

Airport Distribution Center

AURORA
COLORADO

BIRCHER DEVELOPMENT

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF M+O+A ARCHITECTURAL PARTNERSHIP

PRINT RECORD	
PURPOSE	DATE
REVISED	5/24/96
REVISED	6/17/96
REVISED	5/5/97
REVISED	7/3/97

REVISION RECORD		
NO.	CHANGE	DATE
1	SITE AND BLDG.	5/24/96
2	SITE	6/21/98

DRAWN	JD
CHECKED	BK
DATE	1-17-96

SHEET TITLE
ARCHITECTURAL
SITE PHASING PLAN

M+O+A
ARCHITECTURAL PARTNERSHIP
ARCHITECTS
1600 17TH STREET, SUITE 500, DENVER, COLORADO 80202 (303) 972-9111

AMENDMENTS:

ADM. AMDT. - 5/5/97

△ SITE CHANGES

ADM. AMDT. - 7/3/97

△ ADD RAMP & OVERHEAD SECT. DOOR

ADM. AMDT. - 3/11/98

△ ADD RAMP

△ ADD LANDSCAPE PLANTER

△ ADD CONCRETE ISLAND

△ NARROW RAMP & ADD (2) O.H. SECT. DOORS

△ ADJUST PARKING

ADMINISTRATIVE AMENDMENT - 6/21/18

△ ADD STEEL FRAME EQUIPMENT CANOPY

PARKING TABULATION:

PHASE I		
BUILDING #1 BREAKDOWN USE & PARKING:		
BUILDING AREA:	138,600 SF	47
OFFICE (10.09%)	13,985 SF @ 1/300	
WAREHOUSE	124,615 SF @ 1/1000	125

STANDARD PARKING REQUIRED:	172
HANDICAPPED PARKING REQUIRED:	6

BUILDING #2 BREAKDOWN USE & PARKING:		
BUILDING AREA:	130,700 SF	
OFFICE (10.09%)	13,188 SF @ 1/300	44
WAREHOUSE	117,512 SF @ 1/1000	117

STANDARD PARKING REQUIRED:	161
HANDICAPPED PARKING REQUIRED:	6

PHASE II		
BUILDING #3 BREAKDOWN USE & PARKING:		
BUILDING AREA:	220,800 SF	
OFFICE (10.09%)	22,279 SF @ 1/300	74
WAREHOUSE	198,521 SF @ 1/1000	198

STANDARD PARKING REQUIRED:	272
HANDICAPPED PARKING REQUIRED:	7

PHASE III		
BUILDING #5 BREAKDOWN USE & PARKING:		
BUILDING AREA:	114,700 SF	
OFFICE (10.09%)	11,573 SF @ 1/300	39
WAREHOUSE	103,127 SF @ 1/1000	103

STANDARD PARKING REQUIRED:	142
HANDICAPPED PARKING REQUIRED:	5

PHASE IV		
BUILDING #4 BREAKDOWN USE & PARKING:		
BUILDING AREA:	86,400 SF	
OFFICE (10.09%)	8,718 SF @ 1/300	29
WAREHOUSE	77,682 SF @ 1/1000	78

STANDARD PARKING REQUIRED:	107
HANDICAPPED PARKING REQUIRED:	5

TOTAL STANDARD PARKING REQUIRED:	854
TOTAL STANDARD PARKING PROVIDED:	854

FUTURE, MORE RESTRICTIVE TENANT USE REVISIONS SHALL BE REVIEWED & APPROVED BY PLANNING AND ZONING ON A CASE-BY-CASE BASIS.

SITE DATA:

LAND AREA WITHIN PROPERTY LINES:

NUMBER OF BUILDINGS:

GROSS FLOOR AREA (41-16 CITY CODE):

38.088 ACRES, 1,659,140 SF.

FIVE

BUILDING #1:	138,600 SF
BUILDING #2:	130,700 SF
BUILDING #3:	220,800 SF
BUILDING #4:	86,400 SF
BUILDING #5:	114,700 SF

TOTAL 691,200 SF (41.66% FAR.)

