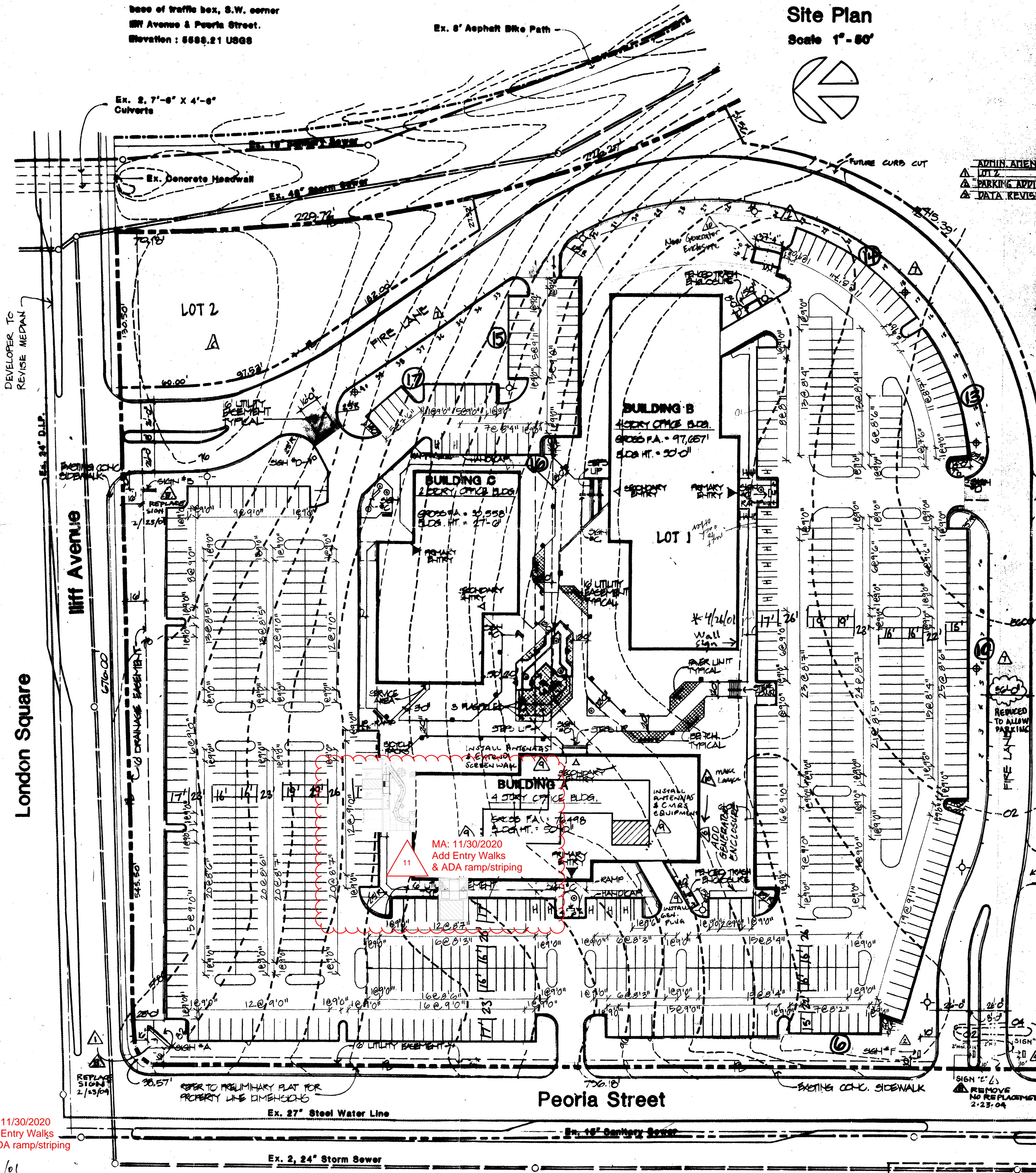


PLANNED BUILDING GROUP; TISHMAN AURORA PHASE ONE

Benchmark: No. 6-75 (City of Aurora)
Offsetted N. Corner concrete
Base of traffic box, S.W. corner
of Avenue & Peoria Street.
Elevation: 5555.21 USGS

East Iliff Acres

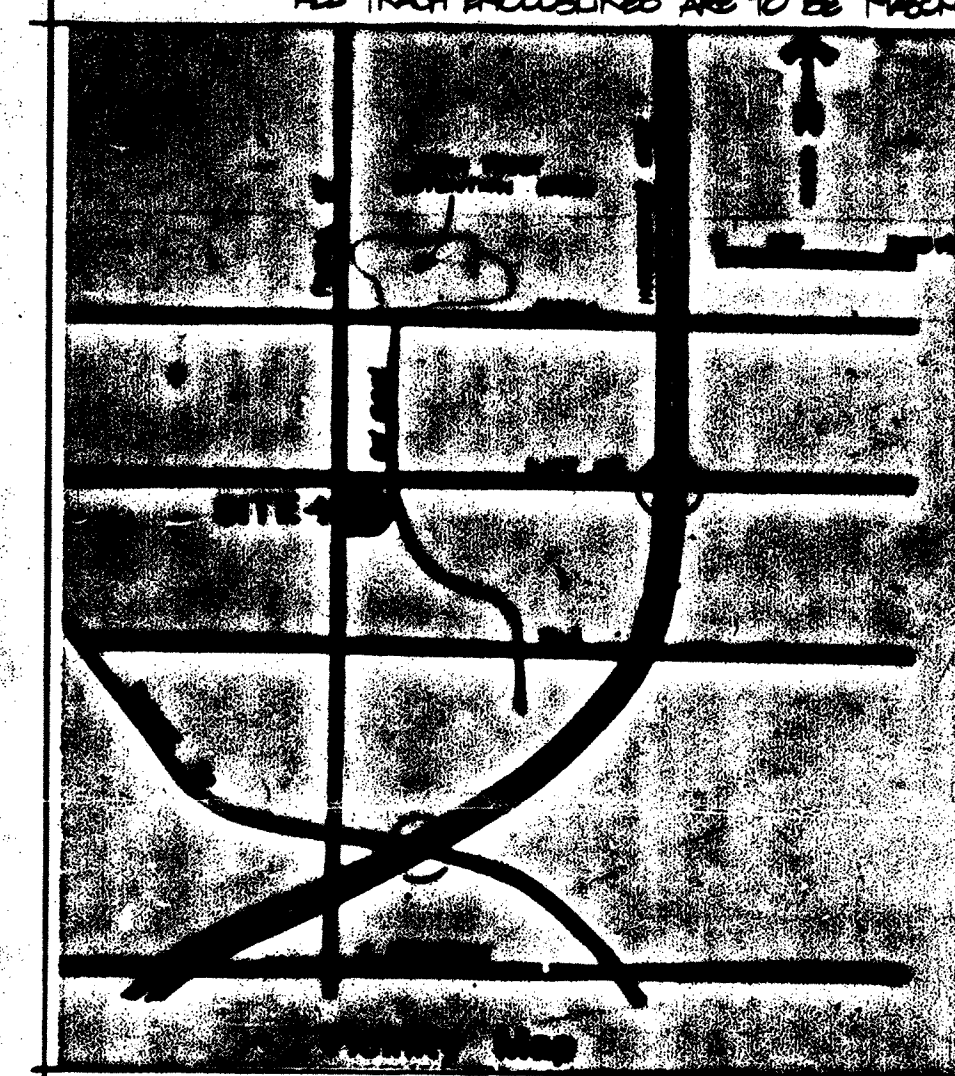
Site Plan
Scale 1"=50'



