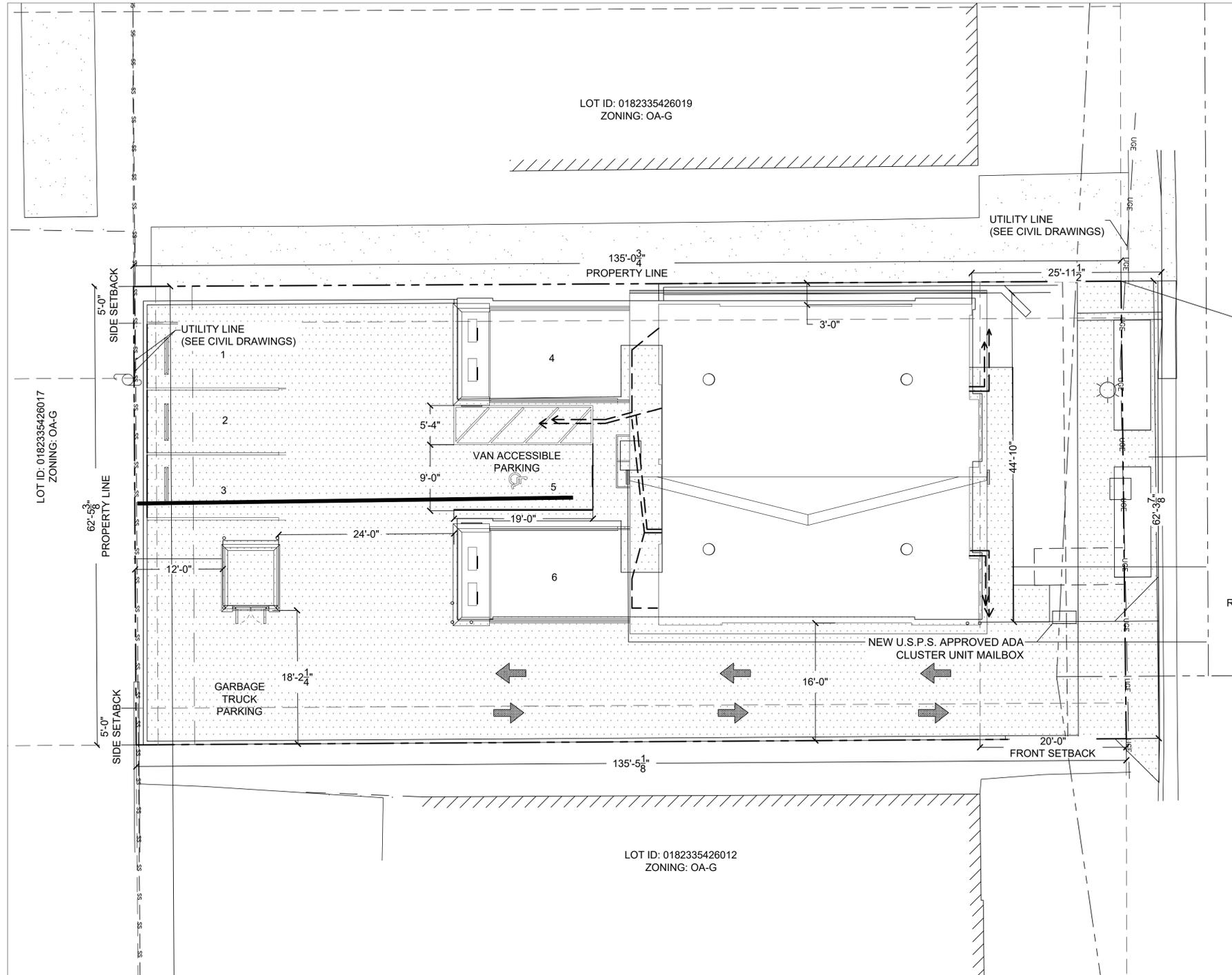
NOTES:

ALL SIGN POSTS AND SIGN SUPPORTS SHALL COMPLY WITH COA STANDARD DETAIL TE-11 THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT

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2 SIGHT TRIANGLE PLAN
1:1000



1 SITE PLAN
1/8"-1'-0"



THESE DRAWINGS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

M-S ARCHITECTURE, INC. - 2025

SITE PLAN



As indicated

Scale

1555 N MOLINE STREET MULTIFAMILY SITE PLAN



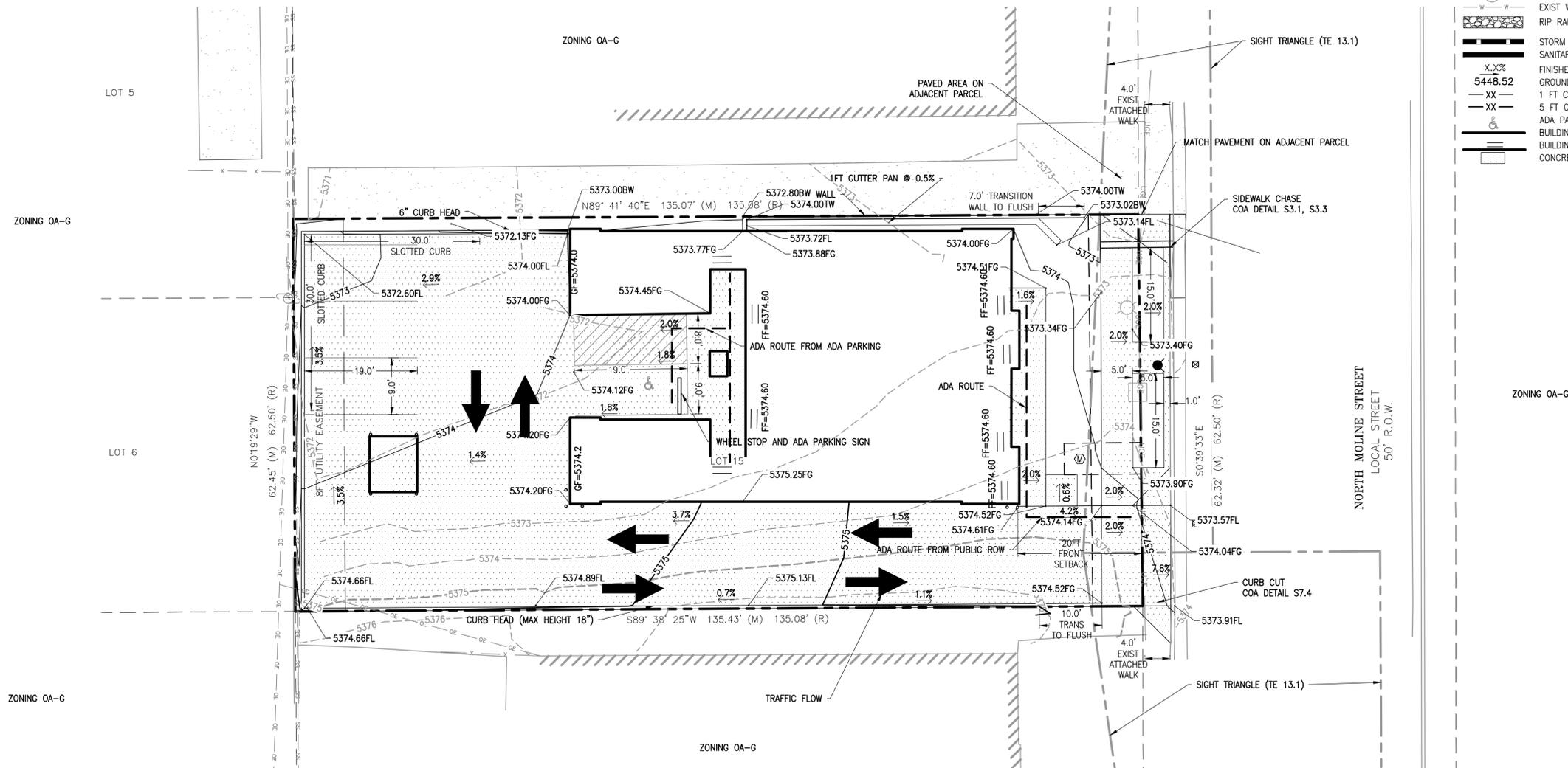
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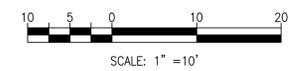
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 alfredo_ms@archams.com
 ALFREDO MARTINEZ-SUAREZ

LEGEND	
---	PROPERTY LINE
- UC - UC -	EXIST TELEPHONE
- - - -	EXIST CONTOUR
- OE - OE -	EXIST OVERHEAD ELECTRIC
- F/O -	EXIST FIBER
- GAS -	EXIST GAS
- ST - ST -	EXIST STORM SEWER
(S)	EXIST STORM MANHOLE
(SS)	EXIST SANITARY SEWER
(SM)	EXIST SANITARY MANHOLE
- W - W -	EXIST WATER LINE
(RIP RAP)	RIP RAP
(STORM SEWER)	STORM SEWER
(SANITARY SEWER)	SANITARY SEWER
(X.X%)	FINISHED SLOPE
(5448.52)	GROUND ELEVATION
(XX)	1 FT CONTOUR
(XX)	5 FT CONTOUR
(P)	ADA PARKING
(B)	BUILDING
(D)	BUILDING DOOR
(C)	CONCRETE

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PRELIMINARY GRADING PLAN



GRADING NOTES

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

1555 MOLINE TOWNHOMES

1555 N MOLINE St, AURORA, CO 80010

ISSUE	DATE	DESCRIPTION
01	8/20/24	SITE PLAN
02	2/25/25	SITE PLAN

DRAWN BY: JWA
 CHECKED BY: TBM



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1555 N MOLINE STREET MULTIFAMILY SITE PLAN



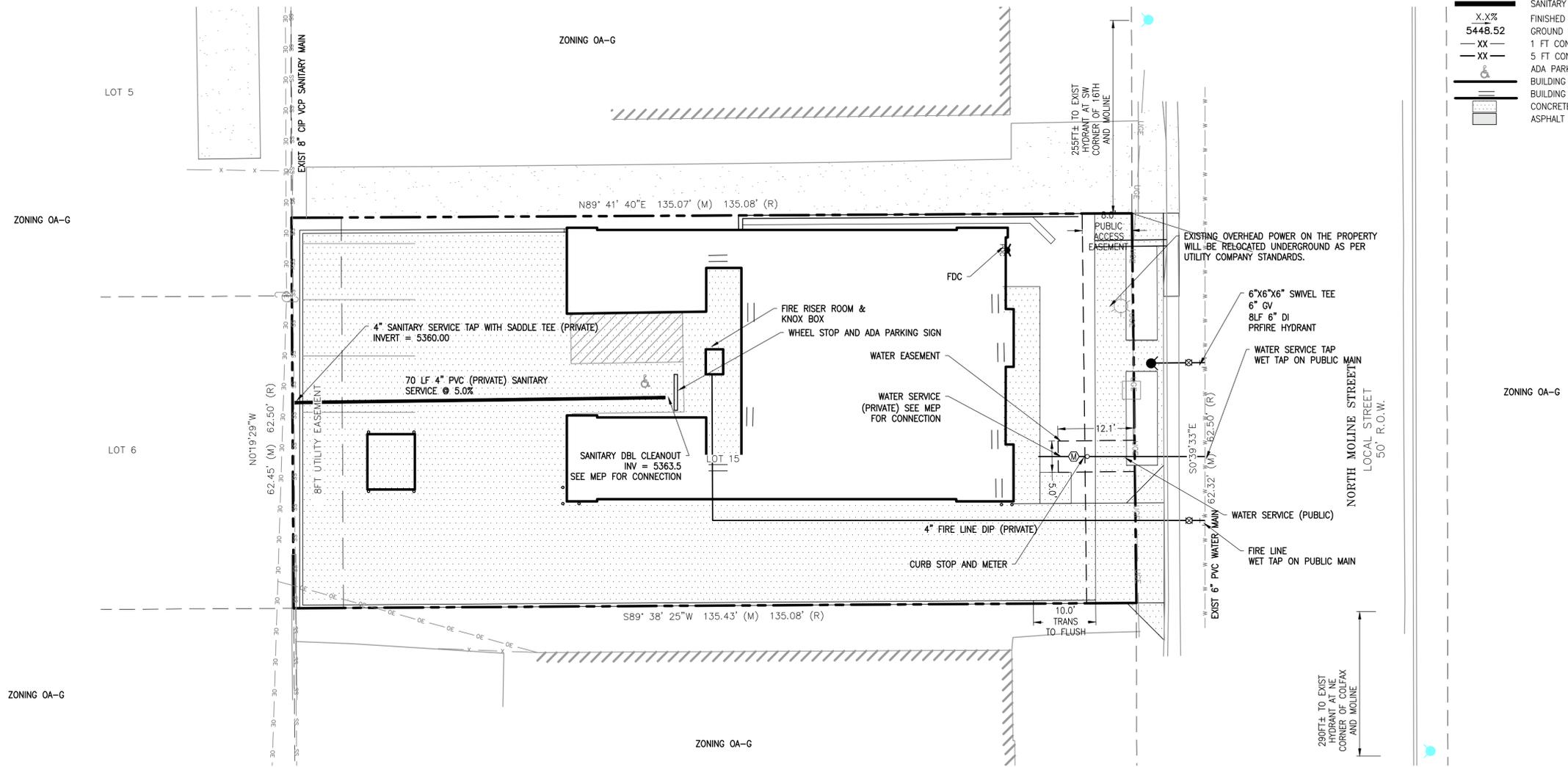
"...Building affinity through design..."

