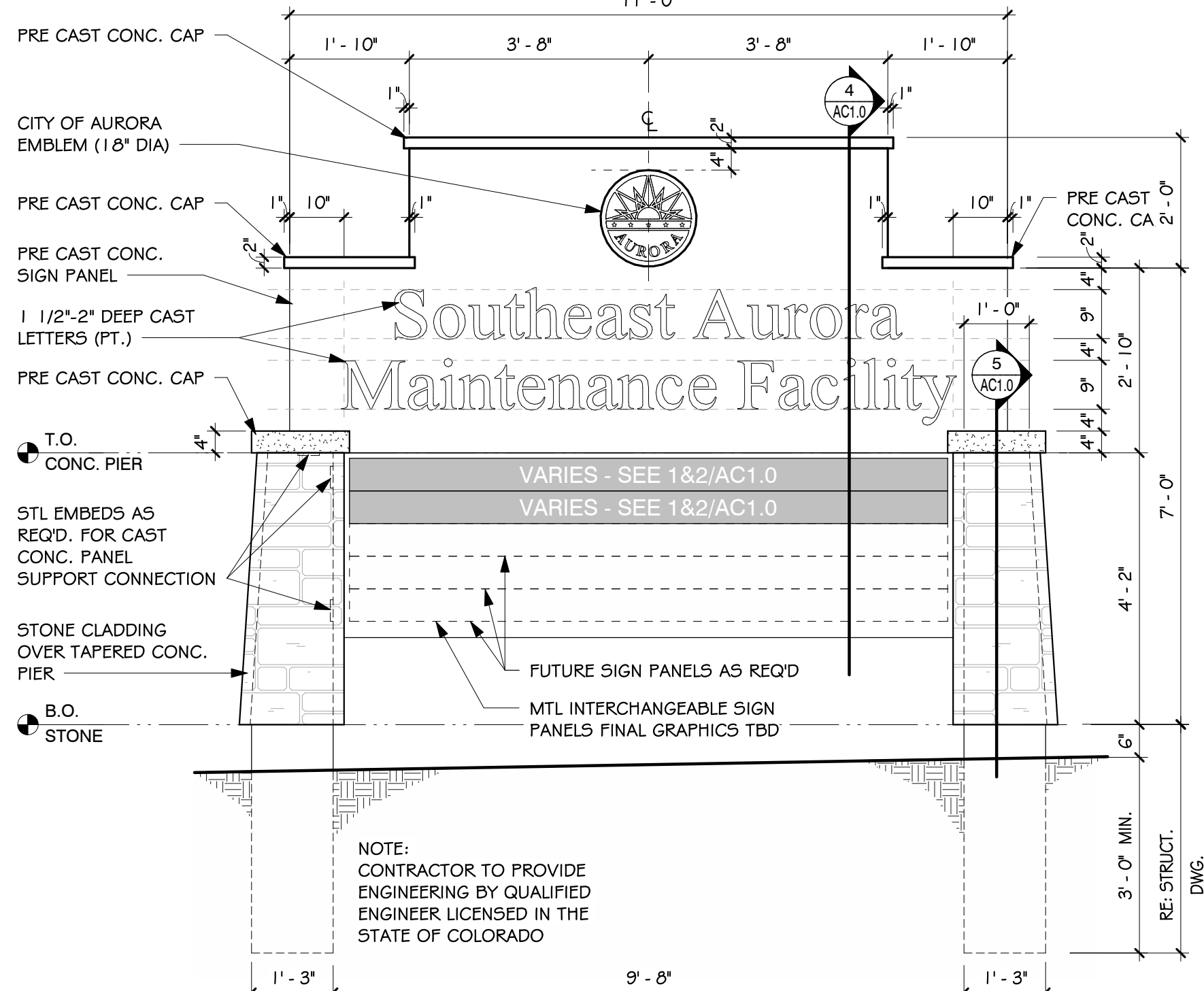
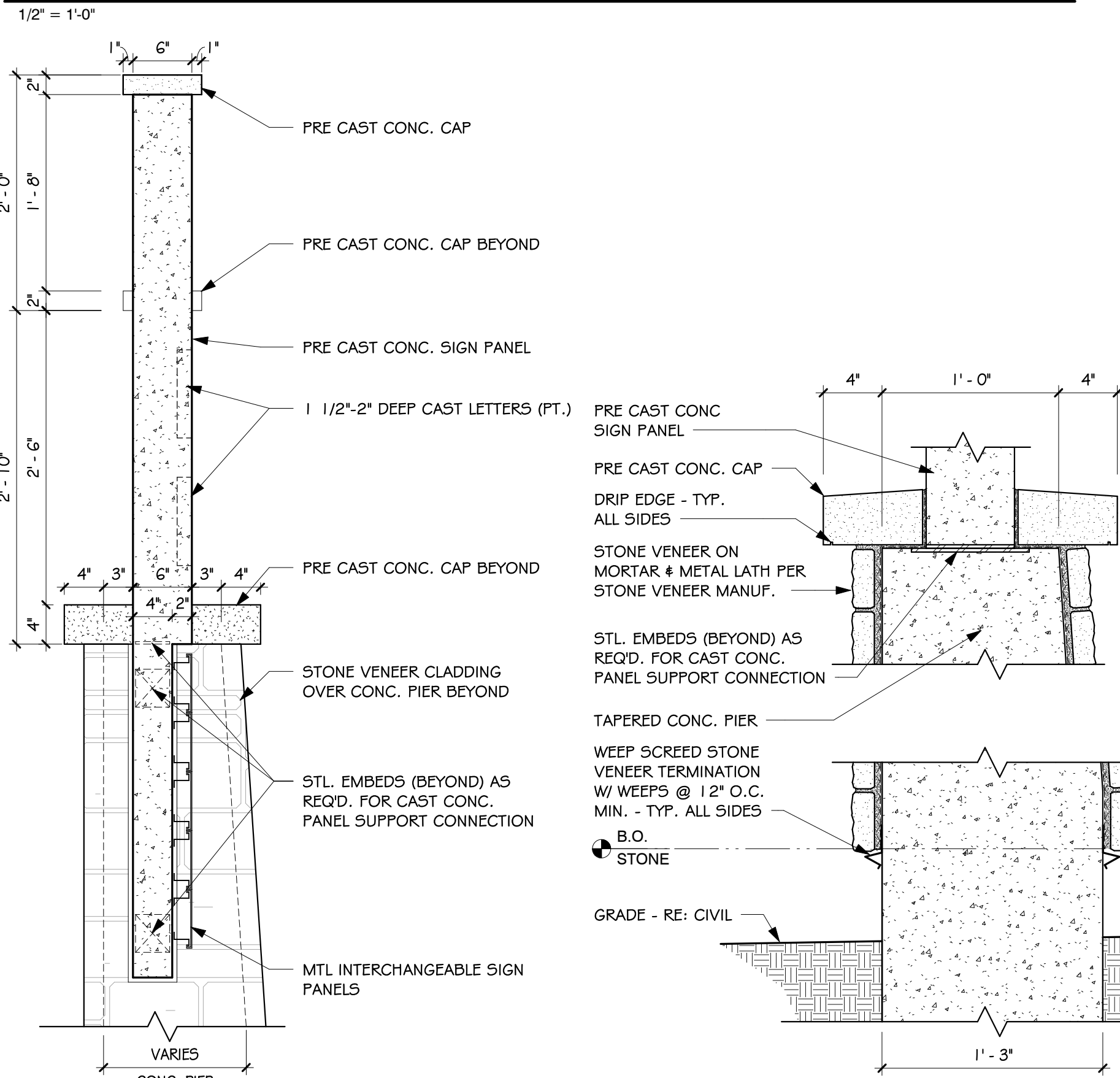