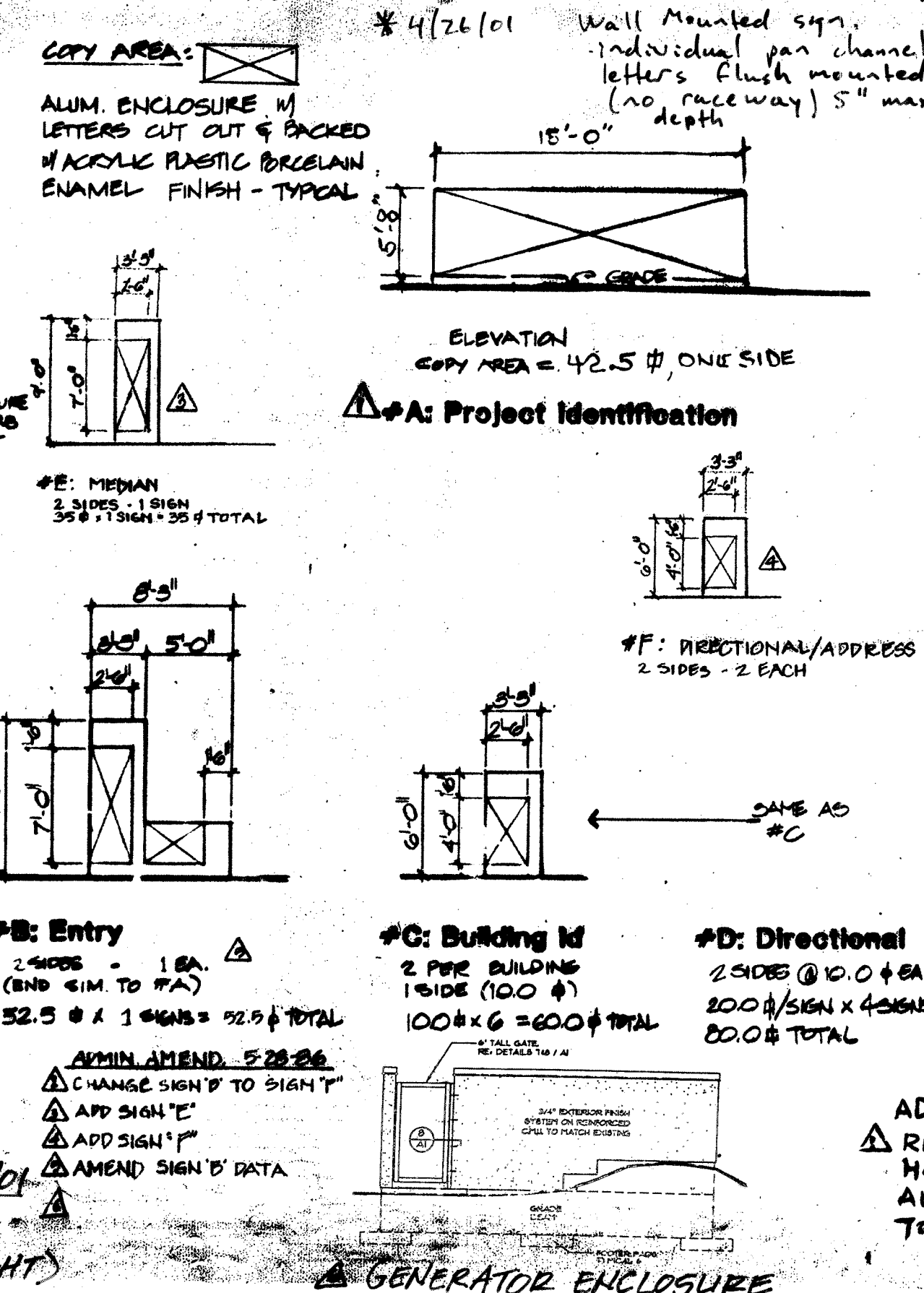
Site Lighting

SYMBOL	LIGHT FIXTURE SCHEDULE	LAMP CODE
◆	Pole Light Single Arm Type 5 Distribution	LW 250
◇	Pole Light Single Arm Type 3 Distribution	LW 250
◇	Pole Light Single Arm Type PW Distribution	LW 250
■	Ballast Light	NW 175
▲	Spot Light	NW 75
●	Bullet Type Spotlight	NW 75

NOTE: Parking lot poles are 20 ft. black aluminum.
ALL PARKING LOT LIGHTS DOWNCAST
ALL TRUCK ENCLOSURES ARE TO BE MACHURY



Site Signs



LEGAL DESCRIPTION
TISHMAN AURORA SUBDIVISION PLAT NO. 1
LOT 1 AND LOT 2

A parcel of ground lying in the Southwest one-quarter of Section 36, Township 4 South, Range 67 West, of the 6th Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado, more particularly described as follows:
Commencing at the West one-quarter corner of said Section 36, thence southerly along the West line of said Section 36 a distance of 88.00 feet; thence easterly on a deflection angle to the left of 91°32'48", a distance of 79.35 feet to the True Point of Beginning, said point lying on the Southerly right-of-way line of East Iliff Avenue; thence continuing easterly along the last described course and along said Southerly right-of-way line, a distance of 346.50 feet; thence southerly on a deflection angle to the right of 90°00'00", a distance of 60.00 feet to a point of curvature; thence on a curve to the left having a central angle of 33°27'16", a radius of 167.04 feet, an arc length of 97.53 feet to a point of tangency; thence along said tangent a distance of 182.00 feet; thence easterly on a deflection angle to the left of 89°24'25", a distance of 27.32 feet to a point of non-tangency; thence on a curve to the left, whose chord deflects 94°01'48" to the right, having a central angle of 11°04'38", a radius of 1085.50 feet, an arc length of 226.27 feet to a point of non-tangency; thence southwesterly and radially, on a deflection angle to the right of 84°01'48" from the chord of said curve, a distance of 31.55 feet to a point of non-tangency; thence on a curve to the right, whose chord deflects 18°53'16" to the left, having a central angle of 85°00'00", a radius of 280.00 feet, an arc length of 36.415 feet to a point of tangency; thence westerly along a line tangent to the curve, a distance of 500.85 feet; thence northerly on a deflection angle to the right of 90°00'00", a distance of 739.18 feet to a point of curvature; thence along a curve to the right, having a central angle of 80°27'25", a radius of 25.00 feet, an arc length of 38.57 feet to the True Point of Beginning, containing 532,152.04 sq. ft. (12.26 Acres) more or less.

All Special Plans registered and recorded hereunder shall be binding upon the applicants therefor, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such Plans to all conditions and limitations set forth in such Plans.

In witness whereof **TISHMAN AURORA ASSOCIATES** has caused these presents to be executed this 2nd day of March, AD 1983.
By: **TISHMAN WEST MANAGEMENT CORP.** (Principals or Owners) Corporate Seal N/A

NOTARIAL:
State of Colorado) ss **G.W. TIMMERMAN**
County of Jefferson) Notary Seal

The foregoing instrument was acknowledged before me this 2nd day of March, AD 1983, by **TISHMAN WEST MANAGEMENT CORP. - G.W. TIMMERMAN** (Principals or Owners).

Witness my hand and official seal
Jeffrey K. Robinson Notary Public
My commission expires 2-23-84

CITY OF AURORA APPROVALS:

Planning Director: **Samuel J. Lee** Date: **Mar 2, 1983**

NOTE: 1. RELOCATED POLE LIGHTS IN PARKING AREAS.
2. RELOCATED BALLAST LIGHTS IN PLAZA AREA.
3. ADDITION/RELOCATION OF CONCRETE SIDEWALKS THROUGH SITE AND IN SERVICE AREA.
4. MODIFIED PLAZA LAYOUT.
5. MODIFIED PARKING LAYOUT AND LAYOUT (ADDED 2 SPACES).
6. RELOCATED SERVICE ACCESS TO BUILDING C.
ADM. AMDT. 9-1-83.

RECORDERS CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of _____ County, Colorado at _____ o'clock _____ M. This _____ Day of _____, AD, 19 ____.
Clerk and Recorder: _____ Deputy.

DATA:	
Land area within property lines	12.880 Acres
Gross floor area (41-16 City Code)	204,713 Sq. Ft.
Total Building Coverage	12.3% - 69,226 S.F.
Hard surface area (exclusive of buildings)	58.0% - 325,620 S.F.
Area devoted to landscaping within site	30.8% - 172,981 S.F.
Present zoning classification	PCZD
Proposed uses	Three Office Buildings
Sign Area	(NONE A+B+E) 47.5
Type of Sign (Free standing, Wall, etc.)	Free Standing
Number of stories	2 at 4 stories, 1 at 2 stories
Maximum height of buildings	50 ft.
Loading spaces provided	2 areas - 2000 S.F. total
Total parking spaces provided	Standard: 116, compact: 54, landscape: 177, TOTAL: 243
Parking spaces required	512 spaces @ NOW 552

(List information for parking calculations based on 41-668 of the City Code.)
NOTES:
All signs must conform to the City of Aurora sign code but in no case shall any free-standing sign exceed the specifications described hereon.
Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and way, now or hereafter established on the described property, and the same are hereby designated as fire lanes and emergency and service vehicle roads, and shall be posted "No Parking - Fire Lane."
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.
The approval of this document does not constitute final approval of grading, drainage, utilities and public improvements. Construction plans must be reviewed and approved by the Director of Public Works prior to the issuance of building permits.

- All roadways and parking areas are to be asphalt.
- All walks, curbs and gutters are to be concrete.
- Refer to Landscape Plan for proposed grading.
- Designated fire lane. (26')
- ROOFTOP MECHANICAL WILL BE SCREENED. SCREENING TO BE COMPATIBLE WITH BLDG. DESIGN.