ARCHITECT:

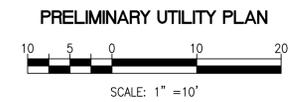
P.O. Box 2311, LITTLETON, CO. 80161-2311
 (720) 307-2797
 alfredo_ms@archams.com
 ALFREDO MARTINEZ-SUAREZ

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LEGEND	
---	PROPERTY LINE
- UC - UC -	EXIST TELEPHONE
- - - -	EXIST CONTOUR
- OE - OE -	EXIST OVERHEAD ELECTRIC
- F/O -	EXIST FIBER
- GAS - GAS -	EXIST GAS
- SS - SS -	EXIST SANITARY SEWER
(SS)	EXIST SANITARY MANHOLE
- W - W -	EXIST WATER LINE
- - - -	SANITARY SEWER
X.X%	FINISHED SLOPE
5448.52	GROUND ELEVATION
- XX -	1 FT CONTOUR
- XX -	5 FT CONTOUR
(P)	ADA PARKING
(B)	BUILDING
(D)	BUILDING DOOR
(C)	CONCRETE
(A)	ASPHALT



290FT± TO EXIST HYDRANT AT NE CORNER OF COLFAX AND MOLINE



1555 MOLINE TOWNHOMES

1555 N MOLINE St, AURORA, CO 80010

ISSUE	DATE	DESCRIPTION
01	8/20/24	SITE PLAN
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TJC LIMITED
 8751 E HAMPDEN AVE; SUITE B10
 DENVER, CO 80231
 303.840.4742
 www.tjcivil.com

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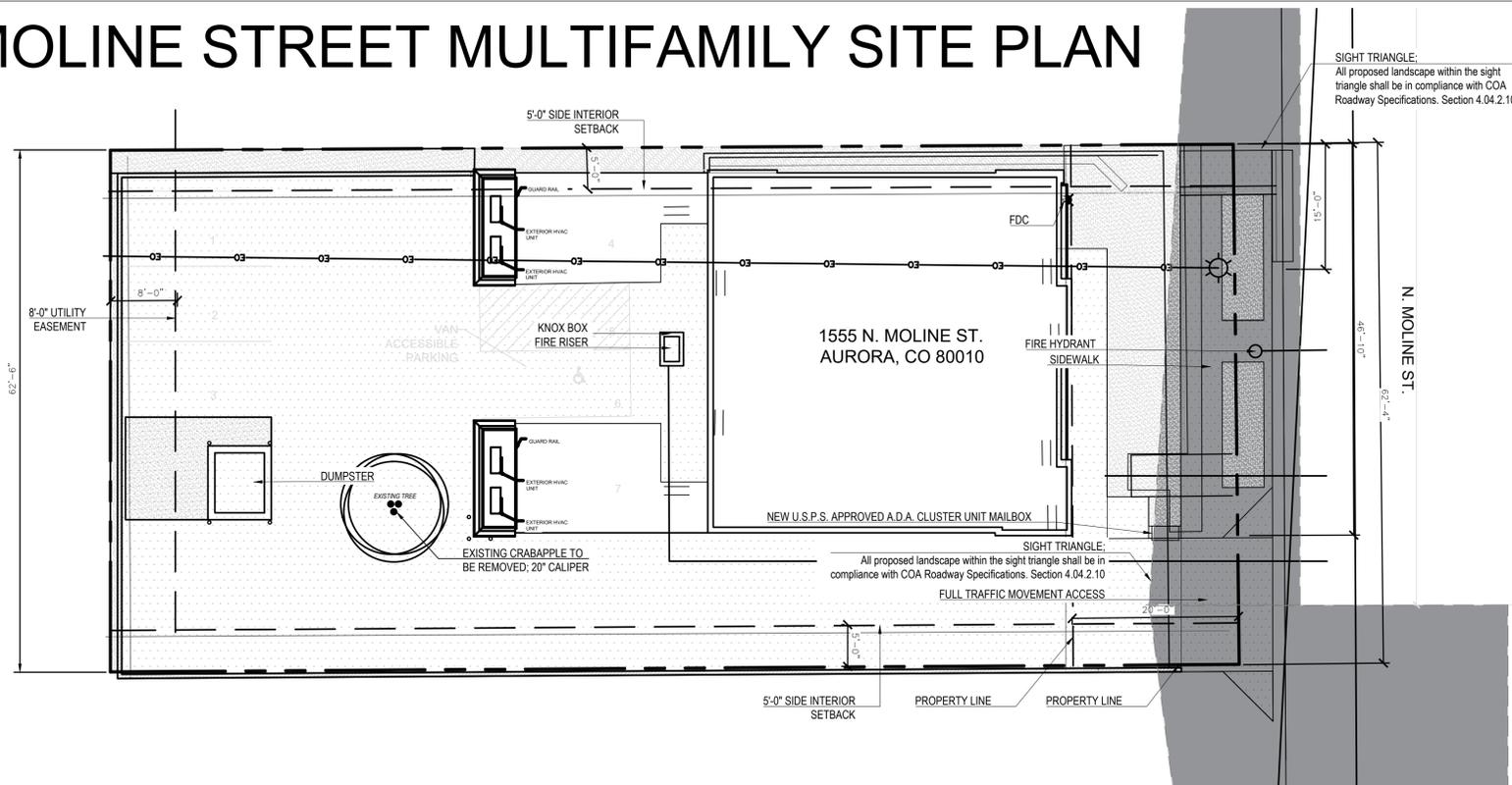
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UTILITY PLAN

1555 N MOLINE STREET MULTIFAMILY SITE PLAN



Landscape Architect
Ivy Street Design
1529 York Street
Suite 300
Denver, CO 80206
Tel: 303.320.0362



TREE MITIGATION PLAN

The caliper inches that will be lost are 20", but only 8" would be required for planting back onto the site. The mitigation value is \$2,462.92.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Crabapple	20	\$2,462.92		8
Total		20	\$2,462.92		8

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, conditions, and location factors were included in the assessment.

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1555 MOLINE MULTIFAMILY

1555 N MOLINE St, AURORA, CO 80010
LOTS 193, BLOCK 015, BOSTON HEIGHTS
2ND FLG

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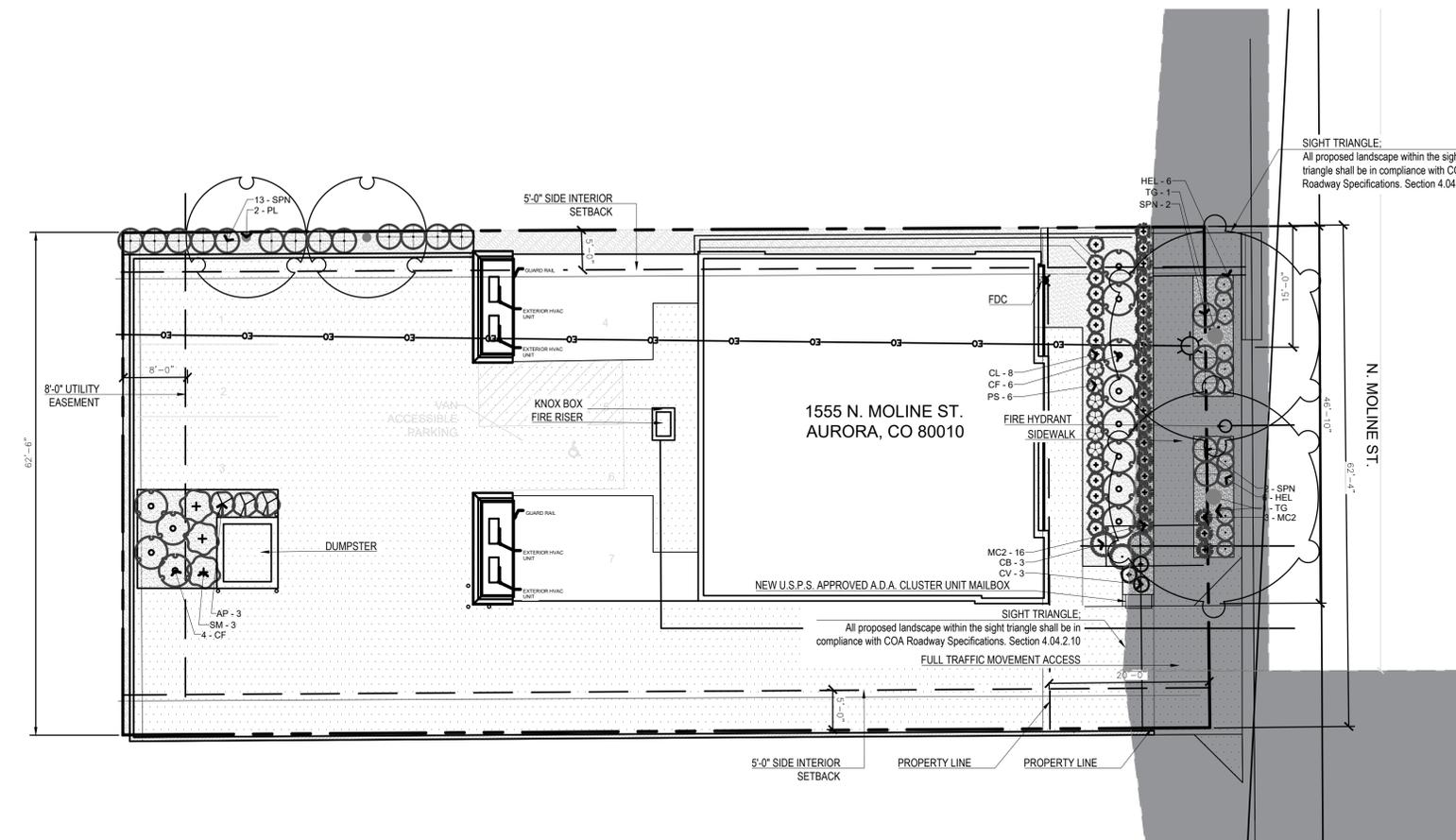
M-S ARCHITECTURE, INC. - 2024

NOT FOR CONSTRUCTION

LANDSCAPE PLAN

5

Scale 1" = 10'-0"



PLANTING PLAN

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
DECIDUOUS TREES					
	PL	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear	8 & 8	3" Cal	2
	TG	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	8 & 8	2" Cal	2
SYMBOL CODE BOTANICAL / COMMON NAME SIZE FIELD2 QTY					
DECIDUOUS SHRUBS					
	CB	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Bluebeard	5 gal		3
	CF	Cornus stolonifera 'Farrow' / Arctic Fire® Red Twig Dogwood	5 gal		12
	SPN	Spiraea japonica 'Neon Flash' / Neon Flash Spiraea	5 gal		18
	SM	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	5 gal		3
EVERGREEN SHRUBS					
	AP	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita	5 gal		3
ORNAMENTAL GRASSES					
	CL	Chasmanthium latifolium / Northern Sea Oats	1 gal		13
	HEL	Helictotrichon sempervirens / Blue Oat Grass	1 gal		12
	MC2	Muhlenbergia capillaris / Pink Muhly Grass	1 gal		22
PERENNIALS					
	CV	Coreopsis verticillata 'Moonbeam' / Moonbeam Tickseed	5 gal		3
	PS	Penstemon strictus / Rocky Mountain Penstemon	1 gal		6
SYMBOL CODE BOTANICAL / COMMON NAME CONT FIELD2 QTY					
SOD/MULCH					
	GVR	Gravel / Granite, Grey	None		248 sf
	WCM	Mulch / Washington Cedar, Brown	None		865 sf

FIRE LIFE SAFETY LANDSCAPE NOTE:

Landscape material shall not be placed or kept near fire hydrants in a manner that would prevent such equipment from being immediately discernable. A 5-foot clear space shall be maintained around the circumference of the fire hydrants. Landscape material shown within the site cannot encroach into roadways that are dedicated (or designated) as fire lane easement (or corridors).