C:\Users\malczuk\Documents\18015 Aurora SEAM A19 Central_malczuk@eidosarch.com.rvt
7/1/2021 5:53:34 PM

1. Omitted



3. Elevation - Site Signage



4. Section - Site Sign

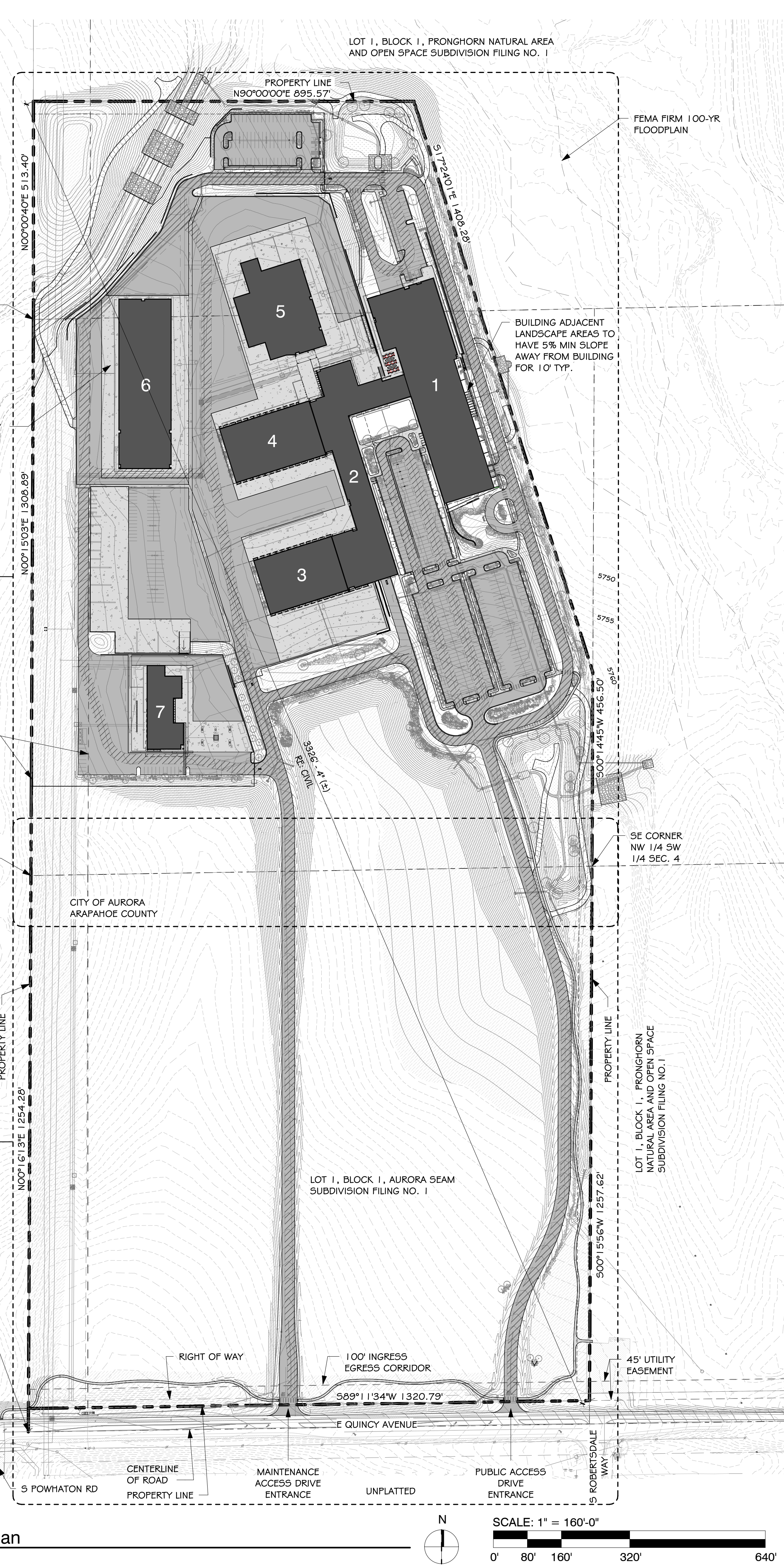
1" = 1'-0"

5. Pier cap detail

1 1/2" = 1'-0"

Site Plan

1" = 160'-0"



Planning Notes

- In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer.
- The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted.
- Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department.
- The owner is responsible for obtaining an address for the meter(s) from the Planning Department.
- A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.
- The developer, his successors and 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 signs must conform to the City of Aurora sign code.
- 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 ways now or 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."
- "Accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrances they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. 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. The City of Aurora enforces handicapped accessibility requirements based on the 2015 International Building Code, chapter 11, and the International Code Council (ICC) a117.1-2009.
- The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act.
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.
- 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.
- 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 Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings.
- 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 must be at least as high as the equipment they hide. If equipment is visible because screens do not meet this minimum height requirement, the Director of Planning 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, 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 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.

Planning Notes (Cont.)

- 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.
- All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, the property owner and its heirs, successors and assigns.
- 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.
- At the fleet maintenance building, there will be no outside, overnight storage of vehicles on the site.
- In locations where utility corridors overlap drainage corridors only subsurface utilities shall be permitted within the portion of the utility corridor that overlaps the drainage easement. Installation of above ground utilities within a drainage corridor requires prior written approval by the City Engineer.
- The 2015 International Fire Code (IFC), requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERRC). At the time the structure is at final frame and final electrical inspections, the general contractor (GC) will be required to hire an approved and qualified independent 3rd party to assess the radio frequency levels within the structure. Once completed, the 3rd party will provide the results of the test to both the GC and the Aurora Building Division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require a licensed contractor to submit plans to the Aurora Building Division to obtain a building permit for the installation of an ERRC system prior to installation. This assessment and installation is at the owner or developers expense. Future interior or exterior modifications to the structure after the original Certificate of Occupancy is issued will require a reassessment for adequate radio frequency coverage.

Site Information

Address: 26791 East Quincy Avenue
Aurora, CO 80018

Site Area: 88 Acre

Zone: Planned Open Space (POS)

Site Plan Legend

- Concrete Pavement (Approx. 238,422 sf) & Sidewalks (Approx. 48,360 sf)
- Asphalt Pavement & Drives
Approx. 692,650 sf
- Fire Lane and Access Corridor
- Rip Rap - RE: Civil Dwg.