ADM. AMDT 10-29-84
REDESIGN SIGN "A" TO HORIZONTAL CONFIGURATION. ALL MATERIALS, COLORS TO REMAIN AS SHOWN. TISHMAN

Seracuse, Lowler & Partners
TISHMAN AURORA OFFICE PARK
ORIGINAL -- 06.11.91
Copyright 1983
Tishman Aurora Associates
22 December 1984
Sheet No. 5

MA: 11/30/2020
Add Entry Walks
& ADA ramp/stripping
*MC 4/26/01
Add wall sign
ADM. AMTDS: 10-29-84, 5-28-86, 10-14-98, 7-7-99, 7-28-99, 3-14-01
*MA 9/30/2008 10

Mountain Bell

ADMIN. AMEND 12/15/05
1981 6077-09
Installation of new
CMT generator enclosure
and a relocation of
parking spaces by (S)
ADMIN. AMEND. 4/26/04
INSTALL CABLE EQUIPMENT &
ANTENNAS ON ROOF TOP.
INSTALL GENERATOR PLUG
AT GRADE. EXTEND EXISTING
SCREEN WALL ON ROOF TOP.

ADMIN. AMEND 3/14/01
ADD GENERATOR
ENCLOSURE
(SEE DETAIL AT RIGHT)

BI-6071-5

**Sergause
Lawler
& Partners**
Equity, Mgt., Labor, Fin. Systems, Compensation, Employee Relations

TISHMAN-AURORA
Hiff & peoria
aurora, colorado
plaza

purpose date
PACKAGE #3 1 JUNE 82.

L1.1

7-28-99 ADM AMEND.
ADD LANDSCAPING

1": 30'-0"

ADMIN AMENDMENT 5-28-86

① REMOVE TREE REMOVED FROM MEDIAN

② REPLACE SIGN "B" WITH SIGN "F"

③ ADD SIGN "E" "

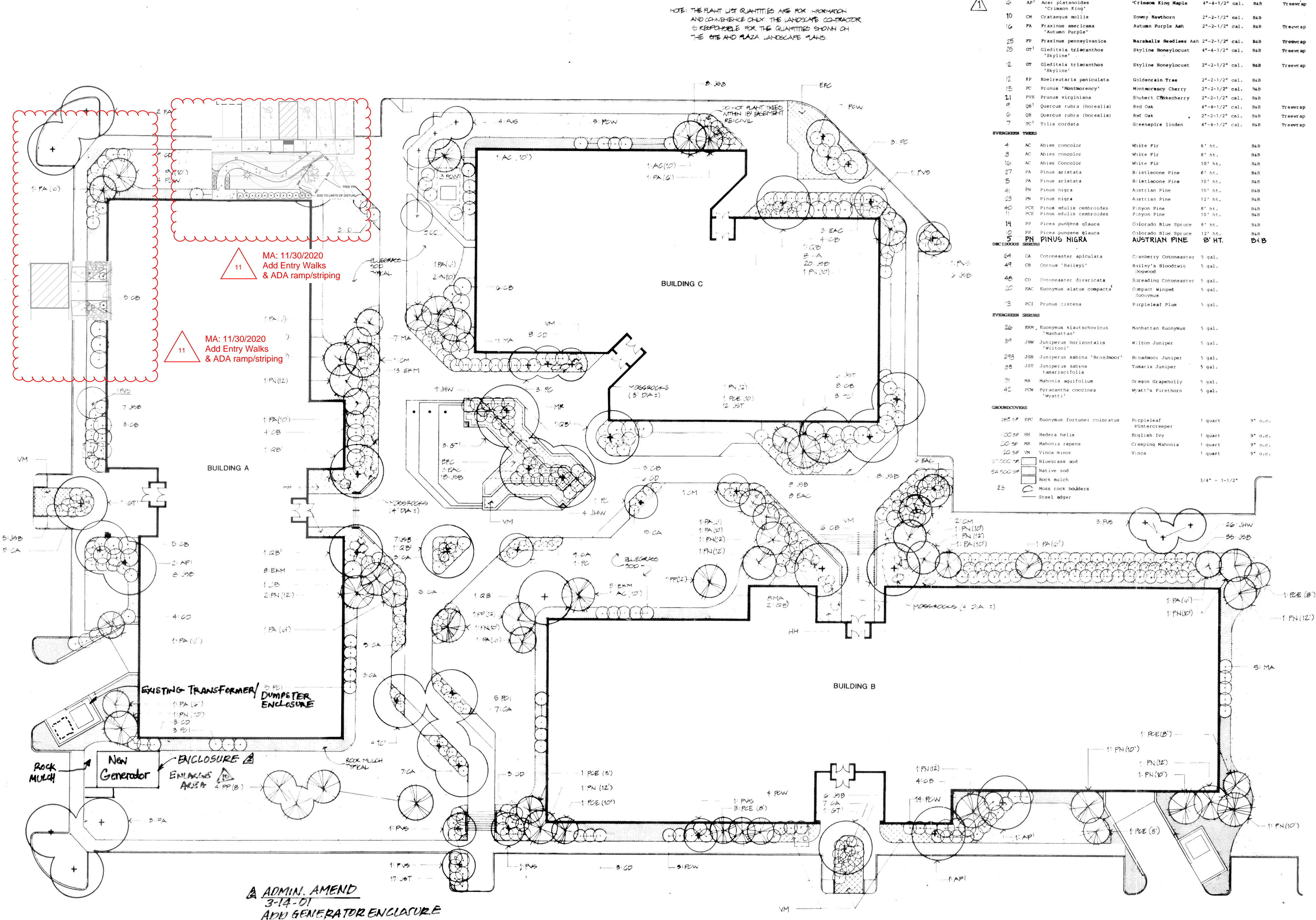
④ ADD SIGN "

⑤ REMOVE TREE

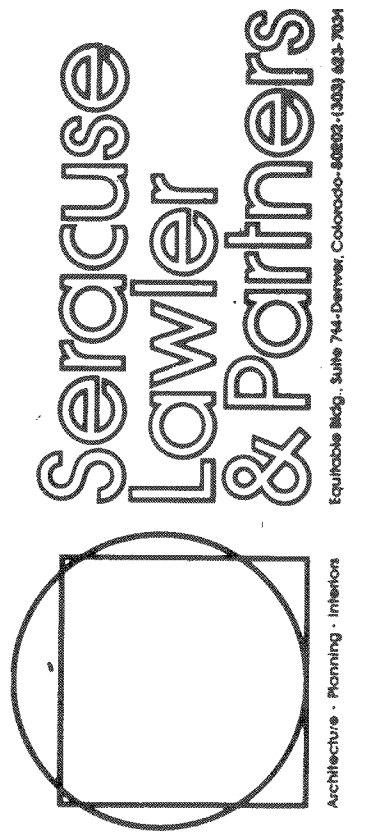
ADN ADMT. 5-28-86, 10-14-90, 7-28-99, 3-14-01 MA-9/30/2008