1555 N MOLINE STREET MULTIFAMILY SITE PLAN



Landscape Architect
Ivy Street Design
1529 York Street
Suite 300
Denver, CO 80206
Tel 303.320.0362

STANDARD RIGHTS-OF-WAY TABLE:					
AREA	DESCRIPTION	LENGTH	NOTES	TREES REQ.	TREES PROV.
	N. MOLINE ST.	56.5'	16' driveway excluded'	(1 per 35') 1	1

SITE DATA	Area in SF	%
Total Project Area: (ac)	8,464.38	100%
Building Coverage:	2748.0	32.47%
Hard Surface Area:	4541.26	53.65%
Landscape Area:	1175.12	13.88%

LANDSCAPE WATER USE TABLE

MEDIUM WATER USE
DRIP IRRIGATED TREES + SHRUBS
(697.5 SF) 78.95%

NO WATER USE
ROCK MULCH, NO PLANTS
(186 SF) 21.05%

TOTAL LANDSCAPE AREA: 883.5 SF

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LANDSCAPE PLAN

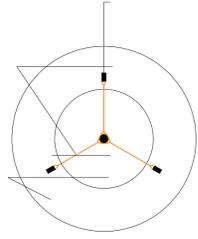
6

Scale

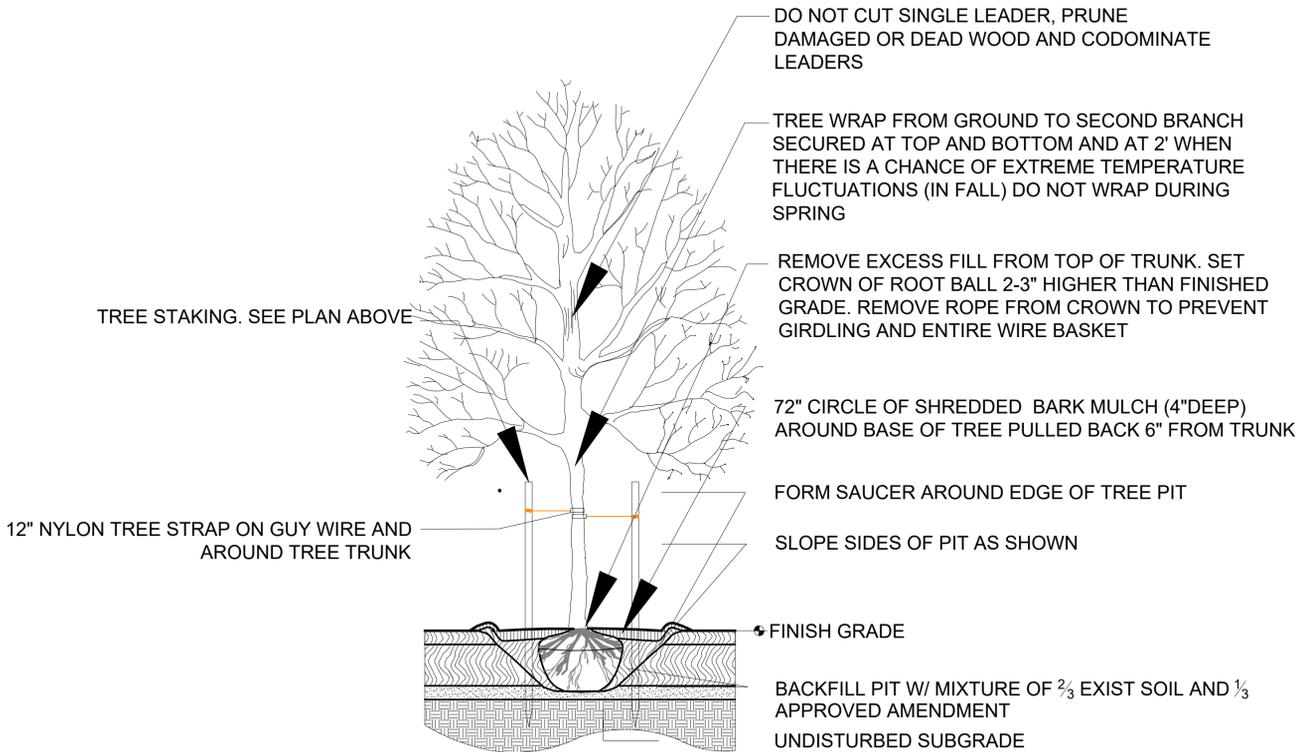
6" STEEL T-POST(2' MIN) 4' EXPOSED,
ADD PROTECTOR CAP TO TOP OF POST.

12 GAU GALV WIRE DOUBLE STRAND TWISTED
W/1/2" DIAM WHITE PVC PIPE SECTION
ON ENTIRE LENGTH OF EACH WIRE

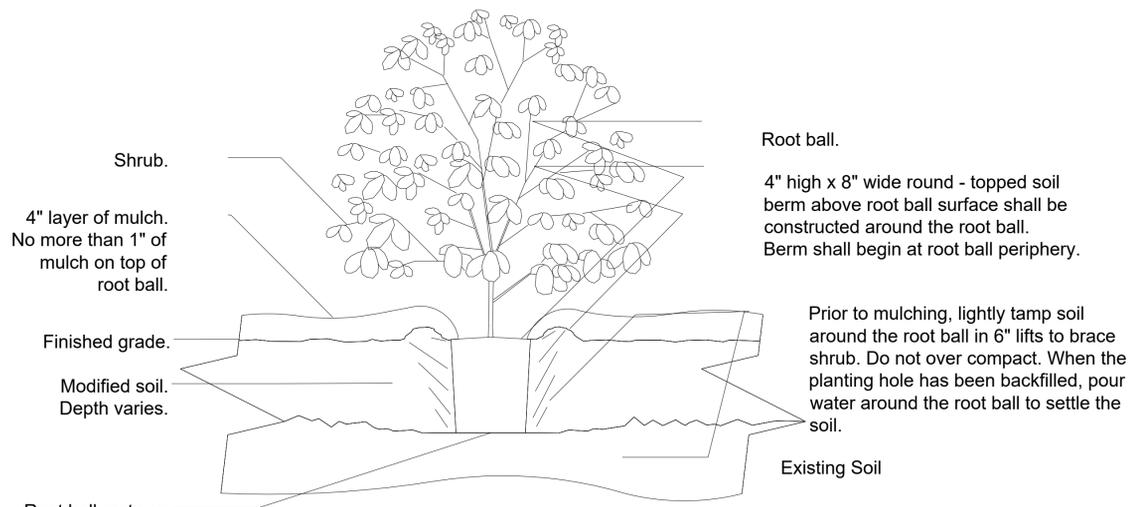
ROOTBALL
TREE PIT



STAKING PLAN
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

1555 N MOLINE STREET MULTIFAMILY SITE PLAN



"...Building affinity through design..."

ARCHITECT:
P.O. Box 2311, LITTLETON, CO. 80161-2311
(720) 307-2797
alfredo_ms@archams.com
ALFREDO MARTINEZ-SUAREZ

USABLE OUTDOOR SPACE		MINIMUM SQFT REQUIRED FOR BALCONIE & DECKS (40%)	PROVIDED	
AREA	REQUIRED			
NORTH UPPER UNIT	100 SQFT	337.48 SQFT	40 SQFT	338 SQFT
SOUTH UPPER UNIT	100 SQFT	337.48 SQFT	40 SQFT	338 SQFT
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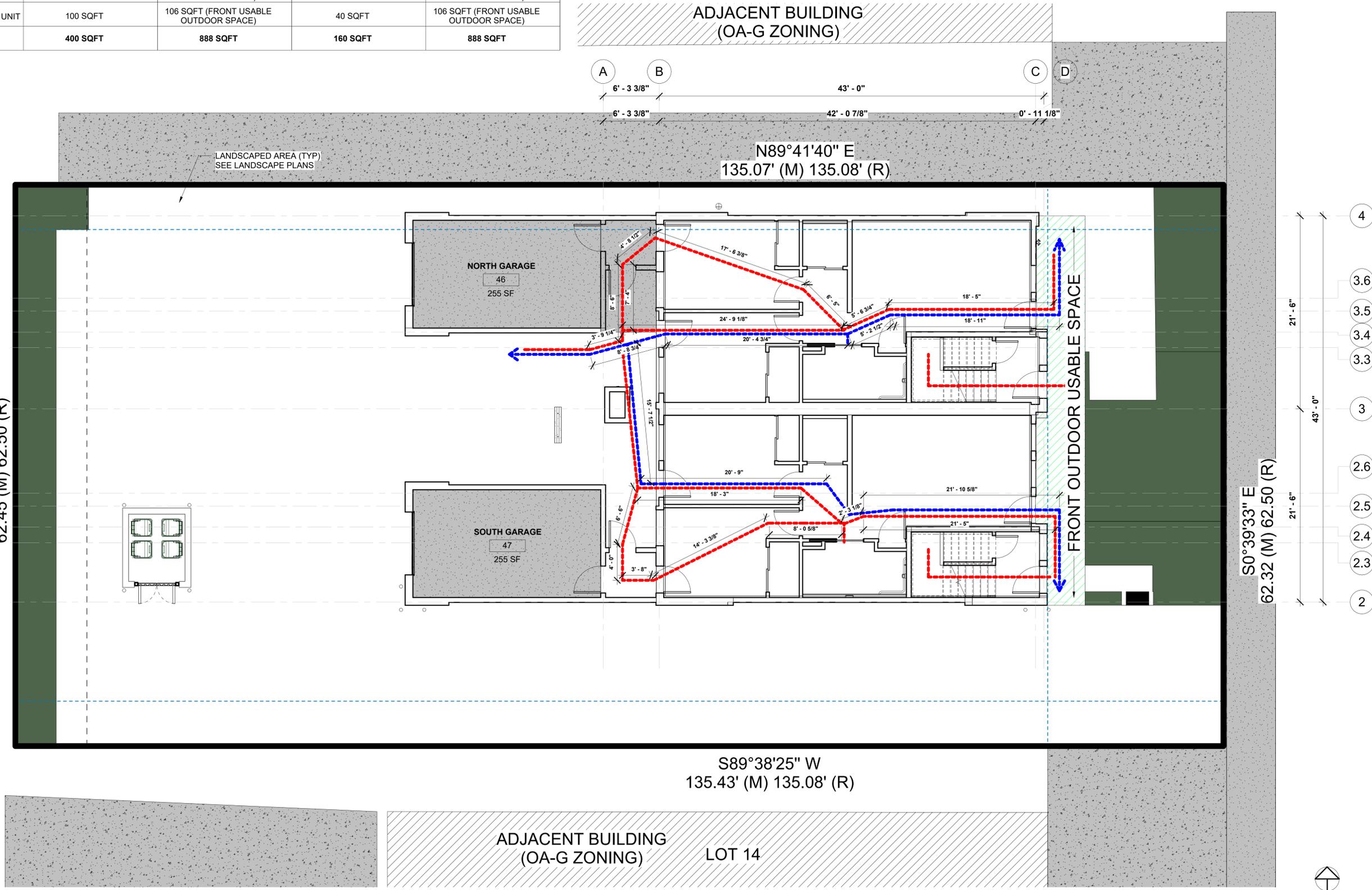
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DRAWN BY: RR
CHECKED BY: LR/AM

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M-S ARCHITECTURE, INC. - 2025

LIFE SAFETY EGRESS PLAN 1ST FLOOR

Scale As indicated



1 1ST FLOOR EGRESS PLAN
3/16" = 1'-0"



1555 N MOLINE STREET MULTIFAMILY SITE PLAN



"...Building affinity through design..."

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16	04/17/25	CITY COMMENTS

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CHECKED BY: LR/AM

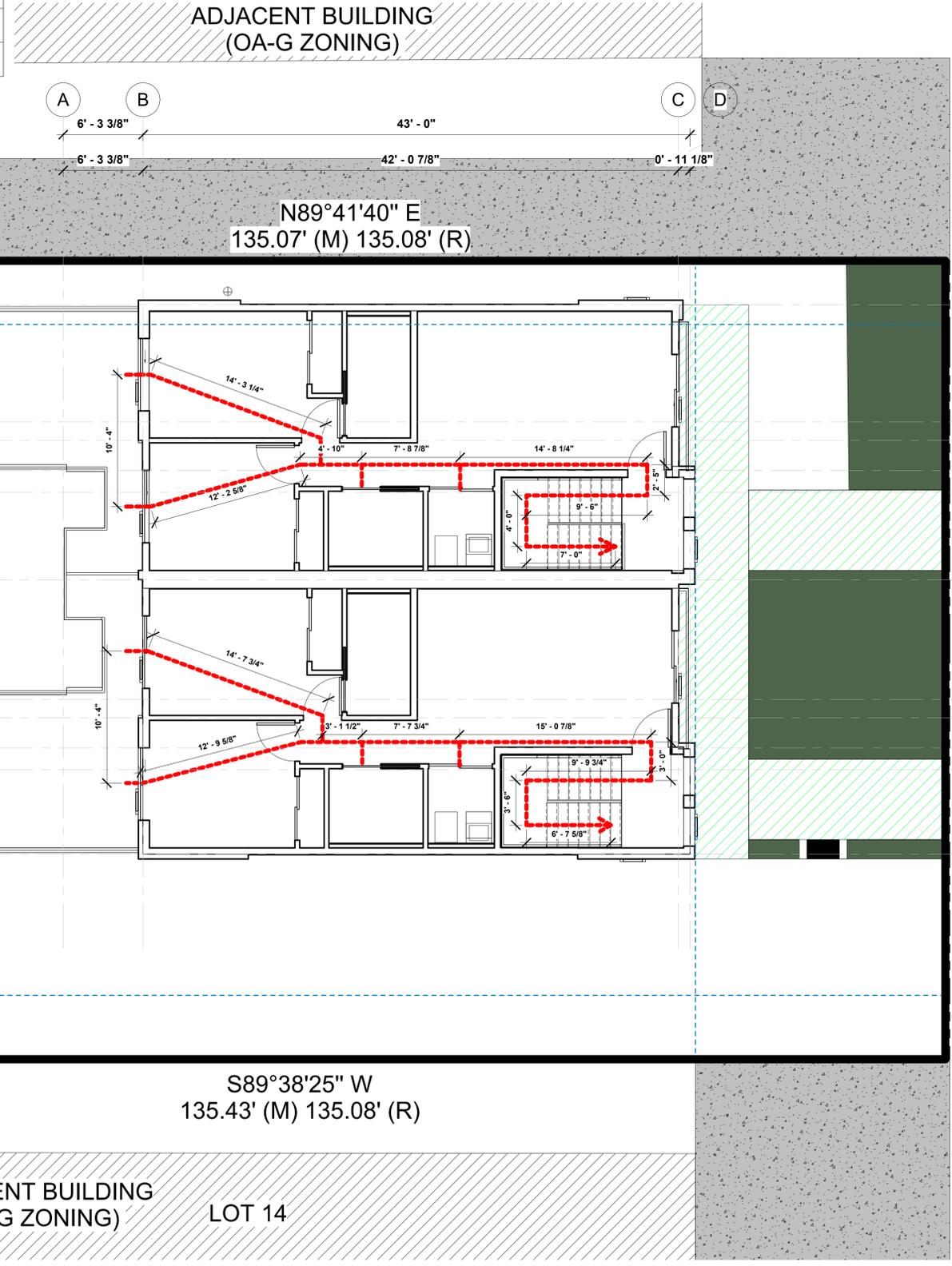
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M-S ARCHITECTURE, INC. - 2025