Total Site Development (Excl. Bldg.)
Approx. 46 acres

Site Data Block

Number of Buildings: 7 (Sprinklered)

1) Main Building: Building #1:	129,130 SF
(IBC Type II-B-SPK)	
2) Main Building: Building #2:	89,511 SF
(IBC Type II-B-SPK)	
3) Main Building: Building #3:	25,238 SF
(IBC Type II-B-SPK)	
4) Main Building: Building #4:	29,073 SF
(IBC Type II-B-SPK)	

Buildings Submitted under separate Permits	
5) Warehouse & Trades Building:	34,908 SF
(IBC Type II-B-SPK)	
6) Maintenance Storage Building*:	48,730 SF
(IBC Type II-B-SPK)	
7) Fleet Building (IB):	14,809 SF
(IBC Type II-B-SPK)	

Maximum Building Height

1) Main Building: Building #1:	34'-9" ± (5788'-9" ±)
2) Main Building: Building #2:	30'-8" ± (5792'-8" ±)
3) Main Building: Building #3:	29'-6" ± (5804'-8" ±)
4) Main Building: Building #4:	29'-6" ± (5804'-8" ±)

Buildings Submitted under separate Permits	
5) Warehouse & Trades Building:	34'-6" ± (5809'-6" ±)
6) Maintenance Storage Building*:	30'-0" ± (5804'-0" ±)
7) Fleet Building:	28'-0" ± (5810'-0" ±)

Parking Spaces Provided: 474

(Table 4.6-2 of Aurora UDO)
Handicap Parking Spaces Required: 17
Handicap Parking Spaces Provided: 17

Van Accessible Spaces (Table 208.2 ADAAG)
Van Accessible Spaces Required: 4
Van Accessible Spaces Provided: 4

Loading Spaces Required: 0
Loading Spaces Provided: 0

* Building not submitted for Foundations Only Permit



Eidos
ARCHITECTS

5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Phone: 720.200.0630

© 2021

CONSULTANTS:

PROJECT TITLE:

City of Aurora / Aurora
Water

**Aurora Water at
SEAM Main
Building**

26791 E Quincy Ave. Aurora, CO

MARK	DATE	DESCRIPTION
6	25 June 21	Issue for Fdn Only Permit - Rev. 1
4	01 June 21	AS1 #003
4	11 May 21	Addendum 4
	22 Mar 21	Planning Dept. Submittal #5
1	21 Oct 20	Issue for Fdn Only Permit
	02 Oct 20	Addendum 1
	11 Sept 20	90% CDs

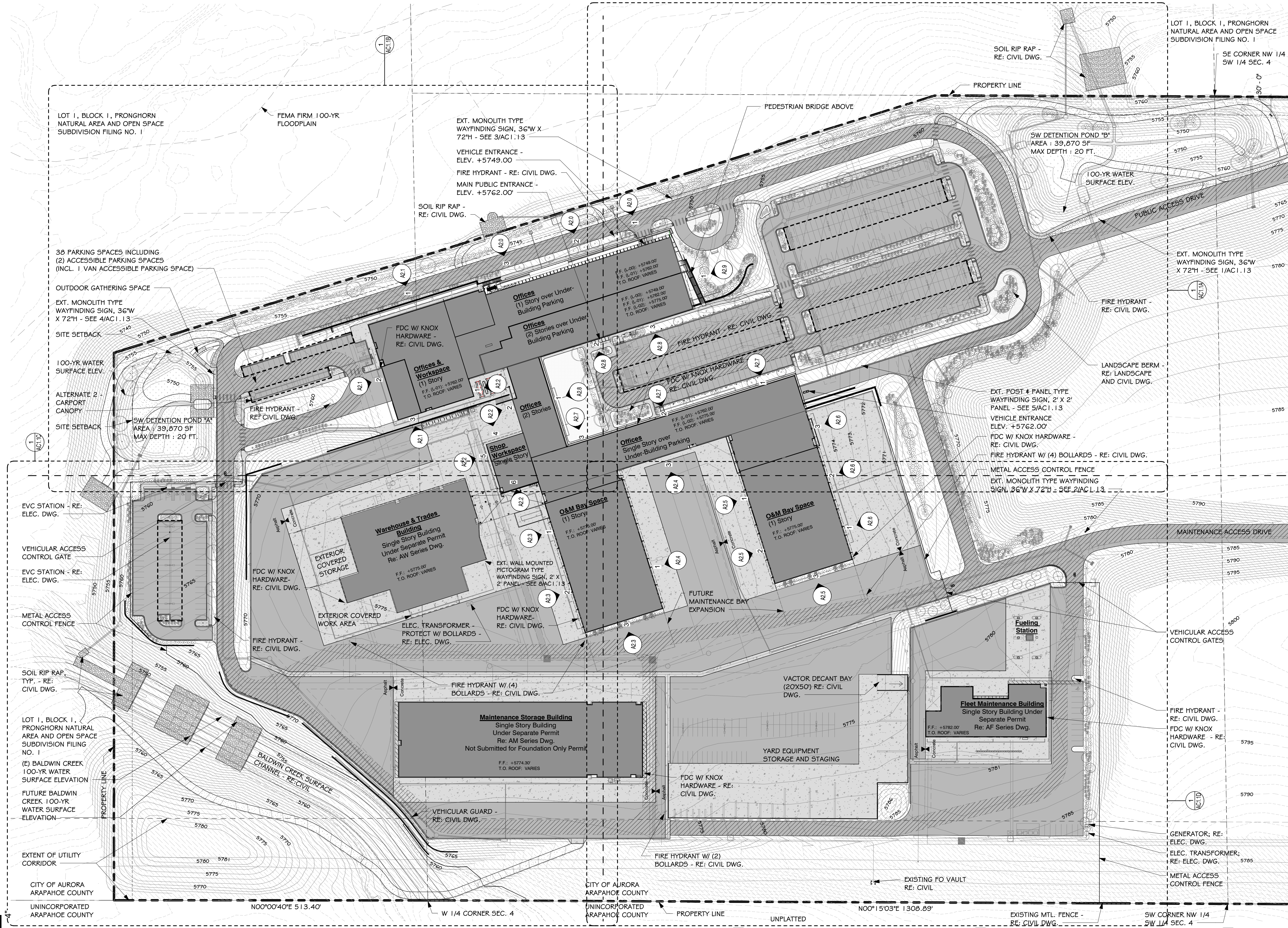
Project Number: 18015
Drawn By: AC
Checked By: MW

SHEET TITLE:

Site Plan

AC1.0

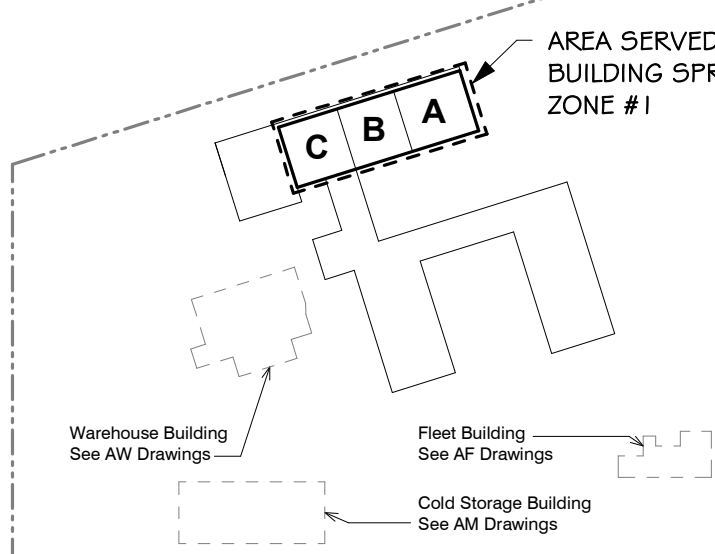
7/1/2021 6:54:15 PM C:\Users\mwalczuk\Documents\18015 Aurora SEAM A19 Central_mwalczuk@eidosarch.com.nrw