THUNDER AURORA PLAZA 81-6017-1 4/5

PLANNED BUILDING GROUP; TISHMAN AURORA PHASE ONE

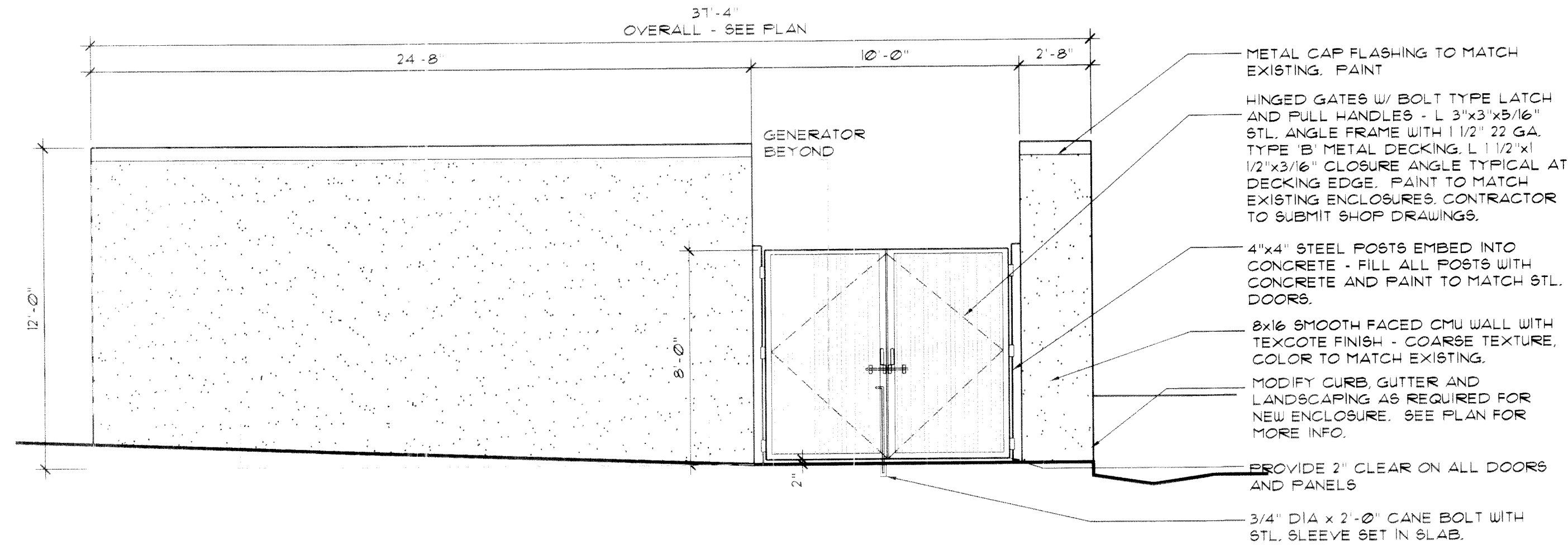
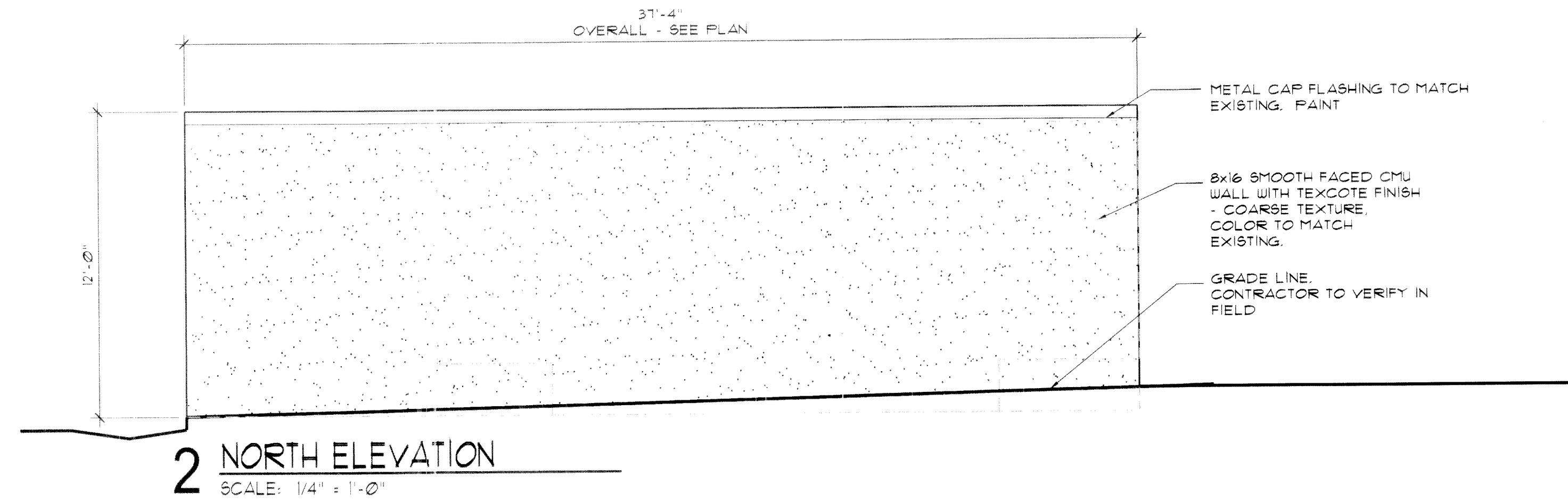


QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION/SPACING
DECIDUOUS TREES					
2	AP	Acer platanoides 'Crimson King'	Crimson King Maple	4"-4-1/2" cal.	B&B Treewrap
10	CM	Crataegus mollis	Dowry Hawthorn	2"-2-1/2" cal.	B&B
16	PA	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	2"-2-1/2" cal.	B&B Treewrap
25	PP	Fraxinus pennsylvanica	Nashville Seedless Ash	2"-2-1/2" cal.	B&B Treewrap
25	OT	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	4"-4-1/2" cal.	B&B Treewrap
2	OT	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2"-2-1/2" cal.	B&B Treewrap
12	EP	Koelerutaria paniculata	Goldenrain Tree	2"-2-1/2" cal.	B&B
15	PC	Prunus 'Montmorency'	Montmorency Cherry	2"-2-1/2" cal.	B&B
21	PVS	Prunus virginiana	Shubert Chickcherry	2"-2-1/2" cal.	B&B
4	QB	Quercus rubra (borealis)	Red Oak	4"-4-1/2" cal.	B&B Treewrap
6	QB	Quercus rubra (borealis)	Red Oak	2"-2-1/2" cal.	B&B Treewrap
7	TC	Tilia cordata	Greenspire linden	4"-4-1/2" cal.	B&B Treewrap
EVERGREEN TREES					
4	AC	Abies concolor	White Fir	6" ht.	B&B
3	AC	Abies concolor	White Fir	8" ht.	B&B
16	AC	Abies concolor	White Fir	10" ht.	B&B
27	PA	Pinus aristata	Bristlecone Pine	6" ht.	B&B
5	PA	Pinus aristata	Bristlecone Pine	10" ht.	B&B
41	PN	Pinus nigra	Austrian Pine	10" ht.	B&B
23	PN	Pinus nigra	Austrian Pine	12" ht.	B&B
40	PCE	Pinus edulis cembrisoides	Pinyon Pine	8" ht.	B&B
11	PCE	Pinus edulis cembrisoides	Pinyon Pine	10" ht.	B&B
14	PP	Picea pungens glauca	Colorado Blue Spruce	8" ht.	B&B
5	PP	Picea pungens glauca	Colorado Blue Spruce	12" ht.	B&B
5	PN	PINUS NIGRA	AUSTRIAN PINE	8" HT.	B&B
SHRUBS					
64	CA	Cotoneaster apiculata	Cranberry Cotoneaster	5 gal.	
49	CB	Cornus 'Halley'	Halley's Bloodtwig	5 gal.	
46	CD	Cotoneaster divaricata	Screaming Cotoneaster	5 gal.	
20	EAC	Eucyrtus alatus compacta	Compact Wined	5 gal.	
3	PCI	Prunus cistena	Purpleleaf Plum	5 gal.	
EVERGREEN SHRUBS					
26	EM	Eucyrtus klatschovius 'Manhattan'	Manhattan Eucyrtus	5 gal.	
39	JHW	Juniperus horizontalis 'Wilton'	Wilton Juniper	5 gal.	
243	JSB	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 gal.	
35	JST	Juniperus sabina tamariscifolia	Tamarix Juniper	5 gal.	
31	MA	Mahonia aquifolium	Oregon Grapeholly	5 gal.	
42	PCW	Pyracantha coccinea 'Wynetti'	Wynetti's Firethorn	5 gal.	
GROUNDCOVERS					
165 SF	EPC	Eucyrtus fortunei coloratus	Purpleleaf Wintercreeper	1 quart	9" o.c.
20 SF	HR	Hedera helix	English Ivy	1 quart	9" o.c.
20 SF	MR	Mahonia repens	Creeping Mahonia	1 quart	9" o.c.
20 SF	VM	Vinca minor	Vinca	1 quart	9" o.c.
54'00" x 5'		Bluegrass sod			
54'00" x 5'		Native sod			
25		Rock mulch		3/4" - 1-1/2"	
		Moss rock boulders			
		Steel edger			