LIFE SAFETY EGRESS PLAN 2ND FLOOR

8

Scale As indicated



1 2ND FLOOR EGRESS PLAN
3/16" = 1'-0"

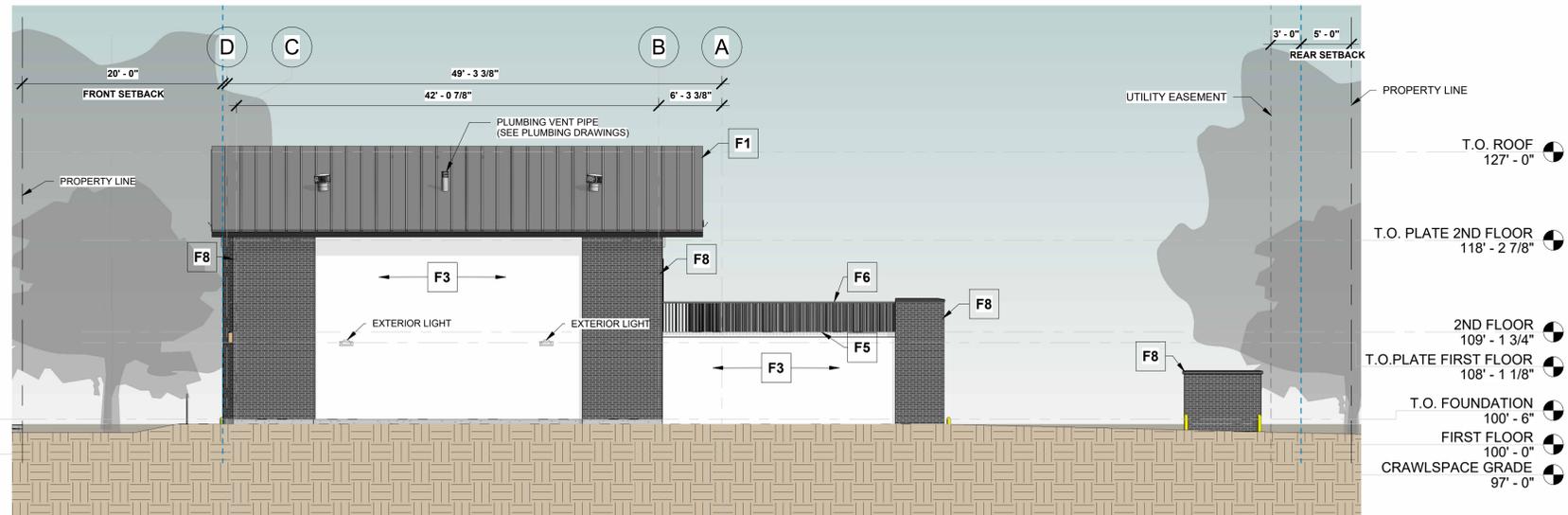


1555 N MOLINE STREET MULTIFAMILY SITE PLAN

"...Building affinity through design..."

ARCHITECT:
P.O. Box 2311, LITTLETON, CO. 80161-2311
(720) 307-2797
alfredo_ms@archams.com
ALFREDO MARTINEZ-SUAREZ

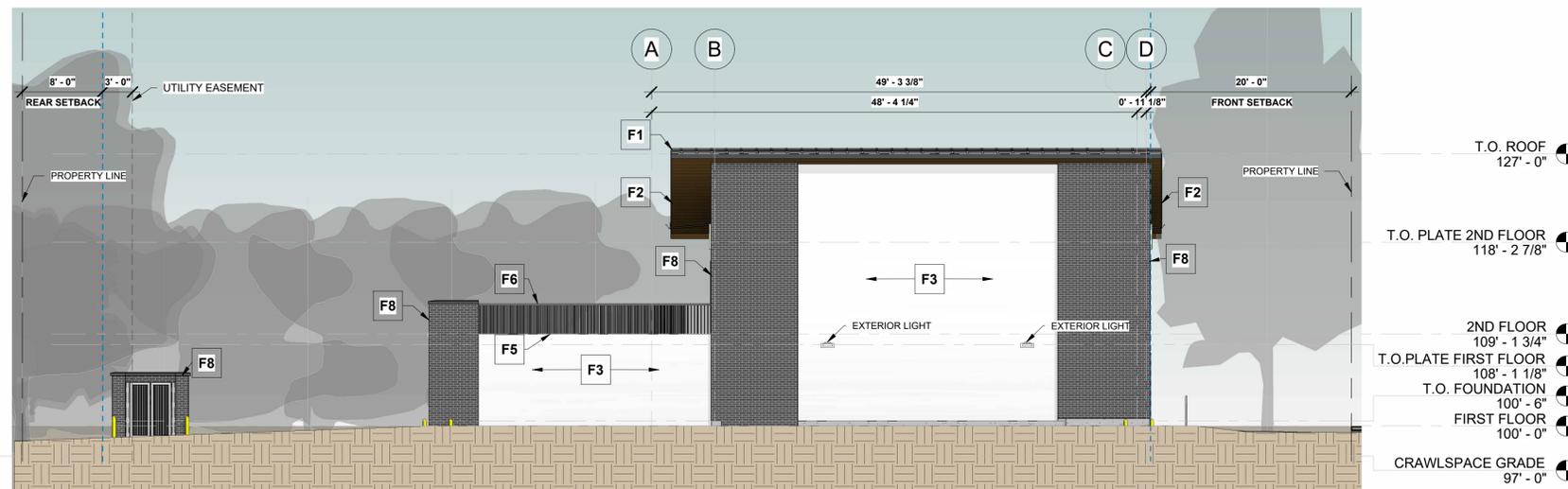
MATERIAL PERCENTAGE - NORTH ELEVATION			
CONCEPT	MATERIAL	SQFT	PERCENTAGE
F1	METAL SHEET	438.72	28.30%
F2	CLAPBOARD SOFFIT	0	0%
F3	STUCCO	675.15	43.55%
F4	BRONZE	0	0%
F5	TREX DECKING	0	0%
F6	STEEL	16.64	1.08%
F7	CONCRETE	0	0%
F8	BRICK VENEER	419.79	27.07%
F9	EXHAUST	0	0%
TOTAL		1,550.30	100%



1 NORTH ELEVATION
1/8" = 1'-0"



MATERIAL PERCENTAGE - SOUTH ELEVATION			
CONCEPT	MATERIAL	SQFT	PERCENTAGE
F1	METAL SHEET	52.15	3.34%
F2	CLAPBOARD SOFFIT	57.64	3.69%
F3	STUCCO	871.33	55.85%
F4	BRONZE	0	0%
F5	TREX DECKING	0	0%
F6	STEEL	16.64	1.06%
F7	CONCRETE	0	0%
F8	BRICK VENEER	562.48	36.06%
F9	EXHAUST	0	0%
TOTAL		1,560.24	100%



2 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND:

- F1** ROOFING: 26 GAUGE STANDING SEAM 5V CRIMP SHEET METAL ROOFING COLOR COAL BLACK BY ABC METAL ROOFING (OR APPROVED SIMILAR)
- F2** SOFFIT: 6" CLAPBOARD STAINED WHIT OAK WOOD SIDING (MINWAX GOLDEN OAK COLOR)
- F3** STUCCO: COLOR TREK STUCCO CLOUD GRAY 35 BY OMEGA STUCCO SYSTEMS
- F4** WINDOWS: JELD-WEN BRONZE FINISHSHIELD COLOR BLACK (OR APPROVED EQUAL)
- F5** DECK: TREX DECKING BOARD (COLOR TO MATCH SOFFIT)
- F6** RAILS, EXTERIOR STAIRS AND TRASH ENCLOSURE GATES: POWDER COATED STEEL (COLOR BACK)
- F7** PARKING: CONCRETE
- F8** TRASH ENCLOSURE WALLS & ACCENT BUILDING WALLS: SMOOTH W/SHEEN BRICK VENEER BY SUMMIT BRICK (COLOR BLACK DIAMOND)
- F9** FIXED-HEIGHT ADJUSTABLE-WIDTH INTAKE/EXHAUST GSM VENTILATION LOUVER MODEL 2FTV5 BY DAYTON

BUILDING ELEVATIONS NOTES:

- ALL REFERENCES TO SECTIONS, SUBSECTIONS AND TABLES LISTED IN THESE NOTES RELATE TO THE 2021 VERSION OF THE I.B.C UNLESS OTHERWISE NOTED.
- FINAL GUTTER & DOWNSPOUT LOCATIONS SHALL FOLLOW ROOFING MANUFACTURER'S RECOMMENDATIONS. DESIGN & INSTALLATION OF ROOF DRAINAGE SYSTEMS SHALL COMPLY WITH SECTION 1502, SECTION 1611 AND CHAPTER 11 OF THE INTERNATIONAL PLUMBING CODE.
- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW.
- PROVIDE ALL DOWNSPOUTS WITH SPLASH BLOCKS AND EXTENSIONS TO DIVERT ROOF WATER DISCHARGE AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
- NEW EXTERIOR FINISH MATERIALS TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCAL CODE REQUIREMENTS (WHICH EVER IS MORE RESTRICTIVE).
- MASONRY CONSTRUCTION MATERIALS SHALL COMPLY WITH SECTION 2103. MASONRY VENEER CONSTRUCTION SHALL COMPLY WITH SECTION 2104. LATHING & FURRING FOR CEMENT PLASTER (STUCCO) SHALL COMPLY WITH SECTION 2510 & SECTION 2512.
- ANY NEW OUTLETS INSTALLED AT OUTDOOR AREAS NEED TO BE GFCI PROTECTED.
- SEE STRUCTURAL SHEETS FOR ADDITIONAL SPECIFICATIONS.
- METAL ROOF SHINGLE ROOF PANELS SHALL COMPLY WITH SECTION 1507. MATERIALS, ATTACHMENT & UNDERLAYMENT SHALL COMPLY WITH SECTIONS 1507.4.3 THROUGH 1507.4.5.
- SEE MECHANICAL LAYOUT NOTES FOR ADDITIONAL INFORMATION ON AIR INTAKE / EXHAUST OPENINGS
- POST A SIGN ON EACH UNIT BALCONY AND TERRACE PROHIBITING THE USE OF ANY GRILL OR OTHER OPEN FIRE APPLIANCE/EQUIPMENT IN THESE OUTDOOR AREAS OF THE BUILDING UNITS.