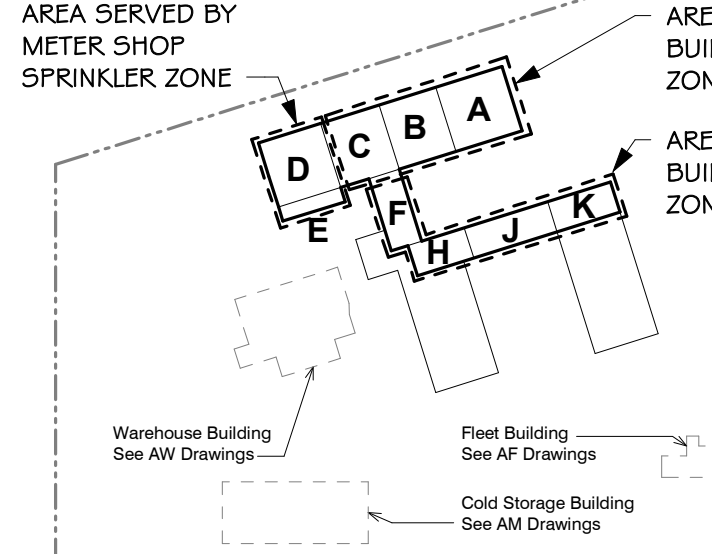
1. Enlarged Site Plan - North

1" = 80'-0"

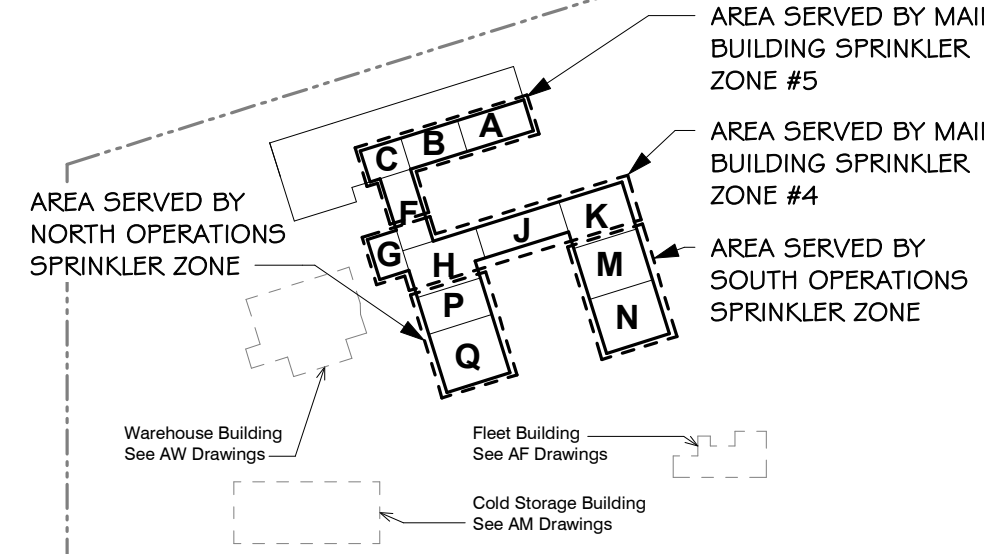
SCALE: 1" = 80'-0"



Key Plan - Level 0



Key Plan - Level 1



Key Plan - Level 2

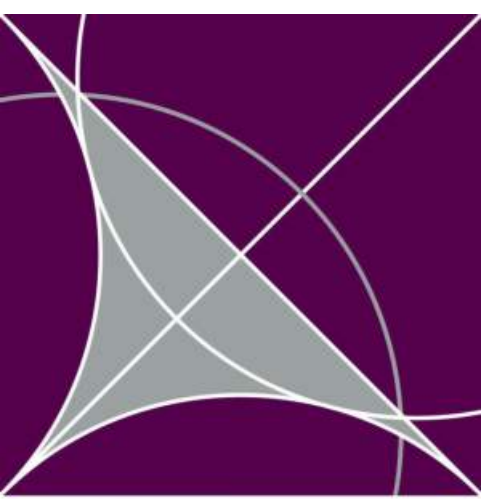
Site Plan Legend

- Concrete Pavement (Approx. 238,422 sf) & Sidewalks (Approx. 48,360 sf)
- Asphalt Pavement & Drives (Approx. 692,650 sf)
- Fire Lane and Access Corridor
- Rip Rap - RE: Civil Dwg.

Total Site Development (Excl. Bldg.) Approx. 46 acres

General Site Notes

- Hydrant meter pick-up and drop-off basis of design: Provide two (2) outdoor metal parcel lockers by Luxor One. Provide power and data as required.
- The Contractor shall repair or replace any site features damaged or disturbed during construction including, but not limited to all sod, irrigation lines, landscaping, sidewalks, concrete gutters, asphalt, & pavement stripping.
- The Contractor shall replace all disturbed asphalt with new asphalt to match the same depth as the existing asphalt that was disturbed.
- The Contractor shall replace all disturbed concrete with new 4000 PSI concrete to match all existing depths & profiles.
- The Contractor shall keep the parking lot, vehicular drive lanes, on-site sidewalks, and all other site access points clear of stored materials and construction debris at all times during construction in order to provide the Owner continued access to the site.
- The Contractor shall coordinate and schedule all construction activities occurring on the site with the Owner to avoid disruption of the Owner's activities.
- The Contractor shall coordinate and implement all safety measures requested and/or required by the local Fire Marshal, health department, building officials, and all other authorities having jurisdiction.
- The Contractor shall coordinate with the Owner at least 48 hours prior to any disruption of utilities.
- The Contractor shall not obstruct any accesses designated for emergency vehicles and shall provide temporary accesses as required.
- The Contractor shall provide barricades, safety warning signs, fences, and other temporary items as required to maintain the safety of the construction site at all times.
- The Contractor shall comply with all ordinances affecting the project including but not limited to hours of work, safety, and dust mitigation.
- The Contractor shall review existing conditions and review the geotechnical report. Failure to do so will not eliminate responsibility to perform the requirements of the geotechnical report.
- The Contractor shall Verify the locations of existing utilities before proceeding with any excavations.
- The Contractor shall maintain adequate drainage throughout the site during the excavation and grading process. The final grade shall be maintained in a condition that appropriately drains at all times.
- The Contractor shall keep all adjacent streets and parking areas to remain clear of mud and debris. It is the responsibility of the Contractor to remove all mud and debris at the end of each day.
- The Contractor shall protect the site and existing site items from damage. Damaged items shall be replaced, repaired, or restored by Contractor at no cost to the Owner.
- The Contractor shall provide control joints at five feet on center and expansion joints at thirty feet on center maximum at all new concrete sidewalks, unless noted otherwise.
- The Contractor shall be responsible for contacting all subsurface utility Owners prior to beginning work to verify the location of existing utility lines.
- The Contractor shall review the civil, structural, mechanical, electrical, and all other related drawings and documents for any additional site requirements. No extras will be allowed for work shown in any part of these drawings, or described in any part of the specifications.
- All building adjacent impervious areas to have min. 2% slope away from buildings - Typ. (2% Max where part of an accessible route.)
- All building adjacent landscape areas to have 5% min slope away from building for 10' - Typ.
- Refer to sheet AC1.0 for all Planning and Life Safety notes.
- Grade & top of wall elevations shown for reference only. Refer to Civil construction drawings for detailed construction information.
- 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.
- Landscape planting information is shown on these documents for reference only. Refer to Landscape drawings for construction information.
- Grading information, fire hydrants, fire department connections and fire access lanes are shown for reference only. Refer to Civil drawings for construction information.