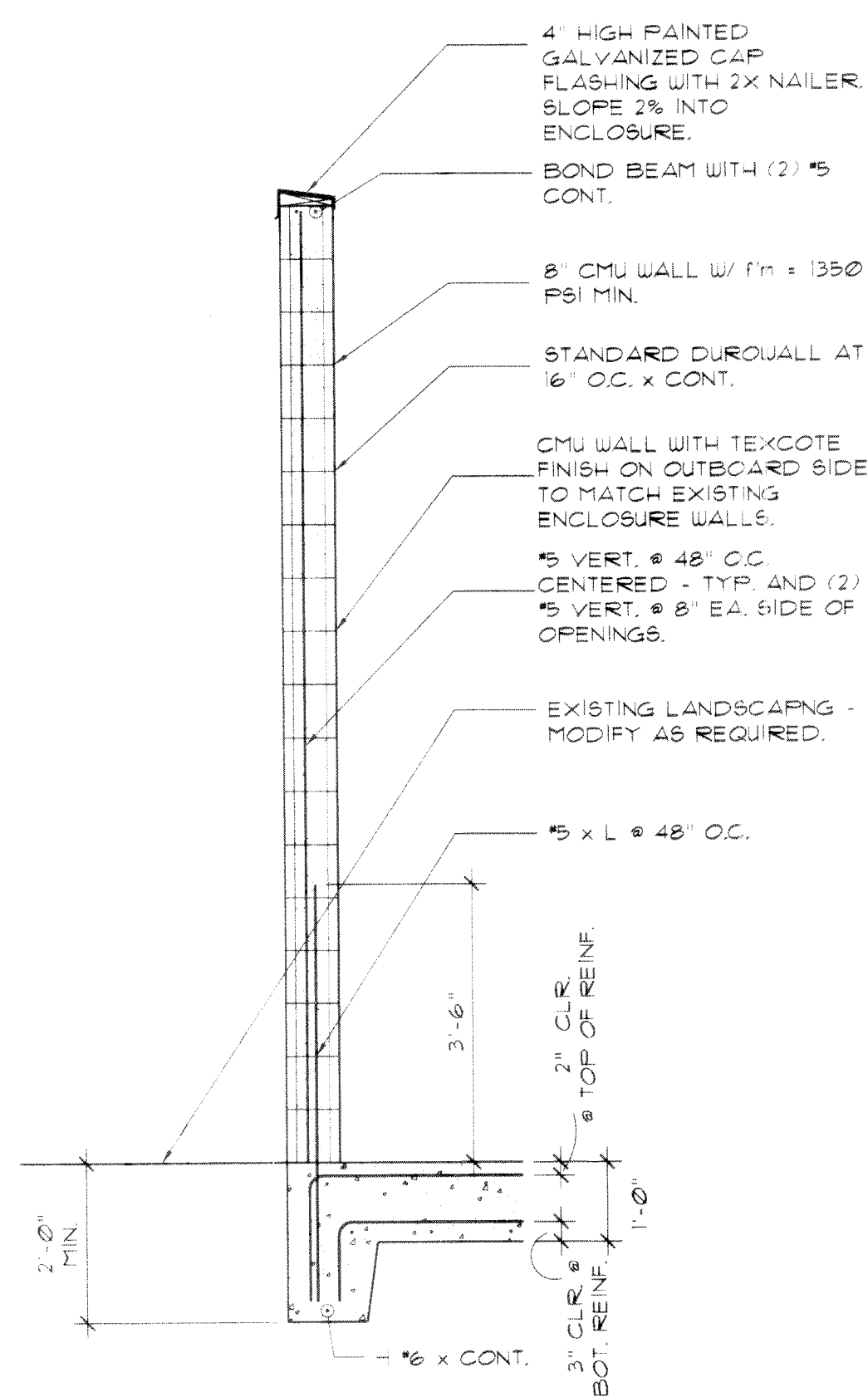


TISHMAN - AURORA plaza
iliff & peoria
aurora, colorado

Copyright 1981
1. JUNE 1 1982
Issue Record
Purpose
BID PACKAGE #3
1 JUNE 82
Sheet Title
PLAZA LANDSCAPE PLAN
Date
1 JUNE 1 1982
Drawn
MA
Checked
VP
VP
Y
Y
Project No.
81-1165
Sheet No.
L1.4

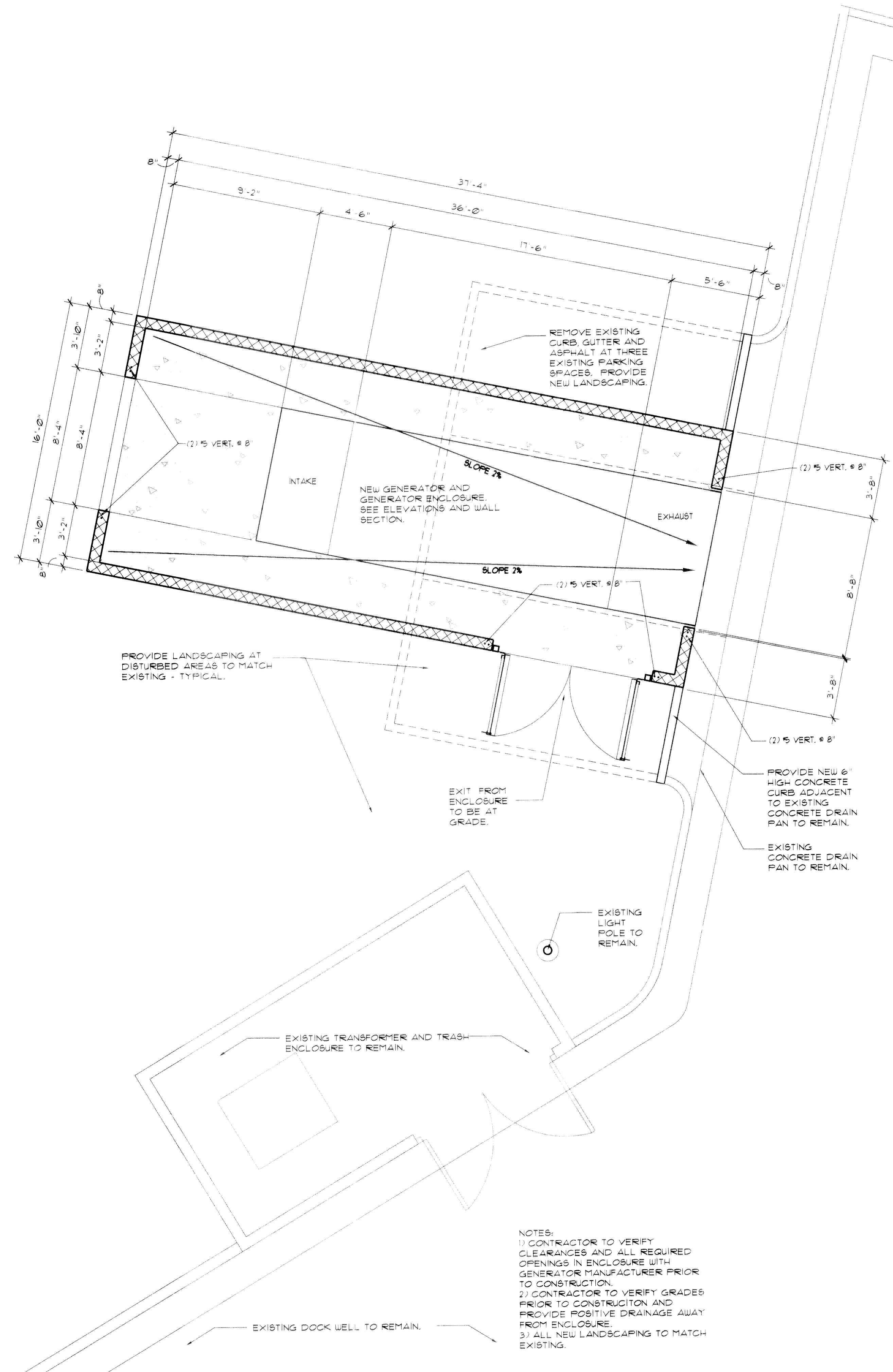
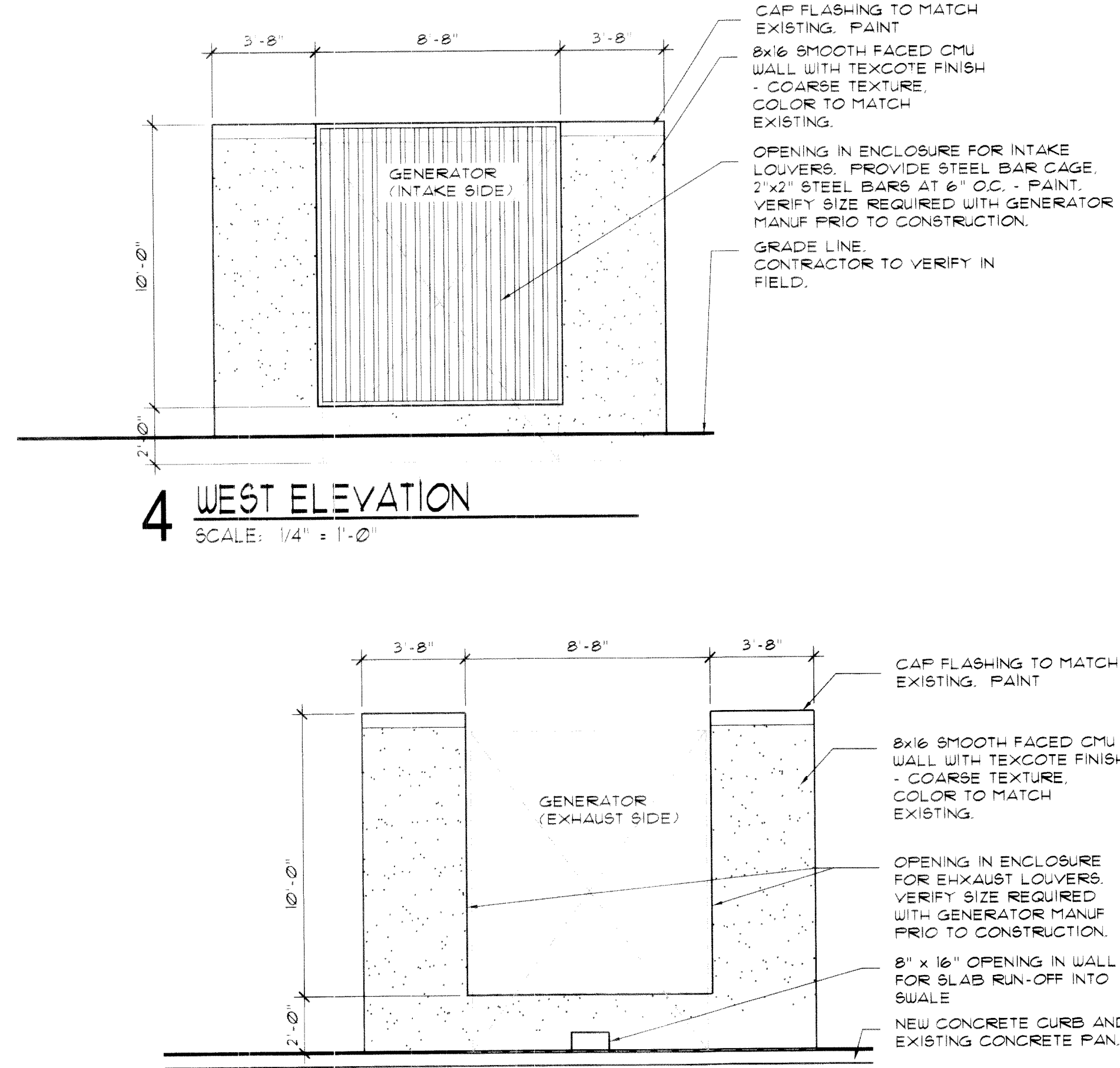