- THE CONTRACTOR WORK INCLUDES FURNISHING ALL MATERIAL, EQUIPMENT, TOOLS, LABOR AND SERVICES NECESSARY FOR COMPLETION OF THE PROJECT UNLESS NOTED OTHERWISE.
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1555 MOLINE MULTIFAMILY

1555 N MOLINE ST, AURORA, CO 80010
LOTS 193, BLOCK 015, BOSTON HEIGHTS
2ND FLG

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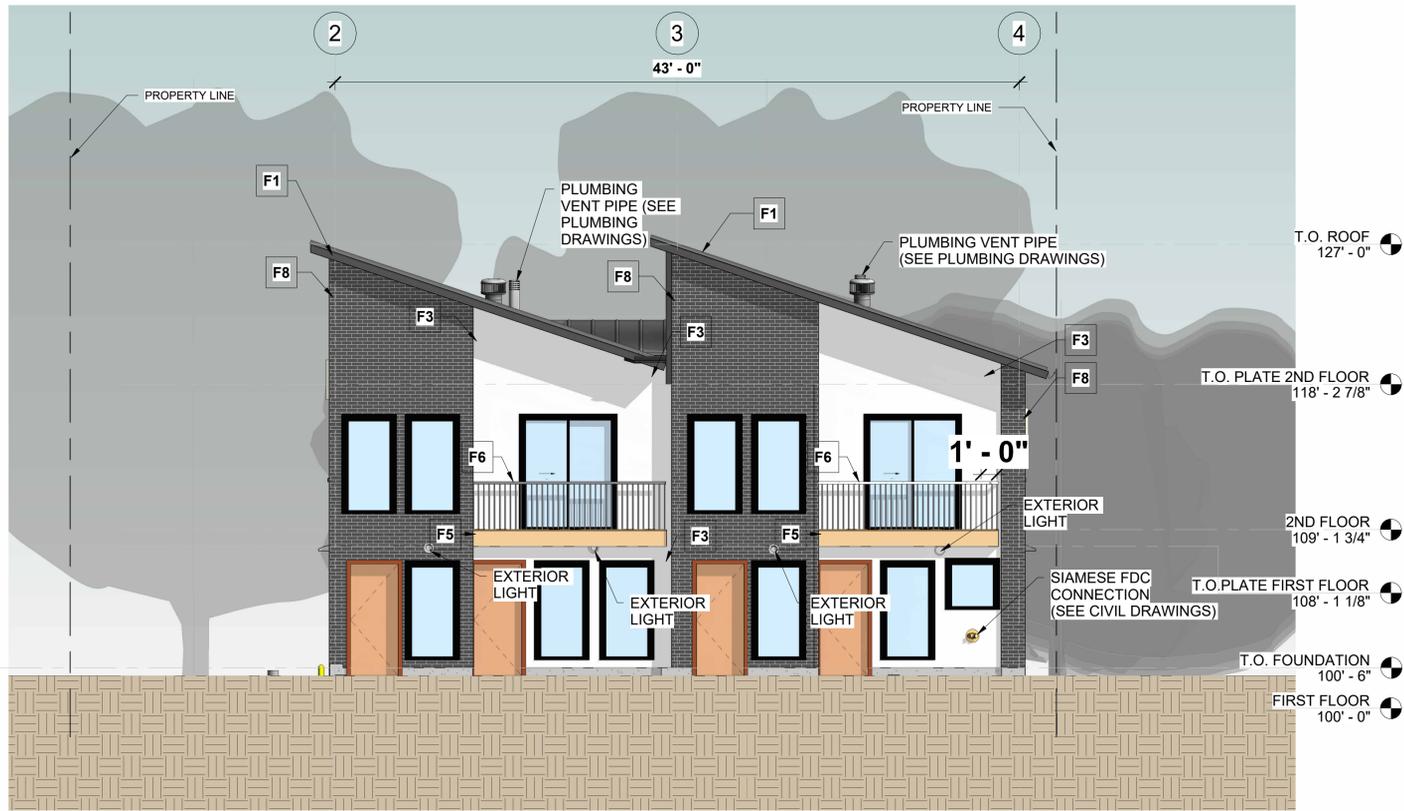
M-S ARCHITECTURE, INC. - 2025

NORTH & SOUTH ELEVATIONS

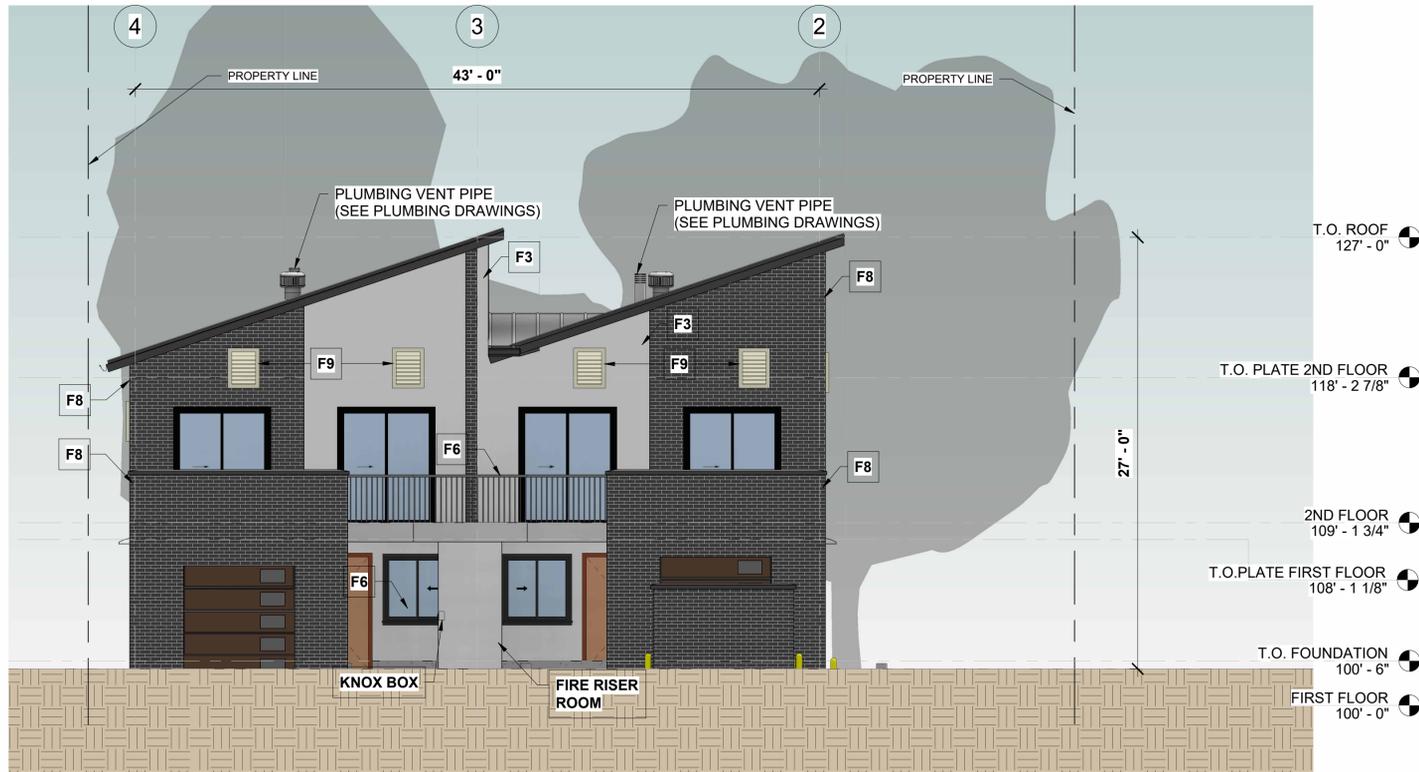
1555 N MOLINE STREET MULTIFAMILY SITE PLAN

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1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

MATERIAL PERCENTAGE - EAST ELEVATION			
CONCEPT	MATERIAL	SQFT	PERCENTAGE
F1	METAL SHEET	42.72	3.97%
F2	CLAPBOARD SOFFIT	0	0%
F3	STUCCO	268.06	24.94%
F4	BRONZE	303.86	28.28%
F5	TREX DECKING	25.5	2.38%
F6	STEEL	16.94	1.57%
F7	CONCRETE	0	0%
F8	BRICK VENEER	417.40	38.86%
F9	EXHAUST	0	0%
TOTAL		1,074.48	100%

MATERIAL PERCENTAGE - WEST ELEVATION			
CONCEPT	MATERIAL	SQFT	PERCENTAGE
F1	METAL SHEET	44.90	3.11%
F2	CLAPBOARD SOFFIT	0	0%
F3	STUCCO	450.94	31.30%
F4	BRONZE	207.16	14.38%
F5	TREX DECKING	18.97	1.31%
F6	STEEL	24.41	1.69%
F7	CONCRETE	0	0%
F8	BRICK VENEER	674.14	46.79%
F9	EXHAUST	20	1.42%
TOTAL		1,440.52	100%

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LOTS 193, BLOCK 015, BOSTON HEIGHTS
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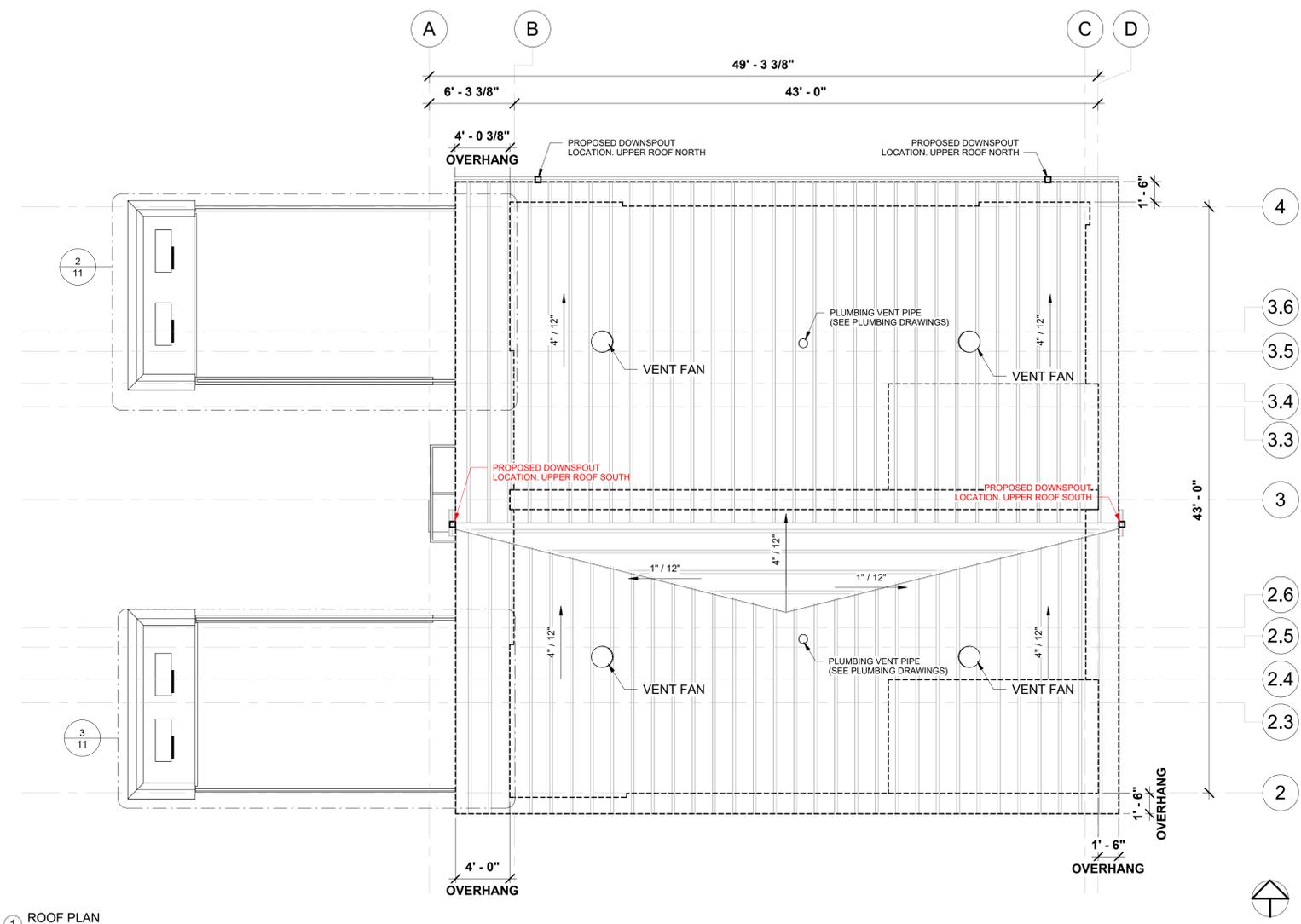
M-S ARCHITECTURE, INC. - 2025

EAST & WEST ELEVATION

1555 N MOLINE STREET MULTIFAMILY SITE PLAN

"...Building affinity through design..."

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 P.O. Box 2311, LITTLETON, CO. 80161-2311
 (720) 307-2797
 alfredo_ms@archams.com
 ALFREDO MARTINEZ-SUAREZ



ROOF PLAN NOTES:

- ALL SECTIONS AND SUBSECTION REFERENCES TO THE CODE LISTED IN THESE NOTES PERTAIN TO THE 2021 VERSION OF THE IBC
- VERIFY IN FIELD FINAL DOWNSPOUT COUNT & LOCATION. PREVENT DOWNSPOUT DISCHARGE WITHIN 10 FT OF THE BUILDING FOUNDATION
- INSTALL SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS. GUTTERS AND LEADERS PLACED ON THE OUTSIDE OF BUILDINGS PER SECTION 1502.4
- CRICKETS SHOWN IN THESE DRAWINGS SHALL COMPLY WITH PROVISIONS OF SECTION 1503.5
- INSTALL ROOFING AND FLASHING PER SECTION 1503.2.1 IN ADDITION TO THOSE LOCATIONS SHOWN IN THESE DRAWINGS.
- INTAKE AND EXHAUST VENTS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1202.2 AND THE VENT PRODUCT MANUFACTURER'S INSTALLATION INSTRUCTIONS PER SECTION 1503.4
- NONFIRE-RESISTANCE-RATED FLOOR, FLOOR/CEILING, ROOF AND ROOF/CEILING ASSEMBLIES SHALL COMPLY WITH SECTIONS 711.3.1 AND 711.3.2. OF THE CODE
- ROOF METAL PANEL UNDERLAYMENT TYPE PER TABLE 1507.1.1(1) AND ROOF MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE CROSS VENTILATION FOR EACH SEPARATE ATTIC SPACE AS PRESCRIBED IN SECTION 1202.2.1 OF THE CODE.
- METAL ROOF PANEL INSTALLATION SHALL MEET PROVISIONS LISTED IN SECTION 1507.4

ROOF VENTILATION CALCULATIONS:

ATTIC AREA ABOVE STAIR ACCESS (TYP) = 140 / 150 = 0.93 SFT = 11.2 SQ. IN.
 ATTIC AREA ABOVE SECOND FLOOR UNIT (TYP) = 828 / 150 = 5.52 SFT = 794 SQ. IN.