Eidos
ARCHITECTS

5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Phone: 720.200.0630

© 2021

CONSULTANTS:

PROJECT TITLE:

City of Aurora / Aurora Water

Aurora Water at SEAM Main Building

26791 E Quincy Ave. Aurora, CO

MARK	DATE	DESCRIPTION
	30 June 21	Issue for Fdn Only Permit - Rev. 1
6	25 June 21	ASI #003
4	01 June 21	Addendum 4
	11 May 21	Planning Dept. Submittal #5
	22 Mar 21	Issue for Fdn Only Permit
3	03 Dec 20	Addendum 3
2	19 Nov 20	Addendum 2
1	21 Oct 20	Addendum 1

Project Number: 18015
Drawn By: AC
Checked By: MW

SHEET TITLE:

Enlarged Site Plan

BUILDING ELEVATION TAGS
AND GRADE ELEVATIONS
SHOWN FOR REFERENCE

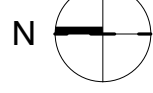
AC1.1

7/1/2021 6:55:30 PM C:\Users\mwalczuk\Documents\18015 Aurora SEAM A19 Central _mwalczuk@eidosarch.com.rvt

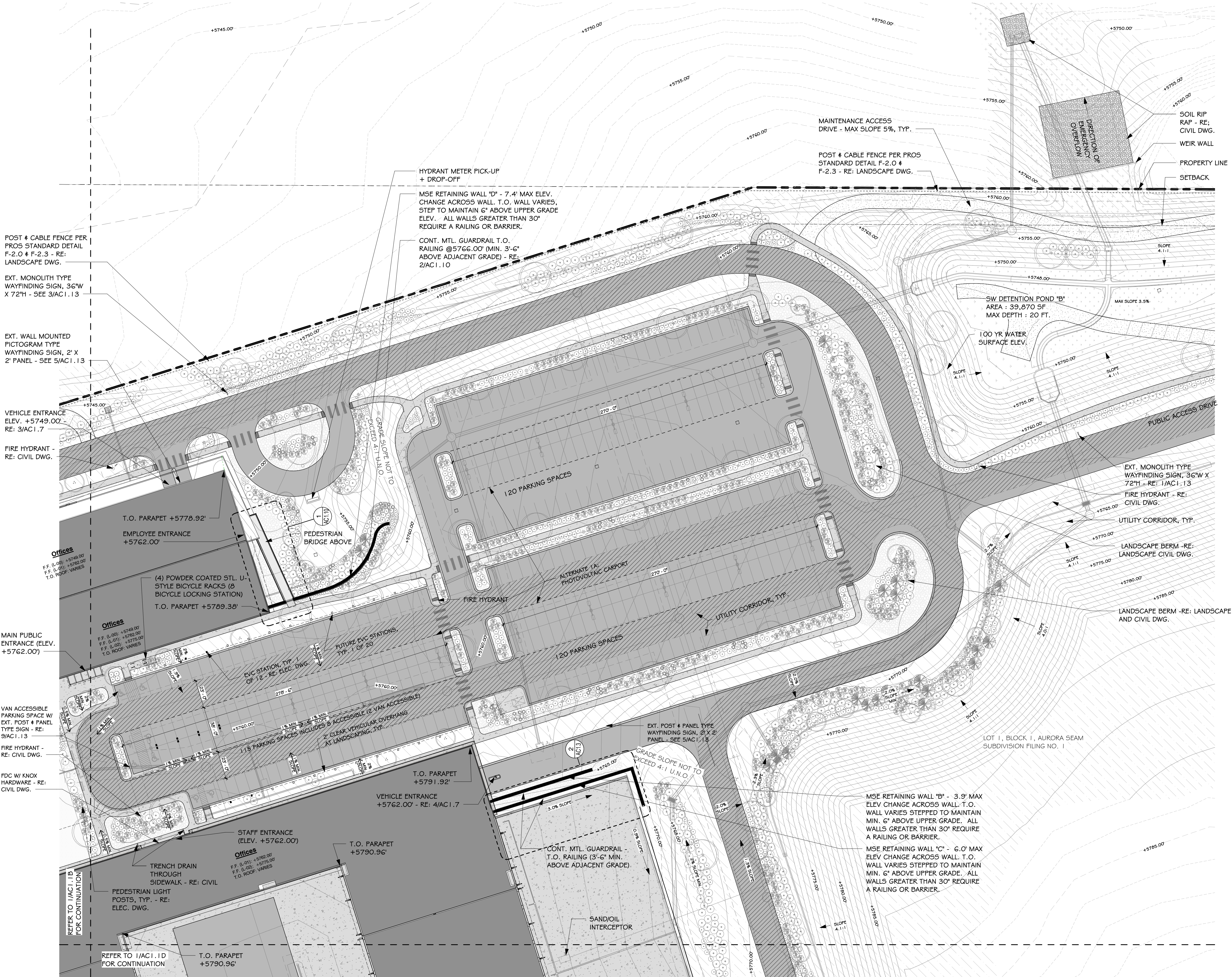
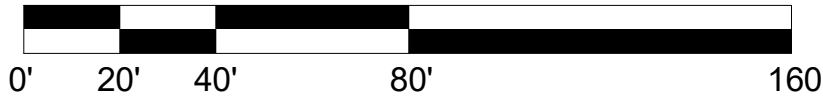


1. Enlarged Site Plan - North - Area A

1" = 40'-0"



SCALE: 1" = 40'-0"



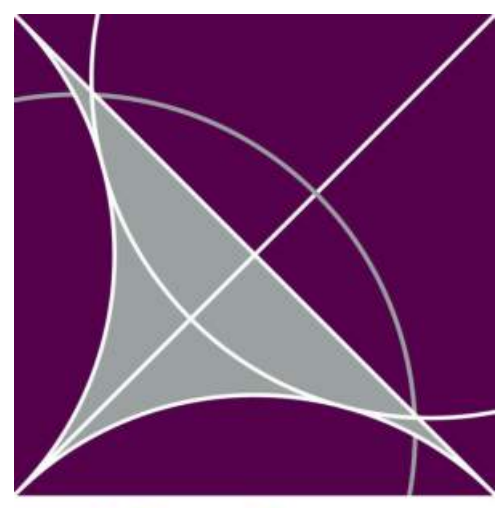
Site Plan Legend

- Concrete Pavement (Approx. 238,422 sf) & Sidewalks (Approx. 48,360 sf)
- Asphalt Pavement & Drives Approx. 692,650 sf
- Fire Lane and Access Corridor
- Rip Rap - RE: Civil Dwg.