NOTE:
ALL WELDING SHALL BE ARCHITECTURAL GRADE.
ALL STEEL SHALL BE PAINTED.



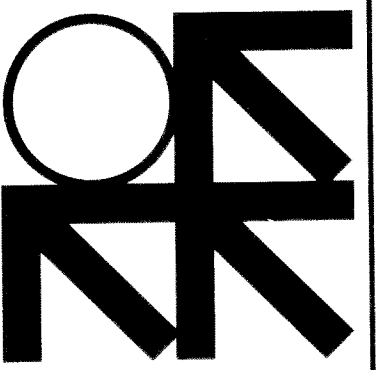
TYP. SLAB REIF.	CONC. SLAB MIX:
(2) LAYERS #4 @ 12" EACH WAY.	1'c + 4000 PSI (MIN) @ 28 DAYS, 3/4" AGGREGATE 6% AIR, 4" SLUMP

6 TYP. WALL SECTION
SCALE: 1/2" = 1'-0"



NOTES:
1) CONTRACTOR TO VERIFY CLEARANCES AND ALL REQUIRED OPENINGS IN ENCLOSURE WITH GENERATOR MANUFACTURER PRIOR TO CONSTRUCTION.
2) CONTRACTOR TO VERIFY GRADES PRIOR TO CONSTRUCTION AND PROVIDE POSITIVE DRAINAGE AWAY FROM ENCLOSURE.
3) ALL NEW LANDSCAPING TO MATCH EXISTING.

MS-7093



INTERGROUP
ARCHITECTURE
PLANNING - INTERIOR DESIGN

2000 WEST LITTLETON BOULEVARD
LITTLETON, COLORADO 80120
(303) 738-8877 FAX: (303) 738-2294

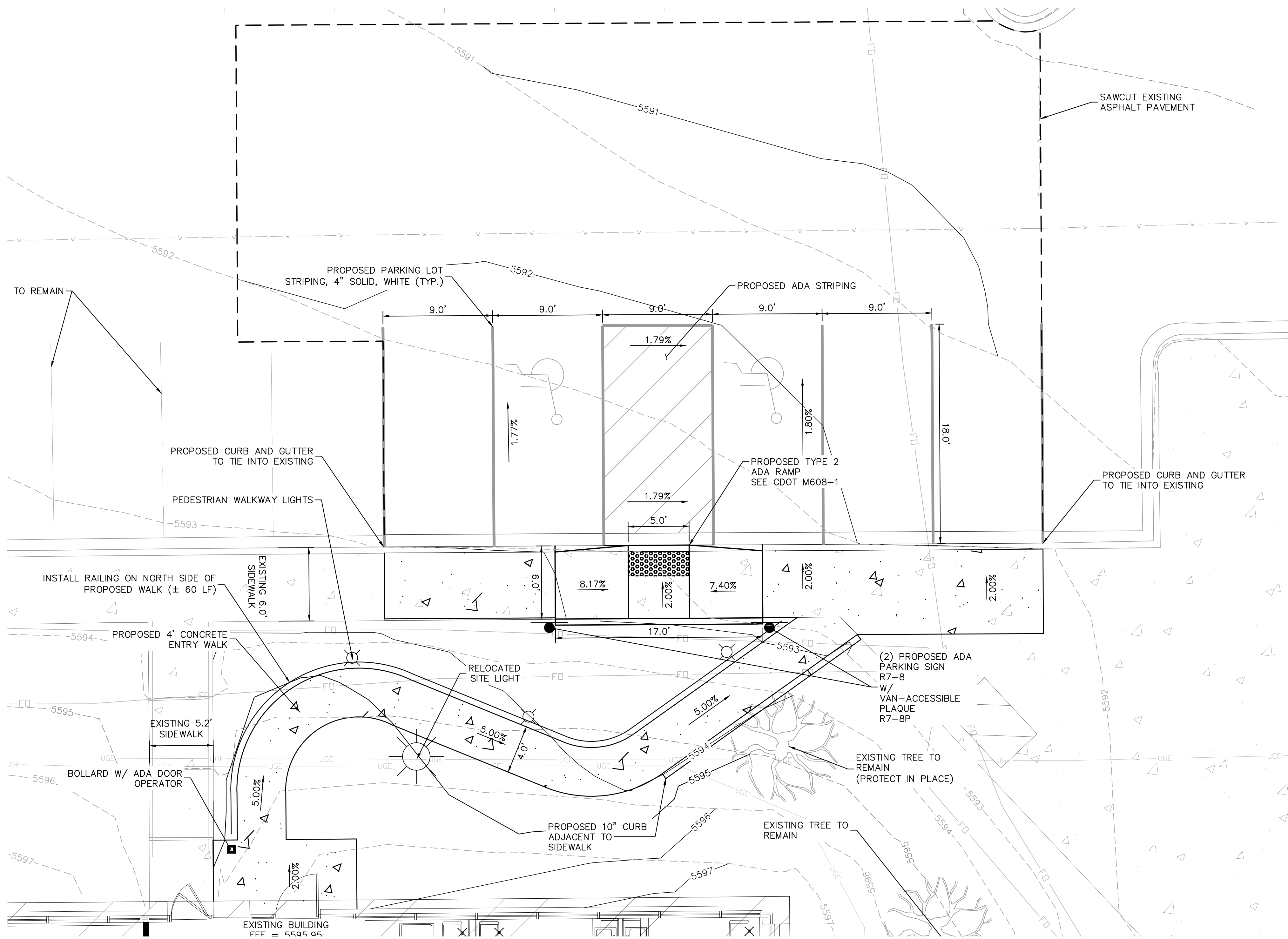
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Tenant Finish For:
JANUS

AURORA CORPORATE PLAZA / BUILDING B, SUITE 400
12250 EAST ILIFF AVENUE
AURORA, CO 80014

DATE	DESCRIPTION
09.30.05	DEMOLITION PLAN
10.11.05	CONSTRUCTION DOCUMENTS
10.13.05	ADDENDUM #1
11.01.05	ADDENDUM #2
11.22.05	GENERATOR ENCLOSURE
11.28.05	GENERATOR REVISION
12.06.05	GENERATOR RELOCATION
12.14.05	GENERATOR LAYOUT REVISION

G1
GENERATOR
PLANS AND ELEV.