PRESENT ZONING CLASSIFICATION:

PROPOSED USE:

NUMBER OF STORIES:

MAXIMUM HEIGHT OF BUILDING:

M-1

WAREHOUSE / OFFICE

ONE

45'

SITE PHASING AREA:

BUILDING COVERAGE:

HARD SURFACE AREA (EXCLUSIVE OF BLDG.):

LANDSCAPED AREA (41-16 CITY CODE):

OVERALL STANDARD PARKING REQD.:

OVERALL STANDARD PARKING PROV.:

OVERALL HANDICAPPED PARKING REQD.:

OVERALL HANDICAPPED PARKING PROV.:

TOTAL PARKING PROVIDED:

PHASE I	+ PHASE II	+ PHASE III	+ PHASE IV	(TOTAL)
645,300 SF	1,244,359 SF	1,483,934 SF		1,659,140 S.F.

269,300 SF	490,100 SF	604,800 SF	691,200 SF	41.66%
41.73%	39.39%	40.76%		

278,113 SF	553,432 SF	634,237 SF	701,164 SF	42.26%
43.10%	44.47%	42.74%		

97,887 SF	200,827 SF	244,897 SF	266,776 SF	16.08%
15.17%	16.14%	16.50%		

333	605	747	854	
333	625	747	854	

12	19	24	29	
13	21	25	29	

346	646	772	883	
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PERMITTED MAX. SIGN AREA:

LOADING SPACES PROVIDED:

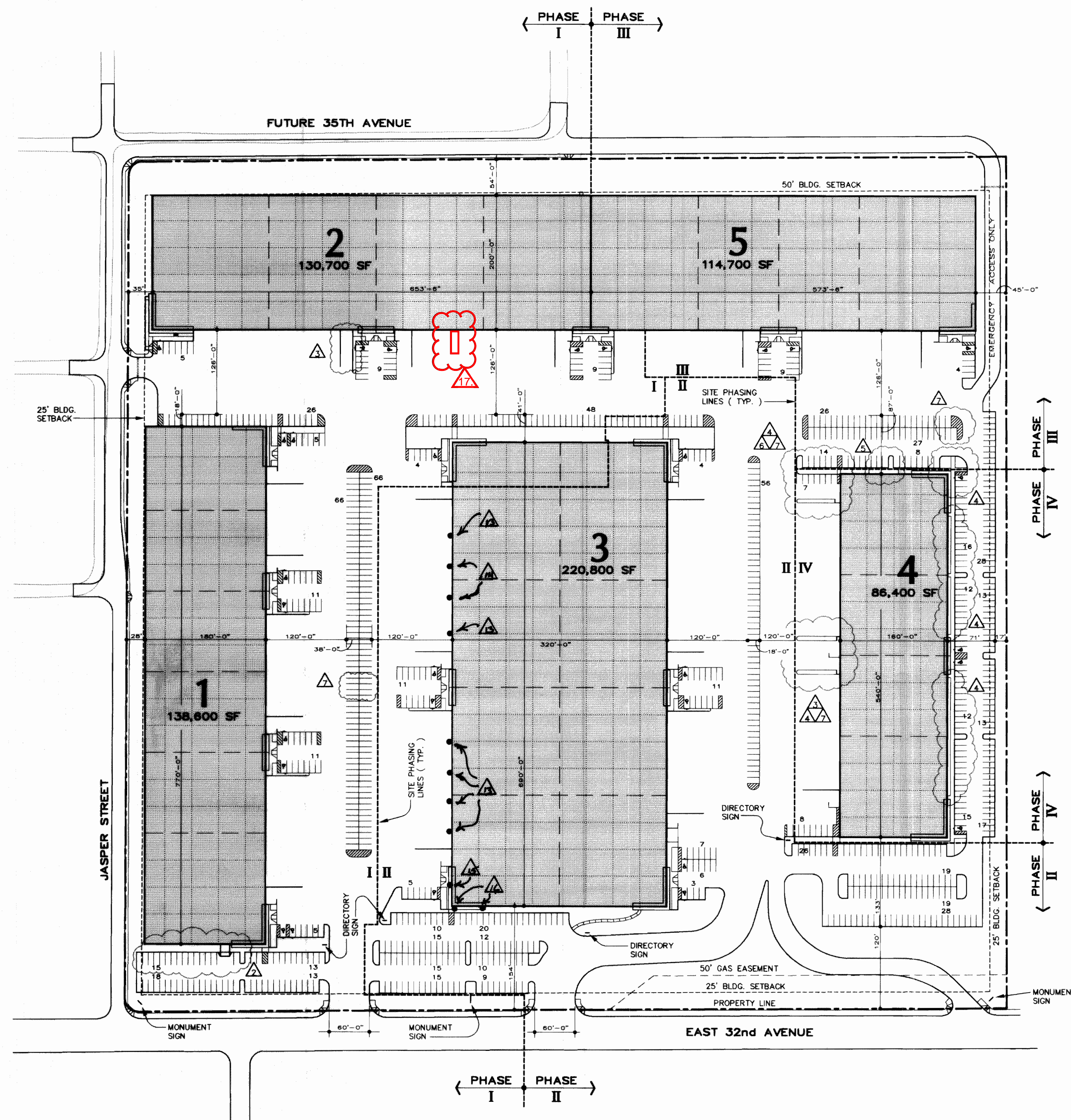
TO MEET SECTION 41-686 OF THE AURORA ZONING CODE