Total Site Development (Excl. Bldg.) Approx. 46 acres

General Site Notes

- Hydrant meter pick-up and drop-off basis of design; Provide two (2) outdoor metal parcel lockers by Luxer One. Provide power and data as required.
- The Contractor shall repair or replace any site features damaged or disturbed during construction including, but not limited to all sod, irrigation lines, landscaping, sidewalks, concrete gutters, asphalt, & pavement stripping.
- The Contractor shall replace all disturbed asphalt with new asphalt to match the same depth as the existing asphalt that was disturbed.
- The Contractor shall replace all disturbed concrete with new 4000 PSI concrete to match all existing depths & profiles.
- The Contractor shall keep the parking lot, vehicular drive lanes, on-site sidewalks, and all other site access points clear of stored materials and construction debris at all times during construction in order to provide the Owner continued access to the site.
- The Contractor shall coordinate and schedule all construction activities occurring on the site with the Owner to avoid disruption of the Owner's activities.
- The Contractor shall coordinate and implement all safety measures requested and/or required by the local Fire Marshal, health department, building officials, and all other authorities having jurisdiction.
- The Contractor shall coordinate with the Owner at least 48 hours prior to any disruption of utilities.
- The Contractor shall not obstruct any accesses designated for emergency vehicles and shall provide temporary accesses as required.
- The Contractor shall provide barricades, safety warning signs, fences, and other temporary items as required to maintain the safety of the construction site at all times.
- The Contractor shall comply with all ordinances affecting the project including but not limited to hours of work, safety, and dust mitigation.
- The Contractor shall review existing conditions and review the geotechnical report. Failure to do so will not eliminate responsibility to perform the requirements of the geotechnical report.
- The Contractor shall Verify the locations of existing utilities before proceeding with any excavations.
- The Contractor shall maintain adequate drainage throughout the site during the excavation and grading process. The final grade shall be maintained in a condition that appropriately drains at all times.
- The Contractor shall keep all adjacent streets and parking areas to remain clear of mud and debris. It is the responsibility of the Contractor to remove all mud and debris at the end of each day.
- The Contractor shall protect the site and existing site items from damage. Damaged items shall be replaced, repaired, or restored by Contractor at no cost to the Owner.
- The Contractor shall provide control joints at five feet on center and expansion joints at thirty feet on center maximum at all new concrete sidewalks, unless noted otherwise.
- The Contractor shall be responsible for contacting all subsurface utility Owners prior to beginning work to verify the location of existing utility lines.
- The Contractor shall review the civil, structural, mechanical, electrical, and all other related drawings and documents for any additional site requirements. No extras will be allowed for work shown in any part of these drawings, or described in any part of the specifications.
- All building adjacent impervious areas to have min. 2% slope away from buildings - Typ. (2% Max where part of an accessible route.)
- All building adjacent landscape areas to have 5% min slope away from building for 10' - Typ.
- Refer to sheet AC1.0 for all Planning and Life Safety notes.
- Grade & top of wall elevations shown for reference only. Refer to Civil construction drawings for detailed construction information.
- 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.
- Landscape planting information is shown on these documents for reference only. Refer to Landscape drawings for construction information.
- Grading information, fire hydrants, fire department connections and fire access lanes are shown for reference only. Refer to Civil drawings for construction information.



5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Phone: 720.200.0630

© 2021

CONSULTANTS:

PROJECT TITLE:

City of Aurora / Aurora Water

Aurora Water at SEAM Main Building

26791 E Quincy Ave. Aurora, CO

MARK	DATE	DESCRIPTION
	30 June 21	Issue for Fdn Only Permit - Rev. 1
4	01 June 21	Addendum #
	11 May 21	Planning Dept. Submittal #5
	22 Mar 21	Issue for Fdn Only Permit

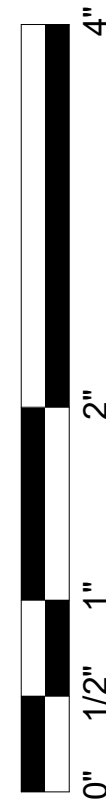
Project Number: 18015
Drawn By: Author
Checked By: Checker

SHEET TITLE:

Enlarged Site Plan - North - Area A

AC1.1A

C:\Users\mwalczuk\Documents\18015 Aurora SEAM A15 Central_mwalczuk@eidosarch.com.rvt
7/1/2021 6:56:10 PM

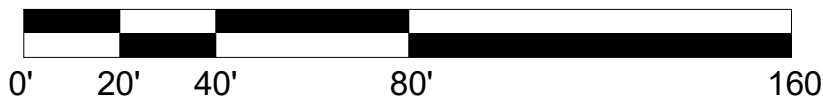


1. Enlarged Site Plan - North - Area C

1" = 40'-0"



SCALE: 1" = 40'-0"



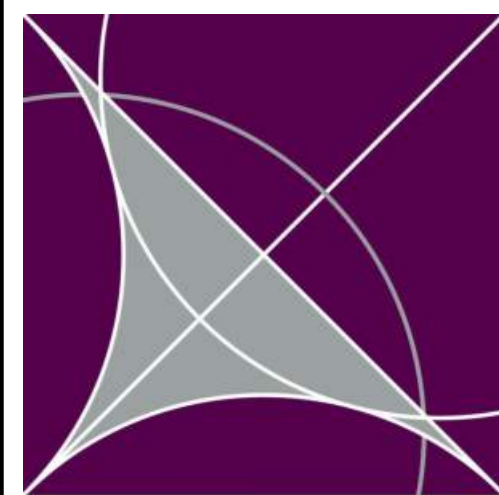
Site Plan Legend

- Concrete Pavement (Approx. 238,422 sf) & Sidewalks (Approx. 48,360 sf)
- Asphalt Pavement & Drives (Approx. 692,650 sf)
- Fire Lane and Access Corridor
- Rip Rap - RE: Civil Dwg.