LEGEND

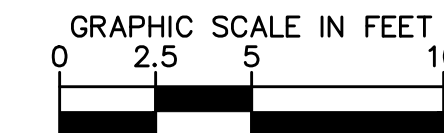
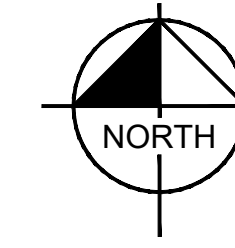
---	PROPERTY LINE
XX	PROPOSED CONTOUR
XX	EXISTING CONTOUR
23.50	PROPOSED SPOT GRADE
=====	PROPOSED CURB AND GUTTER
=====	EXISTING CURB AND GUTTER
=====	EXISTING SITE LIGHT
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING WATER LINE
---	EXISTING FIBER OPTIC LINE

ABBREVIATIONS LEGEND

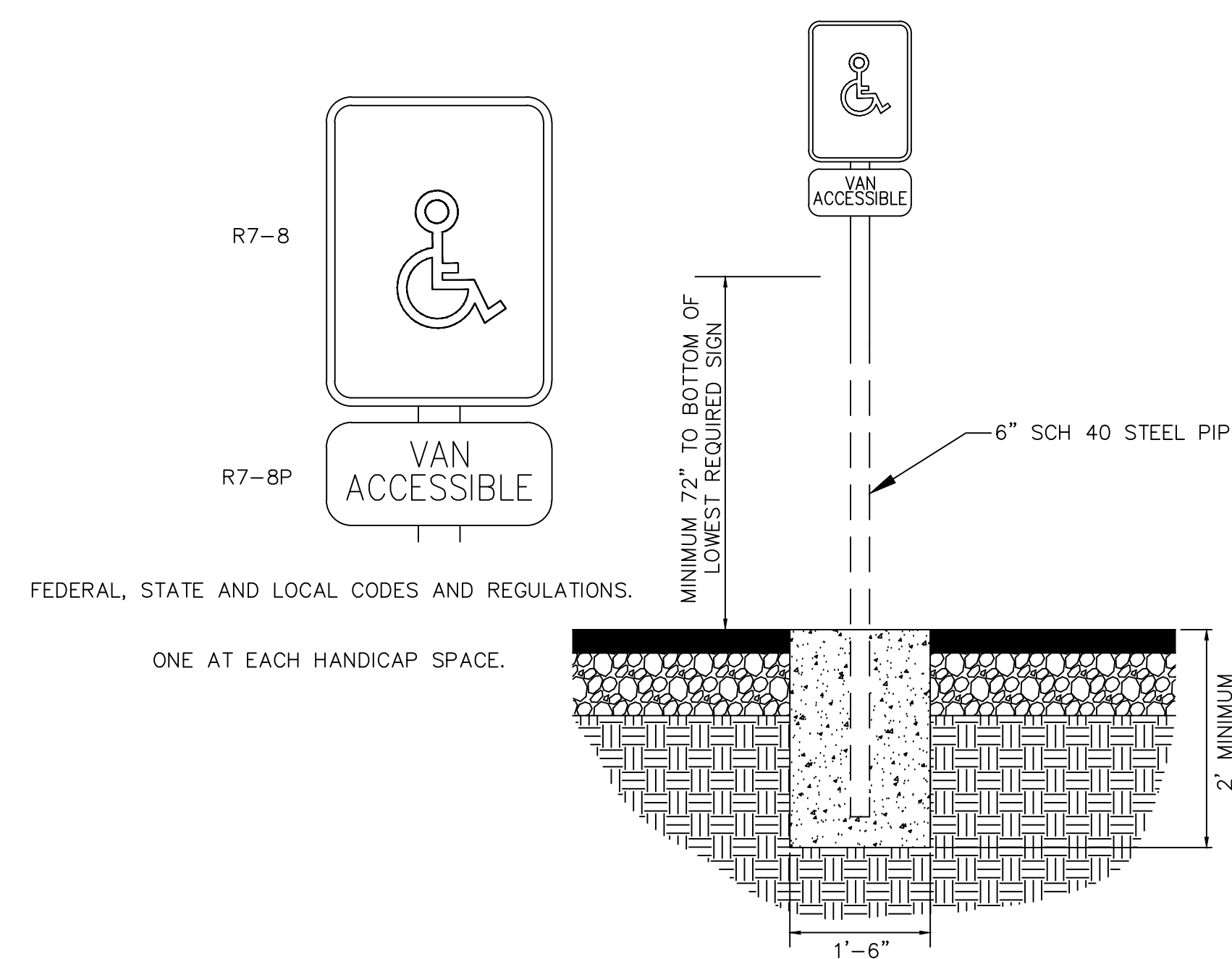
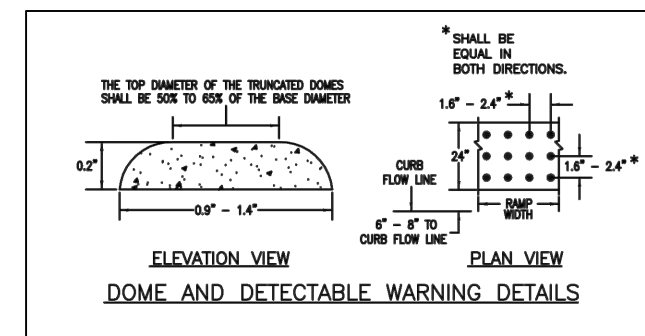
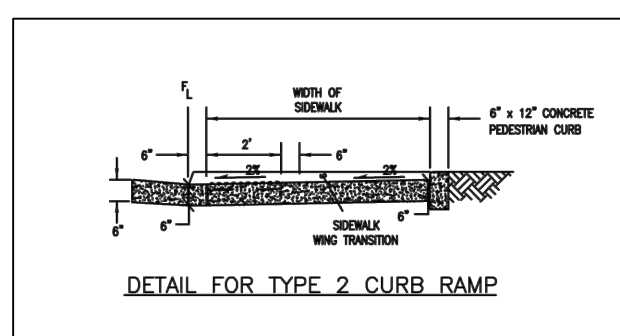
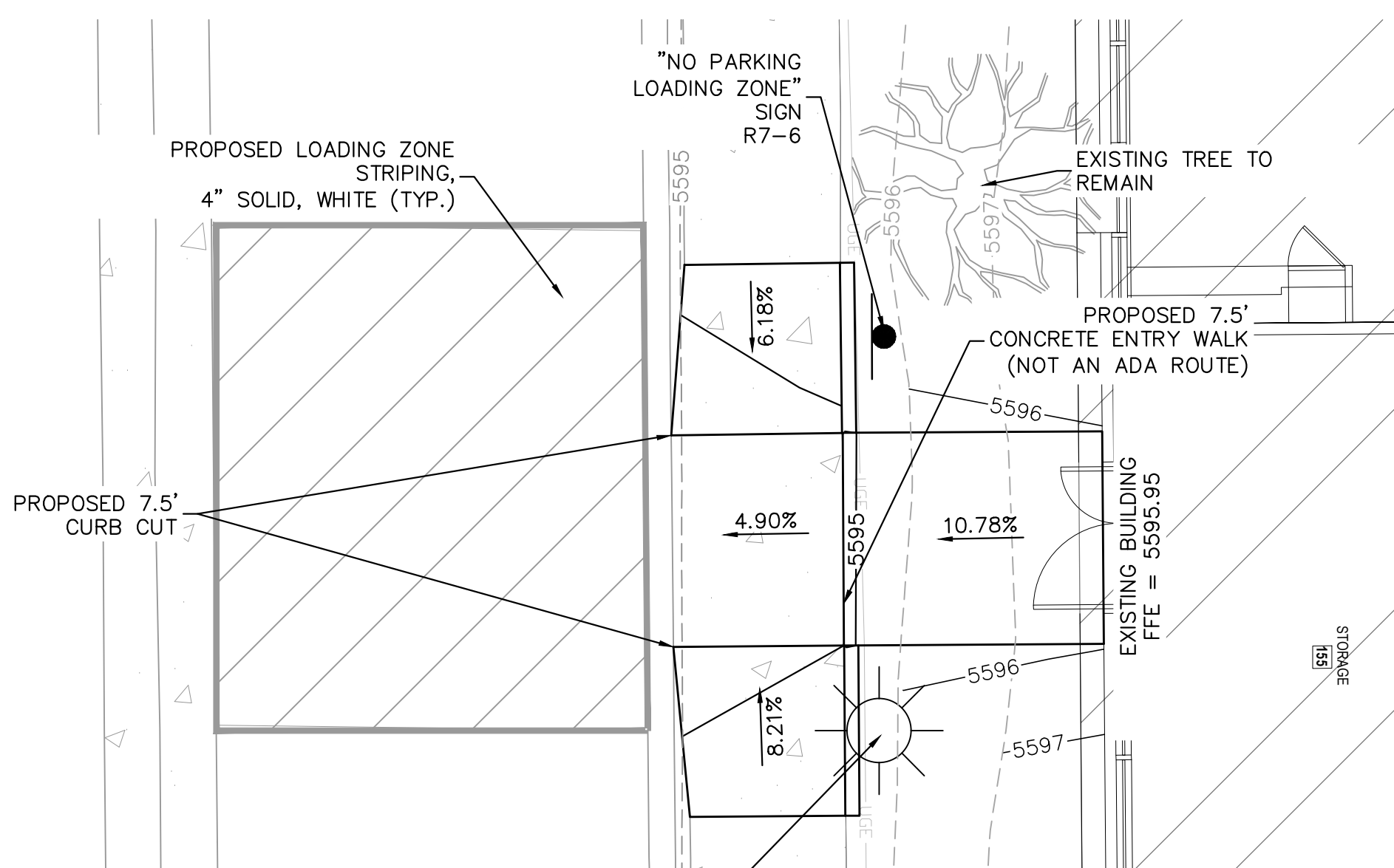
FL	FLOWLINE
FG	FINISHED GRADE
ME	MATCH EXISTING +/-
SW	SIDEWALK
EOP	EDGE OF PAVEMENT