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1555 MOLINE
MULTIFAMILY

1555 N MOLINE ST, AURORA, CO 80010
 LOTS 193, BLOCK 015, BOSTON HEIGHTS
 2ND FLG

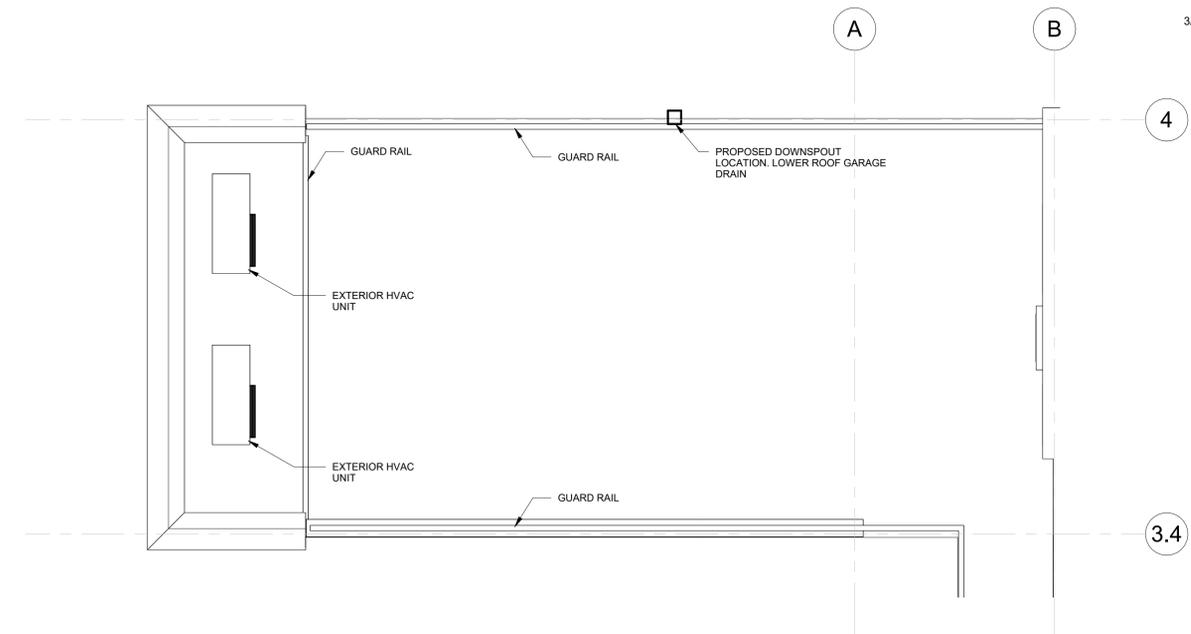
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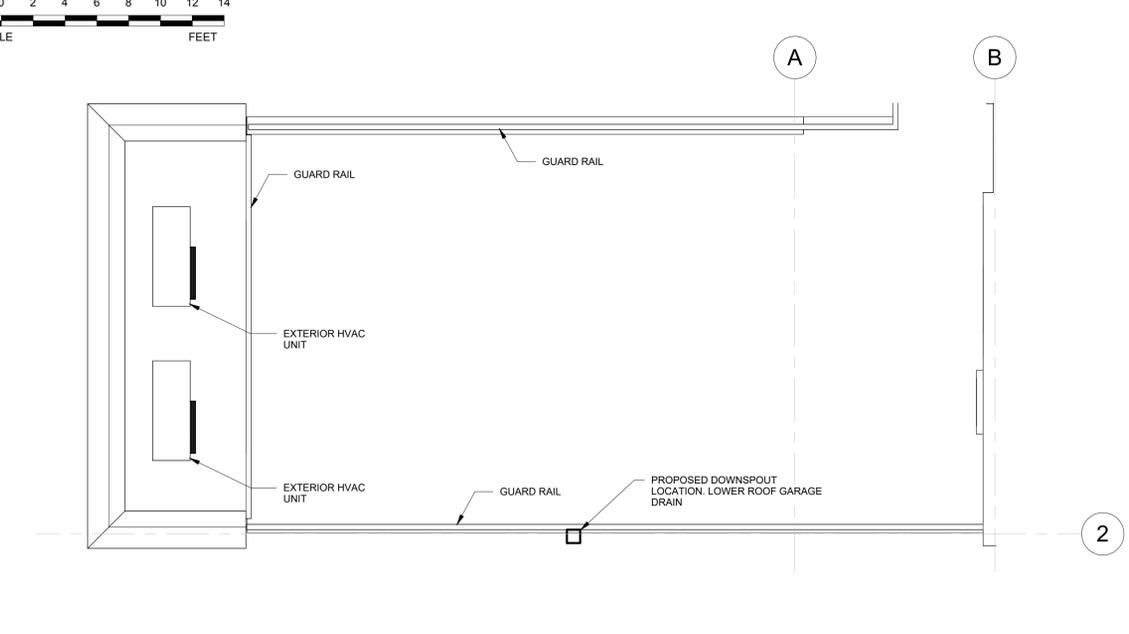
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M-S ARCHITECTURE, INC. - 2025

1 ROOF PLAN
3/16" = 1'-0"



2 NORTH GARAGE ROOF PLAN
3/8\"/>



3 SOUTH GARAGE ROOF PLAN
3/8\"/>

ROOF PLAN

Scale As indicated

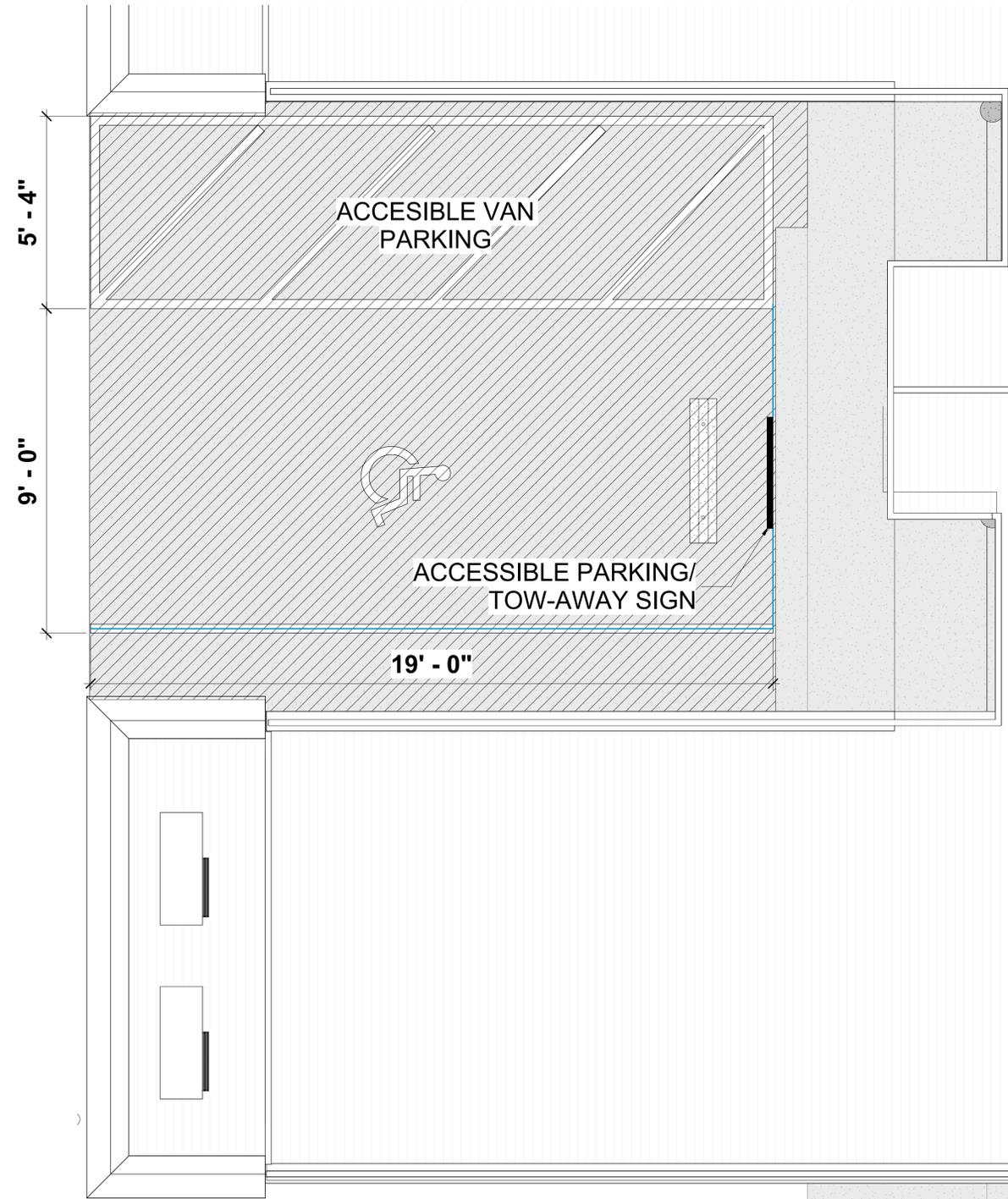
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"...Building affinity through design..."

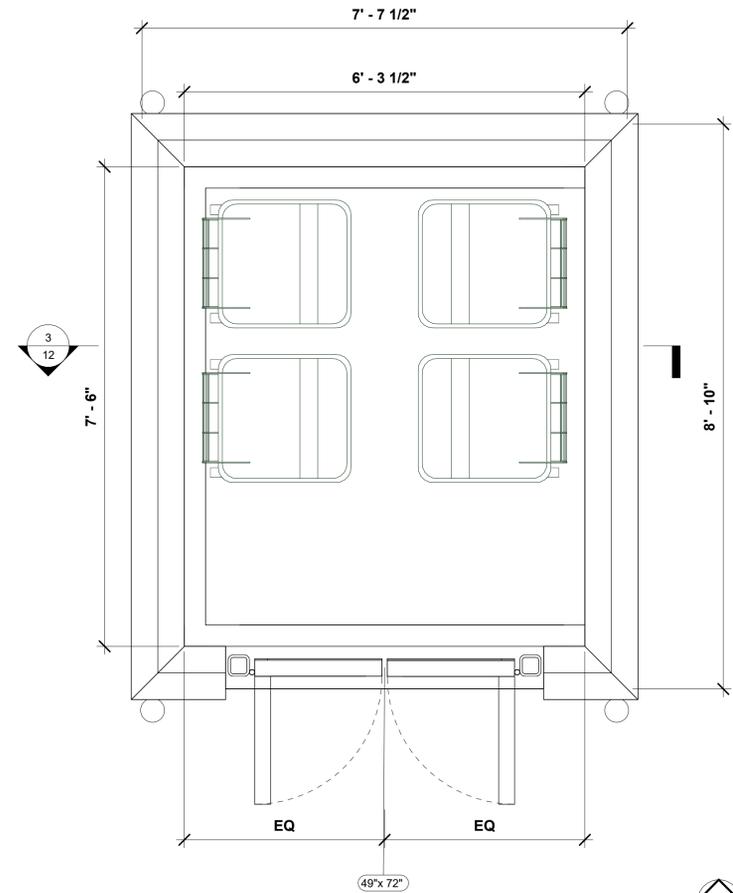
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GENERAL NOTES

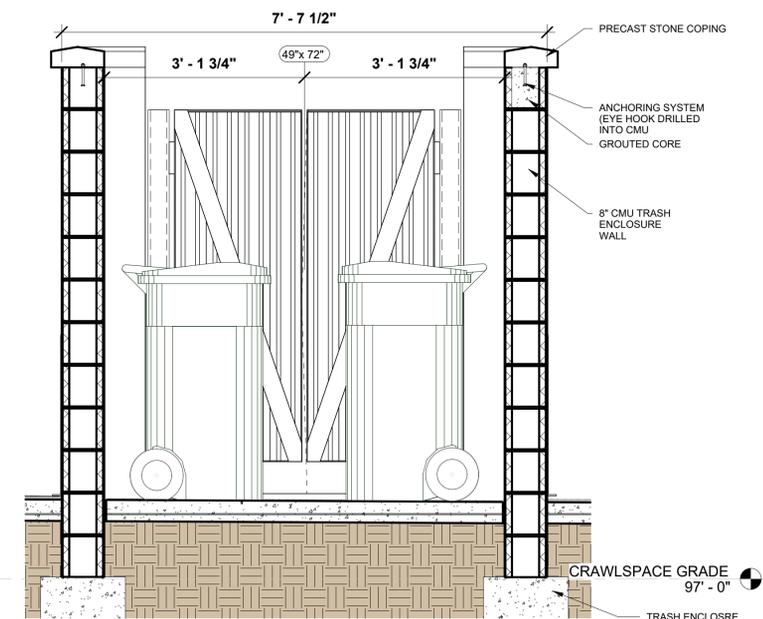
1. ACCESSIBILITY STANDARDS MAY VARY SLIGHTLY FROM THOSE SHOWN HERE ACCORDING TO THE REFERENCED STANDARDS OF THE APPLICABLE CODES, (ANSI A117.1 THE YEAR OF THE CODE ADOPTED AT THE TIME OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE LOCAL JURISDICTION REQUIREMENTS, OR THE I.B.C.), THE REQUIREMENTS OF AN ADOPTED STATE LAW OR A PRECEDENT PREVIOUSLY SET FOR COMPLIANCE BY THE JUSTICE DEPARTMENT (A.D.A.).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE ARCHITECT AND/OR THE CIVIL ENGINEER OF ANY DISCREPANCIES, SUBTLE OR OTHERWISE, FROM WHAT IS SHOWN HERE AND THE APPLICABLE CODE/LAW/ORDINANCE.
3. THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AID FOR BUILDING AND CONSTRUCTION.
4. REFER TO PAGE A-501 FOR SPECIFIC DETAILS ON ACCESSIBLE PARKING