Total Site Development (Excl. Bldg.)
Approx. 46 acres

General Site Notes

- Hydrant meter pick-up and drop-off basis of design: Provide two (2) outdoor metal parcel lockers by Luser One. Provide power and data as required.
- The Contractor shall repair or replace any site features damaged or disturbed during construction including, but not limited to all sod, irrigation lines, landscaping, sidewalks, concrete gutters, asphalt, & pavement stripping.
- The Contractor shall replace all disturbed asphalt with new asphalt to match the same depth as the existing asphalt that was disturbed.
- The Contractor shall replace all disturbed concrete with new 4000 PSI concrete to match all existing depths & profiles.
- The Contractor shall keep the parking lot, vehicular drive lanes, on-site sidewalks, and all other site access points clear of stored materials and construction debris at all times during construction in order to provide the Owner continued access to the site.
- The Contractor shall coordinate and schedule all construction activities occurring on the site with the Owner to avoid disruption of the Owner's activities.
- The Contractor shall coordinate and implement all safety measures requested and/or required by the local Fire Marshal, health department, building officials, and all other authorities having jurisdiction.
- The Contractor shall coordinate with the Owner at least 48 hours prior to any disruption of utilities.
- The Contractor shall not obstruct any accesses designated for emergency vehicles and shall provide temporary accesses as required.
- The Contractor shall provide barricades, safety warning signs, fences, and other temporary items as required to maintain the safety of the construction site at all times.
- The Contractor shall comply with all ordinances affecting the project including but not limited to hours of work, safety, and dust mitigation.
- The Contractor shall review existing conditions and review the geotechnical report. Failure to do so will not eliminate responsibility to perform the requirements of the geotechnical report.
- The Contractor shall Verify the locations of existing utilities before proceeding with any excavations.
- The Contractor shall maintain adequate drainage throughout the site during the excavation and grading process. The final grade shall be maintained in a condition that appropriately drains at all times.
- The Contractor shall keep all adjacent streets and parking areas to remain clear of mud and debris. It is the responsibility of the Contractor to remove all mud and debris at the end of each day.
- The Contractor shall protect the site and existing site items from damage. Damaged items shall be replaced, repaired, or restored by Contractor at no cost to the Owner.
- The Contractor shall provide control joints at five feet on center and expansion joints at thirty feet on center maximum at all new concrete sidewalks, unless noted otherwise.
- The Contractor shall be responsible for contacting all subsurface utility Owners prior to beginning work to verify the location of existing utility lines.
- The Contractor shall review the civil, structural, mechanical, electrical, and all other related drawings and documents for any additional site requirements. No extras will be allowed for work shown in any part of these drawings, or described in any part of the specifications.
- All building adjacent impervious areas to have min. 2% slope away from buildings - Typ. (2% Max where part of an accessible route.)
- All building adjacent landscape areas to have 5% min slope away from building for 10' - Typ.
- Refer to sheet AC1.0 for all Planning and Life Safety notes.
- Grade & top of wall elevations shown for reference only. Refer to Civil construction drawings for detailed construction information.
- 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.
- Landscape planting information is shown on these documents for reference only. Refer to Landscape drawings for construction information.
- Grading information, fire hydrants, fire department connections and fire access lanes are shown for reference only. Refer to Civil drawings for construction information.



5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Phone: 720.200.0630

© 2021

CONSULTANTS:

PROJECT TITLE:

City of Aurora / Aurora Water

Aurora Water at
SEAM Main
Building

26791 E Quincy Ave. Aurora, CO

MARK	DATE	DESCRIPTION
	30 June 21	Issue for Fdn Only Permit - Rev. 1
4	01 June 21	Addendum 4
	11 May 21	Planning Dept. Submittal #5
	22 Mar 21	Issue for Fdn Only Permit

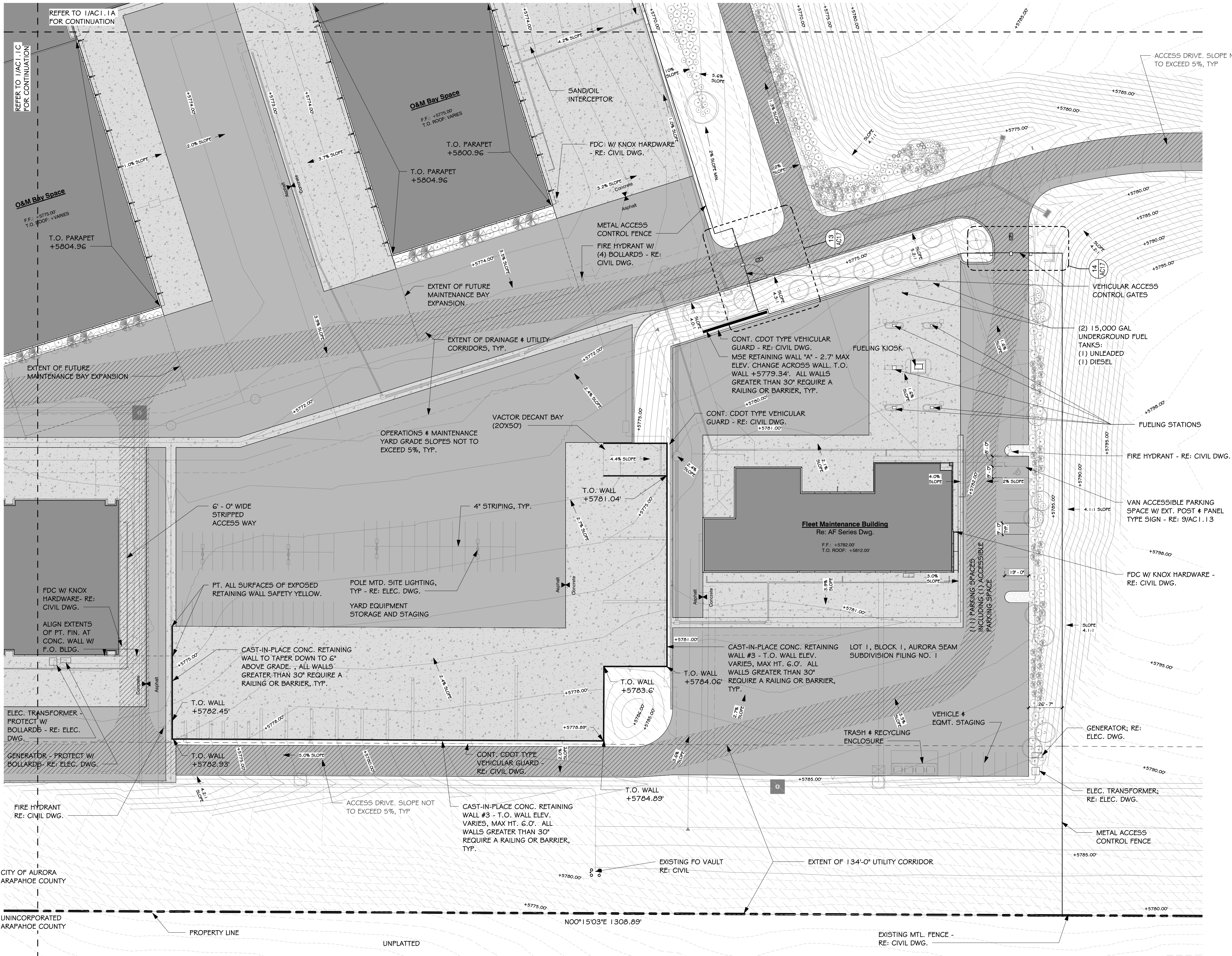
Project Number: 18015
Drawn By: Author
Checked By: Checker

SHEET TITLE:

Enlarged Site Plan -
North - Area C

AC1.1C

C:\Users\mwalczuk\Documents\18015 Aurora SEAM A19 Central_mwalczuk@eidosarch.com.rvt
7/1/2021 6:56:25 PM