PHASE #1: TOTAL DOCK DOORS = 73

PHASE #2: TOTAL DOCK DOORS = 49

PHASE #3: TOTAL DOCK DOORS = 25

PHASE #4: TOTAL DOCK DOORS = 30



1 ARCHITECTURAL SITE PLAN: OVERALL

1" = 100'-0"

NOTES:
1. H.C. SIGN AT EACH H.C. PARKING STALL TYP. RE: 2/A2 FOR DETAIL.
2. ALL SITE PAVING TO BE CONCRETE UNLESS INDICATED OTHERWISE.



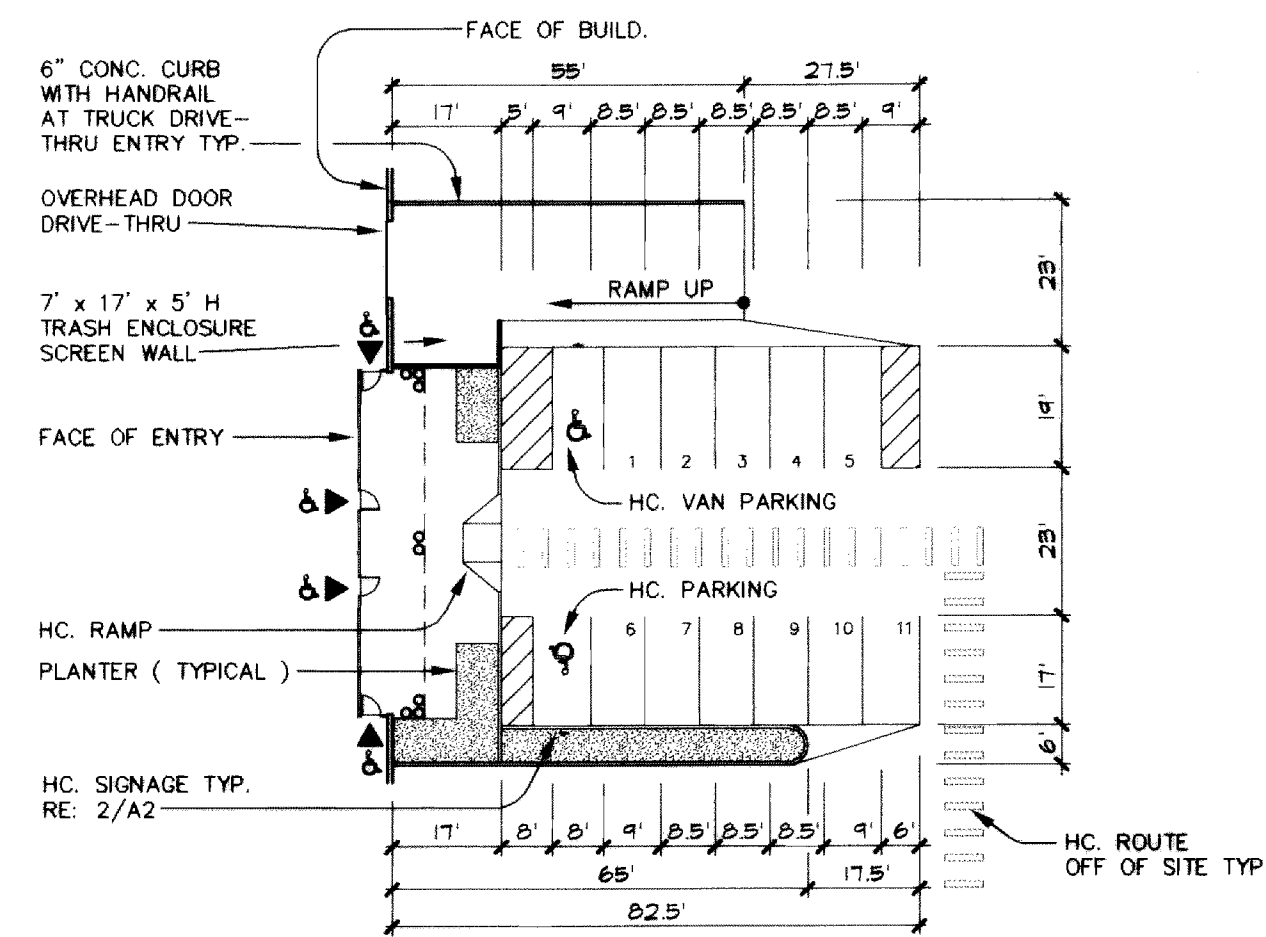
NOTE:

IF BUILDING PERMITS FOR PHASE-II CONSTRUCTION ARE NOT ISSUED BY JUNE 1, 2000, THE OWNER OF THE PROPERTY WILL SUBMIT TO THE CITY FOR APPROVAL A LANDSCAPING PLAN WHICH WILL BUFFER AND SCREEN THE VIEW OF PHASE-I PARKING FROM 32ND AVENUE.

ADM. AMDT. - 5/5/97 · 7/3/97 · 3/11/98 · 9/7/99 · 02/21/03

32ND AVE. DISTRIBUTION CTR.

96-6025-1



2 TYP. LARGE SCALE ENTRY & PARKING PLAN
1" = 30'-0"

1. ALL MAN DOORS SHALL BE HC. ACCESSIBLE. TYP.
2. "Accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to the accessible building entrance they serve. A least 50% of all building entrances shall be accessible. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with minimum width of 36", and shall be painted with white stripes. The "Accessible Exterior Routes" shall comply with UBC Chapter 11, Appendix 11, and Ceb/ANSI 117.1.

AMENDMENTS:

- ADM. AMDT. - 5/5/97
 Δ SITE CHANGES
 ADM. AMDT. - 7/3/97
 Δ ADD RAMP AND O.H. SECT. DOOR
 ADM. AMDT. - 3/11/98
 Δ ADD RAMP
 Δ ADJUST PARKING