② ENLARGED ACCESSIBLE PARKING PLAN
 1/2" = 1'-0"



① TRASH ENCLOSURE DETAIL
 3/4" = 1'-0"



③ TRASH ENCLOSURE SECTION VIEW
 3/4" = 1'-0"



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DRAWN BY: RR
 CHECKED BY: LR/AM

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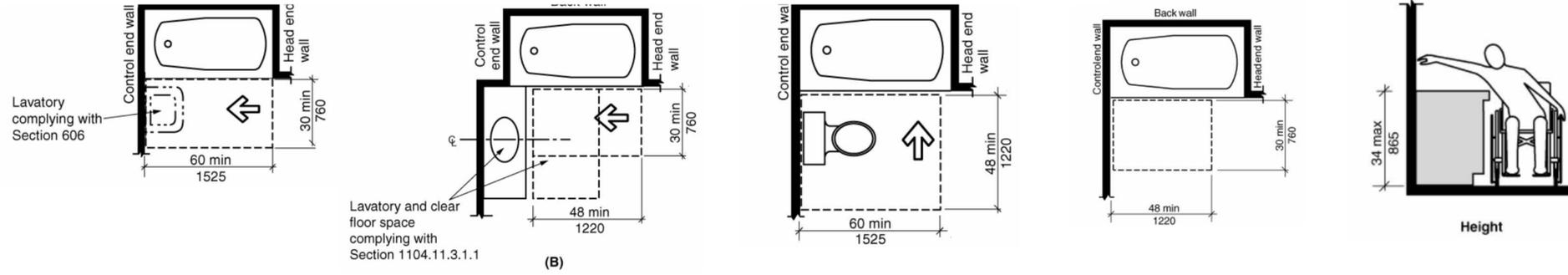
M-S ARCHITECTURE, INC. - 2025

SITE, ACCESSIBILITY & TRASH ENCLOSURE PLAN DETAILS

1555 N MOLINE STREET MULTIFAMILY SITE PLAN

"...Building affinity through design..."

ARCHITECT:
P.O. Box 2311, LITTLETON, CO. 80161-2311
(720) 307-2797
alfredo_ms@archams.com
ALFREDO MARTINEZ-SUAREZ



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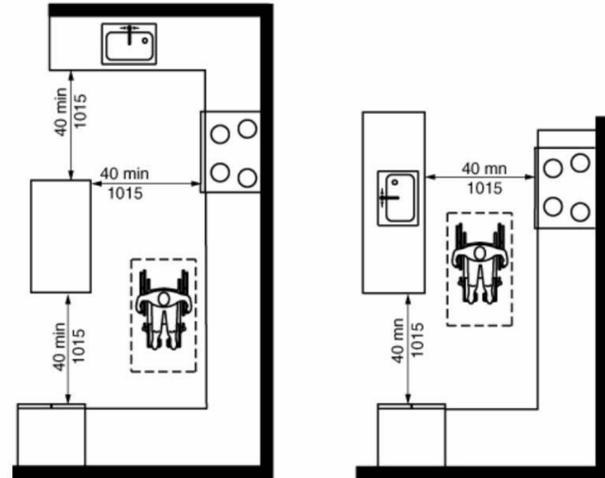
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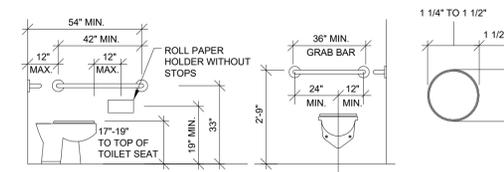
1555 MOLINE MULTIFAMILY

1555 N MOLINE ST, AURORA, CO 80010
LOTS 193, BLOCK 015, BOSTON HEIGHTS
2ND FLG

12 TYPE B RESTROOM CLEARANCES 1" = 1'-0"

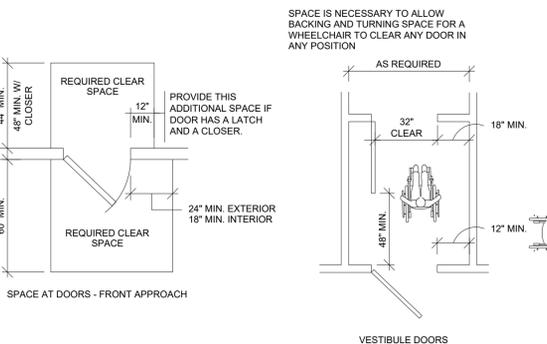


13 TYPE B KITCHEN REQUIREMENTS 1" = 1'-0"



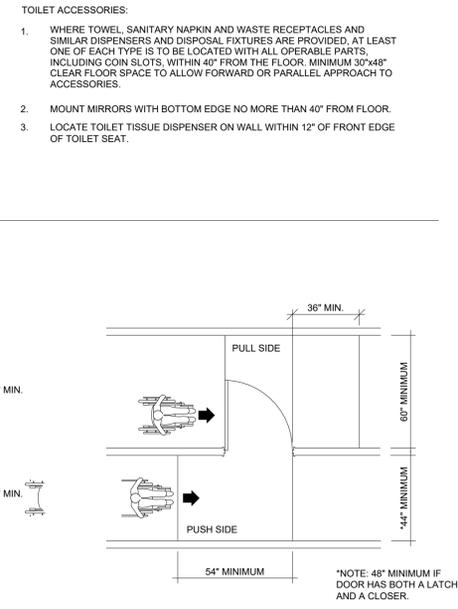
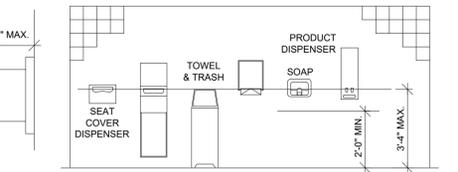
- GRAB BARS:**
- LOCATE GRAB BARS ONE SIDE AND BACK OF TOILET, 33" ABOVE AND PARALLEL TO THE FLOOR, EXCEPT WITH A TANK-TYPE TOILET WHICH OBSTRUCTS PLACEMENT. THE GRAB BAR MAY BE AS HIGH AS 36". DIAMETER OF GRAB BAR IS 1 1/4" TO 1 1/2", OR SHAPE PROVIDES AN EQUIVALENT GRIPPING SURFACE.
 - IF GRAB BARS ARE MOUNTED ADJACENT TO WALL THE SPACE BETWEEN WALL AND BAR IS TO BE 1 1/2"
 - GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
 - GRAB BARS AND ANY SURFACE ADJACENT TO THEM CANNOT HAVE ANY SHARP OR ABRASIVE ELEMENTS. EDGES ARE TO HAVE A MINIMUM RADIUS OF 18".
 - GRAB BAR CAPACITY SHALL BE A MINIMUM 250 POUNDS.

11 TOILET ACCESSORIES 1" = 1'-0"

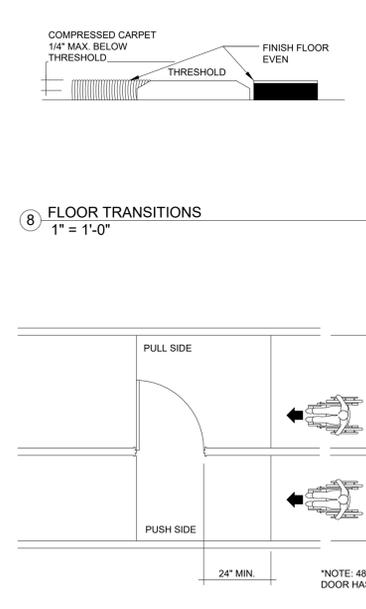
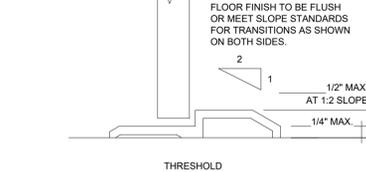


3 DOOR OPENINGS AT CORRIDORS & HALLS 1" = 1'-0"

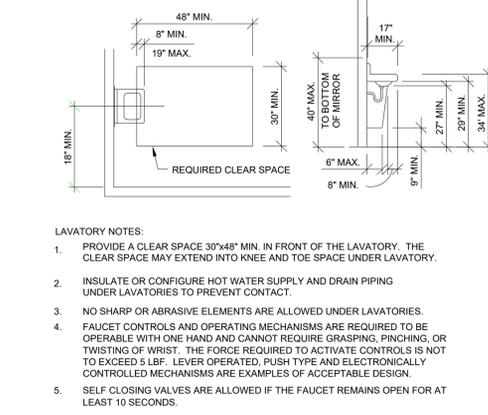
9 RESTROOM / TOILET ROOMS 1" = 60'-0"



8 FLOOR TRANSITIONS 1" = 1'-0"



6 LAVATORIES 1" = 1'-0"



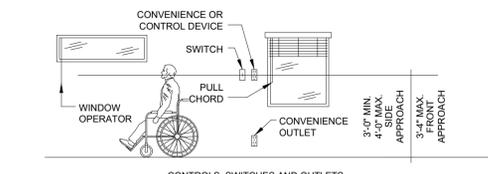
DOOR NOTES:

- ALL EXIT DOORS SHALL BE PIVOTED OR SIDE HINGED SWINGING TYPE.
- THE MINIMUM SIZE FOR ANY DOOR SHALL BE 3'-0"x6'-8" AND SHALL HAVE A MINIMUM OF 32" CLEAR.
- ALL DOORS SHALL HAVE A LEVEL FLOOR OR LANDING ON EACH SIDE OF THE DOOR NOT TO EXCEED A MAXIMUM OF 1/4" PER FOOT OR 2%.
- A MINIMUM BOTTOM RAIL OF SOLID FLAT SURFACE SHALL BE A MINIMUM 10" (NO GLAZING PERMITTED).
- DOUBLE DOOR WIDTH SHALL BE 3'-0" NOMINAL OPENING (ACTIVE LEAF).
- NO REVOLVING DOOR ALLOWED FOR ACCESSIBLE DOORS.

DOOR HARDWARE NOTES:

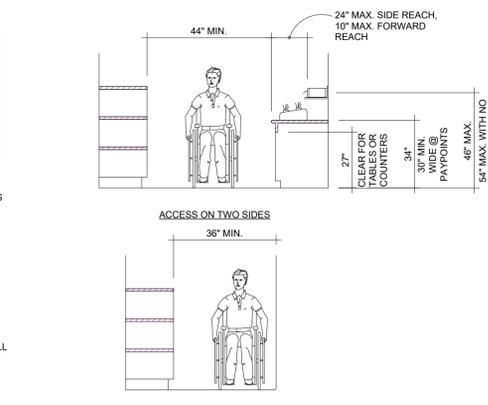
- DOORS SHALL BE OPERABLE FROM SINGLE EFFORT. NO GRASPING OR WRIST MOVEMENT USING LEVERS, PUSH-PULLS OR PANIC DEVICES, AND SHALL BE OPERABLE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 - HARDWARE SHALL BE MOUNTED AT 38"-44" HIGH.
 - DOOR CLOSERS SHALL PROVIDE A MINIMUM OF 3 SECONDS TO MOVE FROM A 70 DEGREE OPEN POSITION TO A POINT 3" FROM THE LATCH.
- EFFORT TO OPERATE DOORS:
INTERIOR DOOR = 5 POUNDS
EXTERIOR DOORS = 5 POUNDS
FIRE DOORS = 15 POUNDS

2 CONTROLS & OPERATING MECHANISMS 1" = 1'-0"



NOTES:

- MANUALLY OPERATED SWITCHES AND CONTROLS OF LIGHTS, POWER, HEAT, VENTILATION, WINDOWS, DRAPERIES, DOORS AND SIMILAR CONTROLS OF FREQUENT AND ESSENTIAL USE ARE TO BE CENTERED BETWEEN 36" AND 48" FROM FLOOR.
- ELECTRICAL AND COMMUNICATIONS CONVENIENCE WALL OUTLETS ARE TO BE CENTERED A MINIMUM 15" FROM THE FLOOR. CONVENIENCE OUTLETS USED IN MOVABLE PARTITIONS OR WINDOW WALLS ARE NOT SUBJECT TO THE MINIMUM HEIGHT REQUIREMENTS.
- EXISTING BUILDING MUST MEET SAME REQUIREMENTS AS NEW CONSTRUCTION UNLESS AN UNREASONABLE HARDSHIP IS GRANTED BY THE ENFORCING AGENCY.