GRADING NOTES

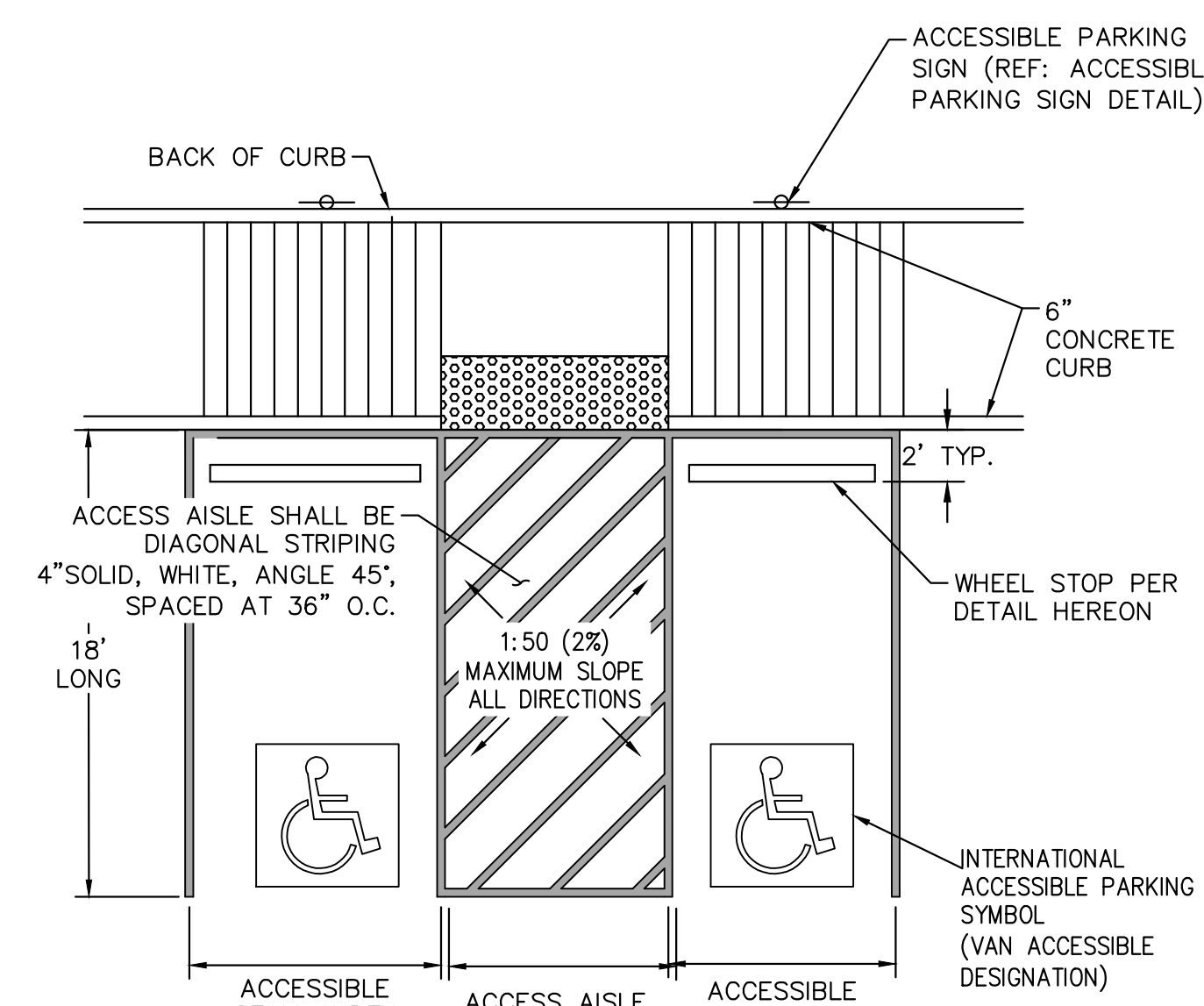
1. CONTRACTOR TO CONSTRUCT CURB RAMPS IN ACCORDANCE WITH ADA DESIGN CRITERIA.
2. SIDEWALKS ALONG ACCESSIBLE ROUTE SHALL NOT EXCEED 5.0% IN THE DIRECTION OF TRAVEL AND 2.0% CROSS SLOPE.



11 SITE, GRADING, & TREE MITIGATION PLAN



ACCESSIBLE PARKING SIGN DETAIL
N.T.S.



1. EACH ACCESSIBLE PARKING SPACE IS TO BE A MINIMUM OF 8 FEET WIDE AND HAVE A 96\"/>
2. CONSTRUCTED SLOPES WITHIN THE ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION.
3. RAMPS MUST NOT EXTEND OUT FROM THE CURB INTO THE ACCESS AISLE OF ANY ACCESSIBLE PARKING SPACE.
4. CURB AND GUTTER ADJACENT TO OR WITHIN ACCESSIBLE PARKING STALLS SHALL BE MODIFIED IN A MANNER THAT THE SLOPE CONSTRUCTED WITHIN THE GUTTER PAN SHALL NOT EXCEED 1:50 OR (2%) SLOPE IN ALL DIRECTIONS
5. SURFACE STRIPING PAINT SHALL BE PS-TT-P-1952D (WATERBORNE), TYPE II ADVERSE CONDITIONS, COLOR: HIGHWAY YELLOW OR AS REQUIRED BY LOCAL CODES.

ACCESSIBLE PARKING DETAIL
N.T.S.

TREE PROTECTION 01530

PART 1 GENERAL

1.1 Description of Work

- A. This work shall consist of taking the necessary precautions to protect any trees within the project.

1.2 Definitions

- A. **Tree Protection Zone:** The Tree Protection Zone is a critical root zone and shall be a disturbance free area. A Tree Protection Zone shall be established for each tree 4\"/>
- B. **Disturbance Trenching:** Disturbance trenching shall be defined as any changes in grade either cut or fill, material or equipment storage, equipment movement, compaction or paving.

PART 2 PRODUCTS

2.1 Materials

- A. "Orange" safety fencing is required for use in tree protection and is to be installed around the tree protection zone of all trees designated for protection. Fencing shall be maintained daily, and remain in place until project completion. A minimum of five (5) metal T-stakes per tree shall be used to delineate the Tree Protection Zone.

PART 3 EXECUTION

3.1 Soil Excavation Around Trees

- A. Equipment of any kind is prohibited from operation within the Tree Protection Zone of all trees – this includes vehicle parking and foot traffic.
- B. Stock piling of soil or materials is prohibited within the Tree Protection Zone of all trees.
- C. Compacting of the soil is prohibited within the Tree Protection Zone of all trees.
- D. Trenching and excavation is prohibited within the Tree Protection Zone of all trees, unless approved prior to construction.
- E. Any root pruning that is approved within the Tree Protection Zone shall be performed with a sharp tool and a clean cut.
- F. Roots shall not be exposed to the air for more than two to four (2-4) days, in order to avoid drying out and death.

October 2020
City of Aurora Park Project #####
TREE PROTECTION
01530 - 1

- G. Limb damage is prohibited, unless approved prior to construction or as authorized by the City Forestry Division. Pruning of interfering limbs shall be done prior to construction and must be accomplished by a company licensed to perform tree work within the City of Aurora. A list of authorized companies can be obtained from the City of Aurora Forestry Division.
- H. Damage to the main trunk of the tree is prohibited. Damage greater than ten percent (10%) of the main trunk, not resulting in structural damage shall result in a fine based on the percentage of the circumference affected. Damage greater than thirty percent (30%) of the circumference of affecting structural integrity of the tree will result in a fine equal to the full-appraised value of the tree.
- I. All concrete washout areas must be designated – they shall not flow into or across the Tree Protection Zone.
- J. If irrigation is interrupted for more than one week, trees will require supplemental watering methods. Water should be evenly distributed within the critical root zone. As a rule, ten (10) gallons of water per one inch (1") of trunk diameter should be administered.

PART 4 MEASUREMENT AND PAYMENT

4.1 Measurement and Payment

- Tree Protection will not be paid separately, but will be included in the cost of the Base Bid.

END OF SECTION

October 2020
City of Aurora Park Project #####
TREE PROTECTION
01530 - 2