ADMINISTRATIVE AMENDMENT - 6/21/18

- Δ ADD STEEL FRAME EQUIPMENT CANOPY

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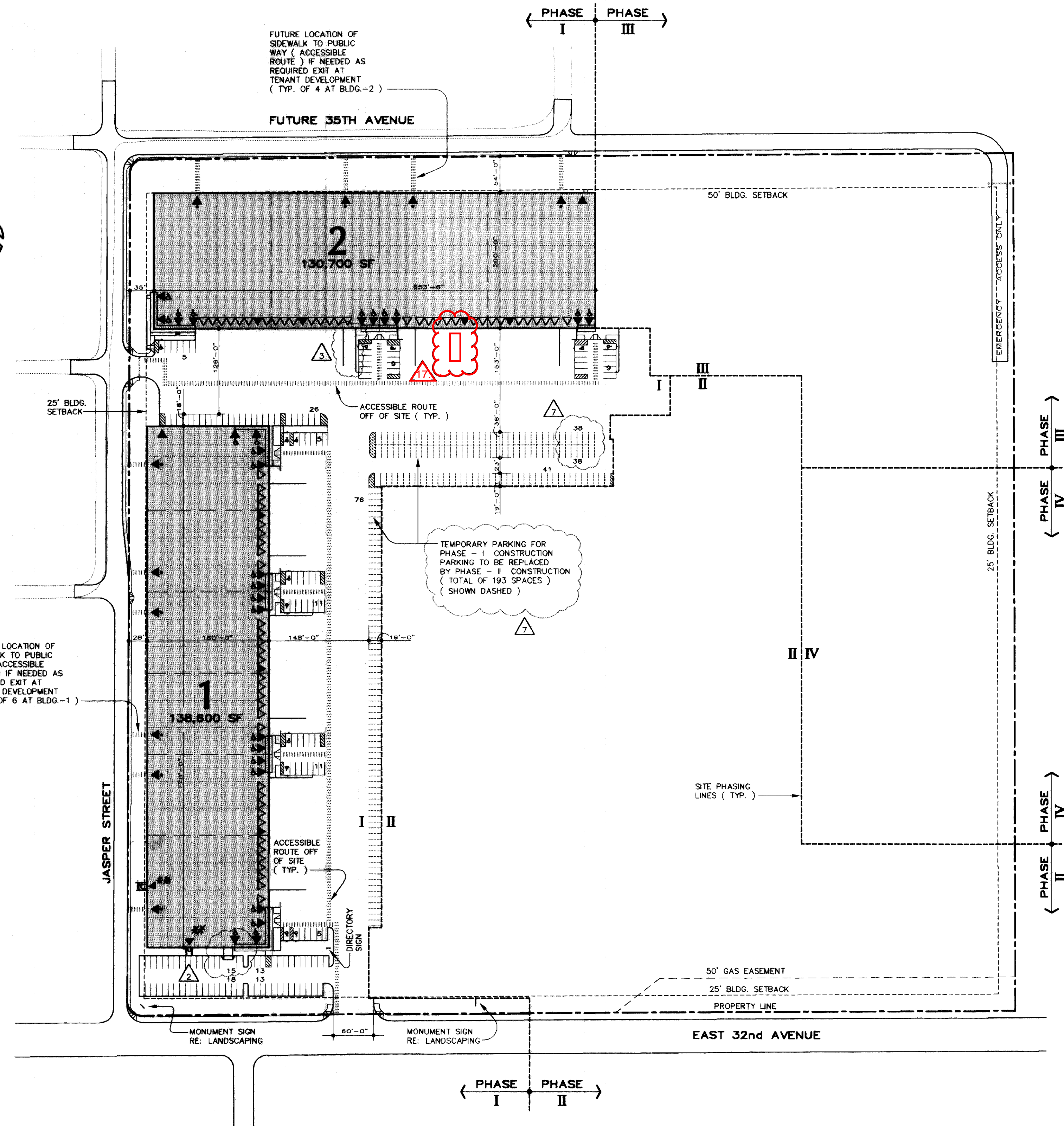
1 ARCHITECTURAL SITE PLAN: PHASE I

1" = 100'-0"

- NOTES:
 1. HC. SIGN AT EACH HC. PARKING STALL TYP. RE: 2/A2 FOR DETAIL.
 2. ALL SITE PAVING TO BE CONCRETE UNLESS INDICATED OTHERWISE

DOOR MARK LEGEND

- △ OVERHEAD DOOR LOCATION
- △ FUTURE OVERHEAD DOOR LOCATION
- ▲ 3' WIDE MAN DOOR LOCATION
- ▲ 3' WIDE MAN DOOR LOCATION (H.C. ACCESSIBLE)
- ▲ FUTURE 3' WIDE MAN DOOR LOCATION



PROJECT NO. 95847.00

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AURORA
COLORADO

BIRTCHE DEVELOPMENT

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SHEET TITLE
 ARCHITECTURAL
 SITE PHASING PLAN

M+O+A
 ARCHITECTURAL PARTNERSHIP
 ARCHITECTURE
 1660 17TH STREET, SUITE 200, DENVER, COLORADO 80202 (303) 572-9911
 PLANNING
 INTERIOR DESIGN

SHEET
 A1
 OF
 5
 TOTAL
 11

ADM. AMDT. - 5/5/97 . 7/3/97 . 3/11/98, *Myler Change 8/20/02 ** Myler Change 9/6/02

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