1 AISLES 1" = 1'-0"

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M-S ARCHITECTURE, INC. - 2025

ACCESSIBILITY DETAILS

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1555 MOLINE
 MULTIFAMILY

1555 N MOLINE ST, AURORA, CO 80010
 LOTS 193, BLOCK 015, BOSTON HEIGHTS
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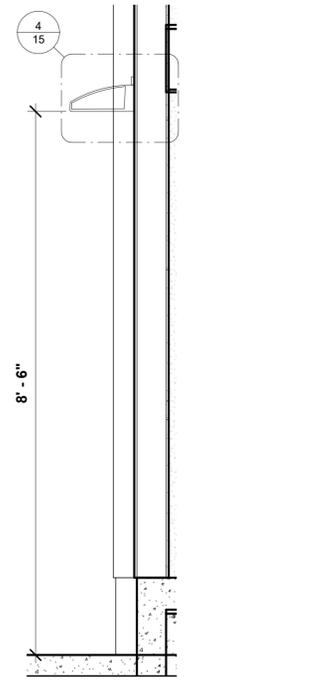
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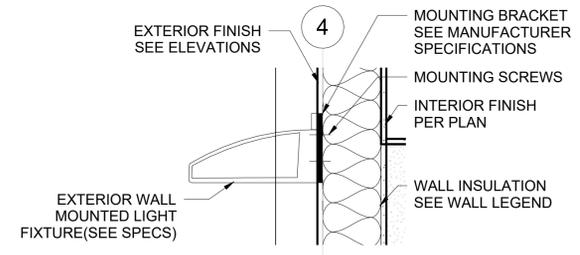
M-S ARCHITECTURE, INC. - 2025

CONSTRUCTION DETAILS

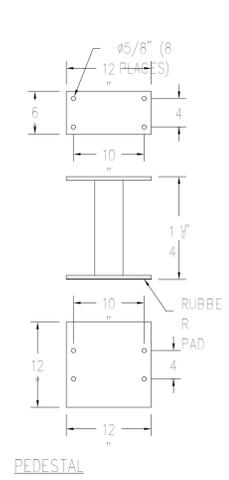
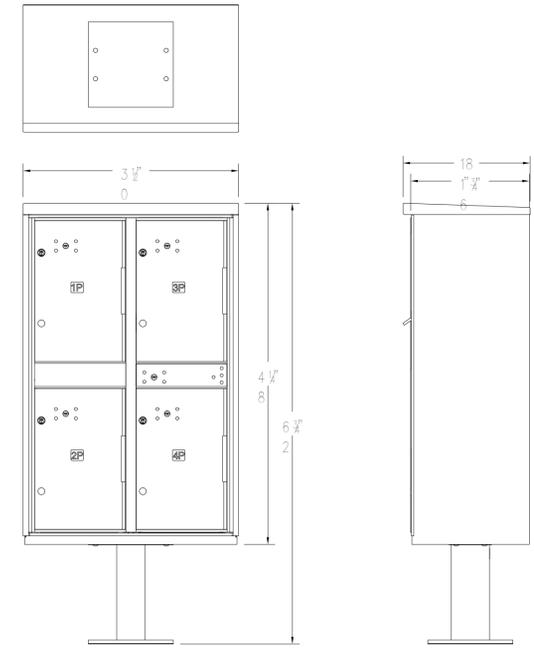
Scale As indicated



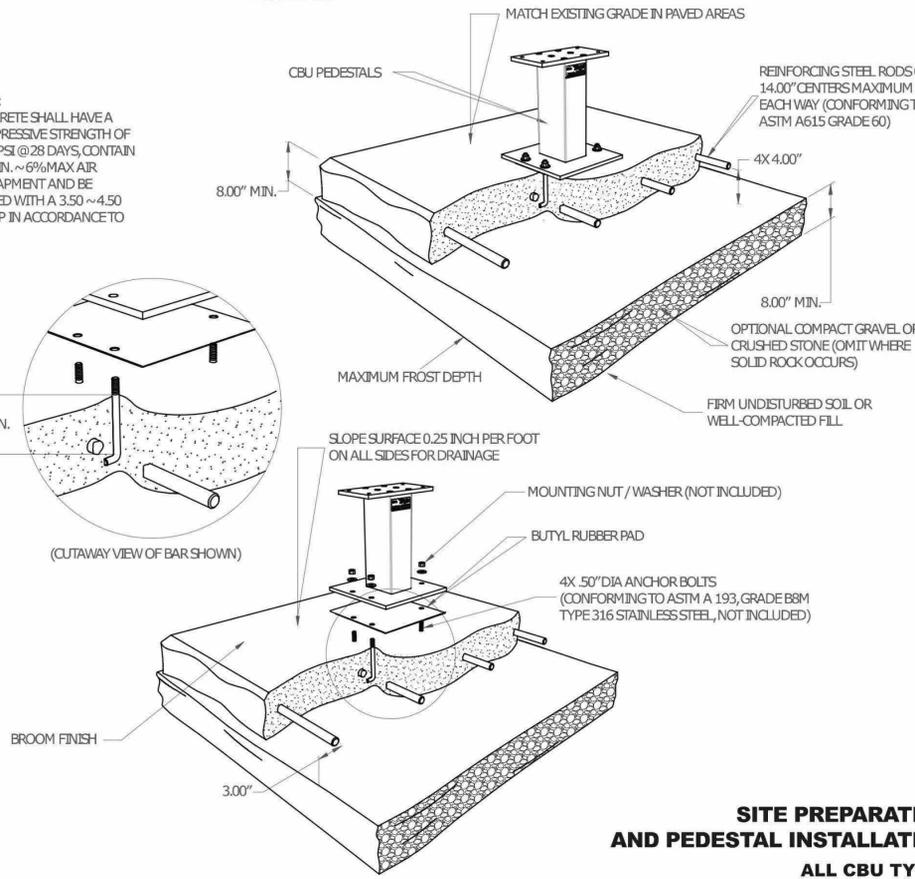
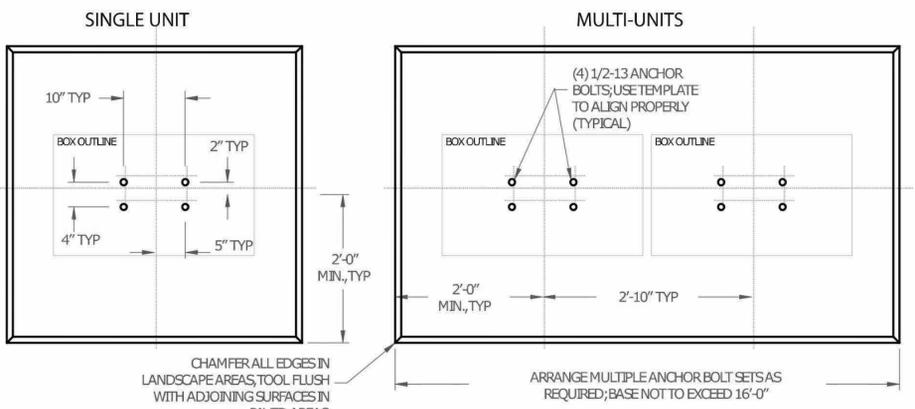
3 TYPICAL WALL MOUNTED LIGHT FIXTURE
 3/4" = 1'-0"
 SCALE FEET



4 TYPICAL WALL MOUNTED LIGHT FIXTURE SECTION VIEW
 1 1/2" = 1'-0"
 SCALE INCH



2 U.S.P.S. CLUSTER BOX UNIT DETAILS
 1" = 1'-0"



SITE PREPARATION AND PEDESTAL INSTALLATION
 ALL CBU TYPES

1 U.S.P.S. CLUSTER BOX UNIT SITE PREPARATION DETAILS
 1 1/2" = 1'-0"

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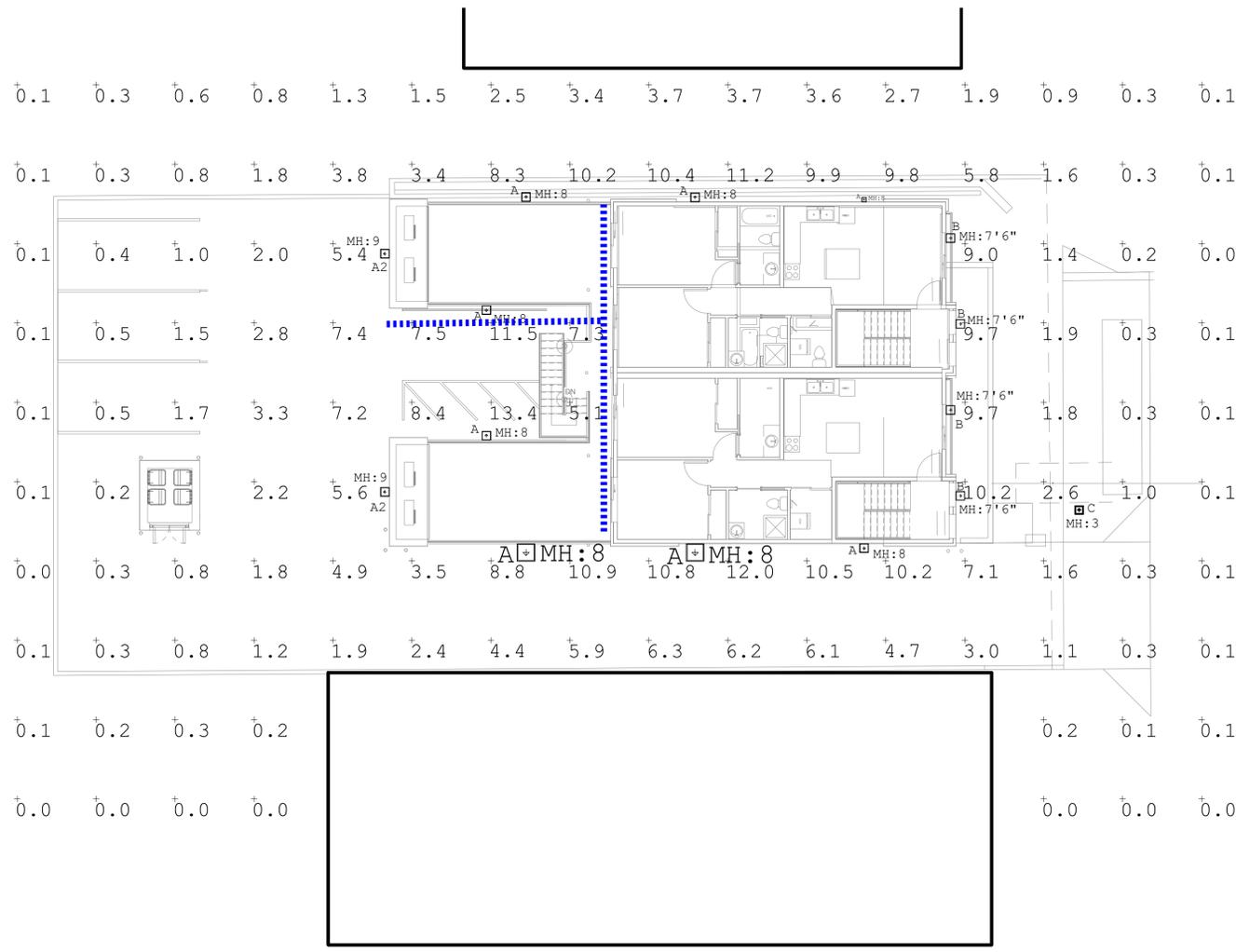
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DRAWN BY: JN
 CHECKED BY: UM/AM



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M-S ARCHITECTURE, Inc. - 2024
 PHOTOMETRIC PLAN



MOLINE STREET

PHOTOMETRIC PLAN
 SCALE: 1" = 10'

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
SITE	Fc	0.83	13.4	0.0	N.A.	N.A.
DRIVE & PARKING	Fc	4.48	13.4	0.2	22.40	67.00
EAST EGRESS	Fc	8.05	10.2	2.6	3.10	3.92

CALCULATION STATISTICS			
REFLECTANCES	CALCULATION SPACING	FC CALCULATION HEIGHT	MOUNTING HEIGHT
DIRECT METHOD ONLY	10'-0" X 10'-0"	FLOOR: 0'-0" A.F.G.	NOTED ON PLAN "MH: _"

LUMINAIRE SCHEDULE							
SYMBOL	QTY	LABEL	[MANUFAC]	CATALOG	WATTS	LUMENS	LLF
	1	C	FC Lighting	FCB6C	6	261	0.900
	4	B	HALO	ARFL15DBZ-15W-3000K	14.4	1672	0.900
	2	A2	McGRAW-EDISON	GWC-SA1A-730-U-T4FT	34	4559	0.900
	8	A	McGRAW-EDISON	GWC-SA1A-730-U-T3	34	4533	0.900

- NOTES:**
1. ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE
 2. REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006.
 3. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED.
 4. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

LEGEND:
 ACCESSIBLE ROUTE