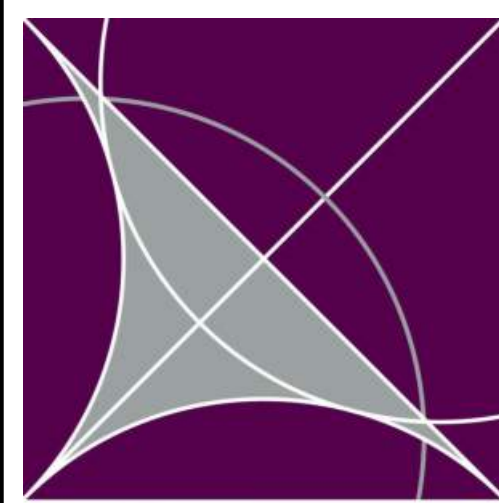


Site Plan Legend

- Concrete Pavement (Approx. 238,422 sf) & Sidewalks (Approx. 48,360 sf)
- Asphalt Pavement & Drives Approx. 692,650 sf
- Fire Lane and Access Corridor
- Rip Rap - RE: Civil Dwg.
- Total Site Development (Excl. Bldg.) Approx. 46 acres

General Site Notes

- Hydrant meter pick-up and drop-off basis of design: Provide two (2) outdoor metal parcel lockers by Luxor One. Provide power and data as required.
- The Contractor shall repair or replace any site features damaged or disturbed during construction including, but not limited to all sod, irrigation lines, landscaping, sidewalks, concrete gutters, asphalt, & pavement stripping.
- The Contractor shall replace all disturbed asphalt with new asphalt to match the same depth as the existing asphalt that was disturbed.
- The Contractor shall replace all disturbed concrete with new 4000 PSI concrete to match all existing depths & profiles.
- The Contractor shall keep the parking lot, vehicular drive lanes, on-site sidewalks, and all other site access points clear of stored materials and construction debris at all times during construction in order to provide the Owner continued access to the site.
- The Contractor shall coordinate and schedule all construction activities occurring on the site with the Owner to avoid disruption of the Owner's activities.
- The Contractor shall coordinate and implement all safety measures requested and/or required by the local Fire Marshal, health department, building officials, and all other authorities having jurisdiction.
- The Contractor shall coordinate with the Owner at least 48 hours prior to any disruption of utilities.
- The Contractor shall not obstruct any accesses designated for emergency vehicles and shall provide temporary accesses as required.
- The Contractor shall provide barricades, safety warning signs, fences, and other temporary items as required to maintain the safety of the construction site at all times.
- The Contractor shall comply with all ordinances affecting the project including but not limited to hours of work, safety, and dust mitigation.
- The Contractor shall review existing conditions and review the geotechnical report. Failure to do so will not eliminate responsibility to perform the requirements of the geotechnical report.
- The Contractor shall Verify the locations of existing utilities before proceeding with any excavations.
- The Contractor shall maintain adequate drainage throughout the site during the excavation and grading process. The final grade shall be maintained in a condition that appropriately drains at all times.
- The Contractor shall keep all adjacent streets and parking areas to remain clear of mud and debris. It is the responsibility of the Contractor to remove all mud and debris at the end of each day.
- The Contractor shall protect the site and existing site items from damage. Damaged items shall be replaced, repaired, or restored by Contractor at no cost to the Owner.
- The Contractor shall provide control joints at five feet on center and expansion joints at thirty feet on center maximum at all new concrete sidewalks, unless noted otherwise.
- The Contractor shall be responsible for contacting all subsurface utility Owners prior to beginning work to verify the location of existing utility lines.
- The Contractor shall review the civil, structural, mechanical, electrical, and all other related drawings and documents for any additional site requirements. No extras will be allowed for work shown in any part of these drawings, or described in any part of the specifications.
- All building adjacent impervious areas to have min. 2% slope away from buildings - Typ. (2% Max where part of an accessible route.)
- All building adjacent landscape areas to have 5% min slope away from building for 10' - Typ.
- Refer to sheet AC1.0 for all Planning and Life Safety notes.
- Grade & top of wall elevations shown for reference only. Refer to Civil construction drawings for detailed construction information.
- 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.
- Landscape planting information is shown on these documents for reference only. Refer to Landscape drawings for construction information.
- Grading information, fire hydrants, fire department connections and fire access lanes are shown for reference only. Refer to Civil drawings for construction information.



Eidos
ARCHITECTS

5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Phone: 720.200.0630

© 2021

CONSULTANTS:

PROJECT TITLE:

City of Aurora / Aurora Water

Aurora Water at
SEAM Main
Building

26791 E Quincy Ave. Aurora, CO

MARK	DATE	DESCRIPTION
	30 June 21	Issue for Fdn Only Permit - Rev. 1
4	01 June 21	Addendum 4
	11 May 21	Planning Dept. Submittal #5
	22 Mar 21	Issue for Fdn Only Permit

Project Number: 18015
Drawn By: Author
Checked By: Checker

SHEET TITLE:

Enlarged Site Plan -
North - Area D

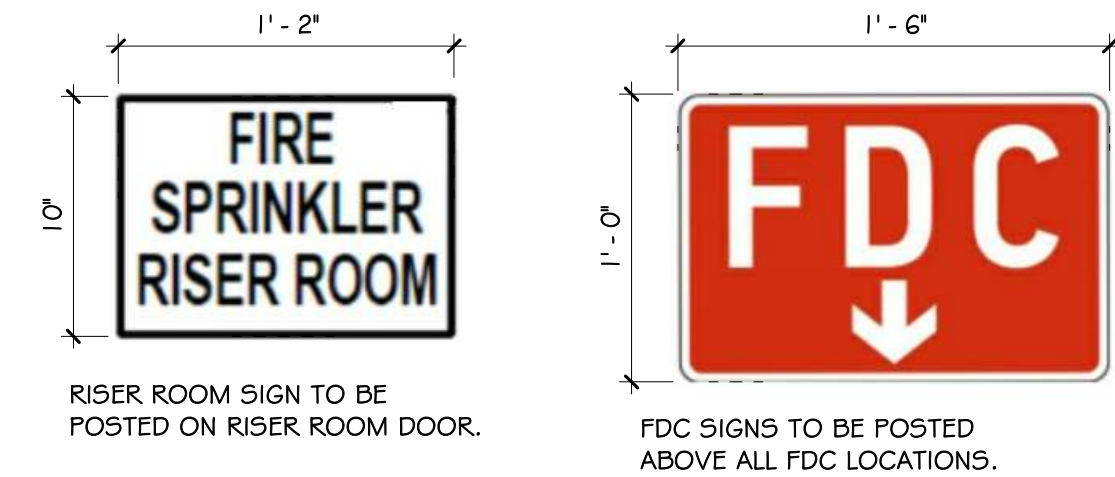
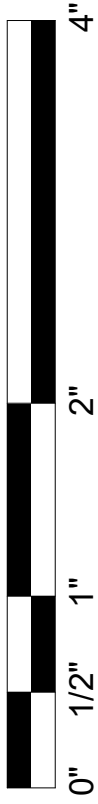
AC1.1D

1. Enlarged Site Plan - North - Area D

1" = 40'-0"

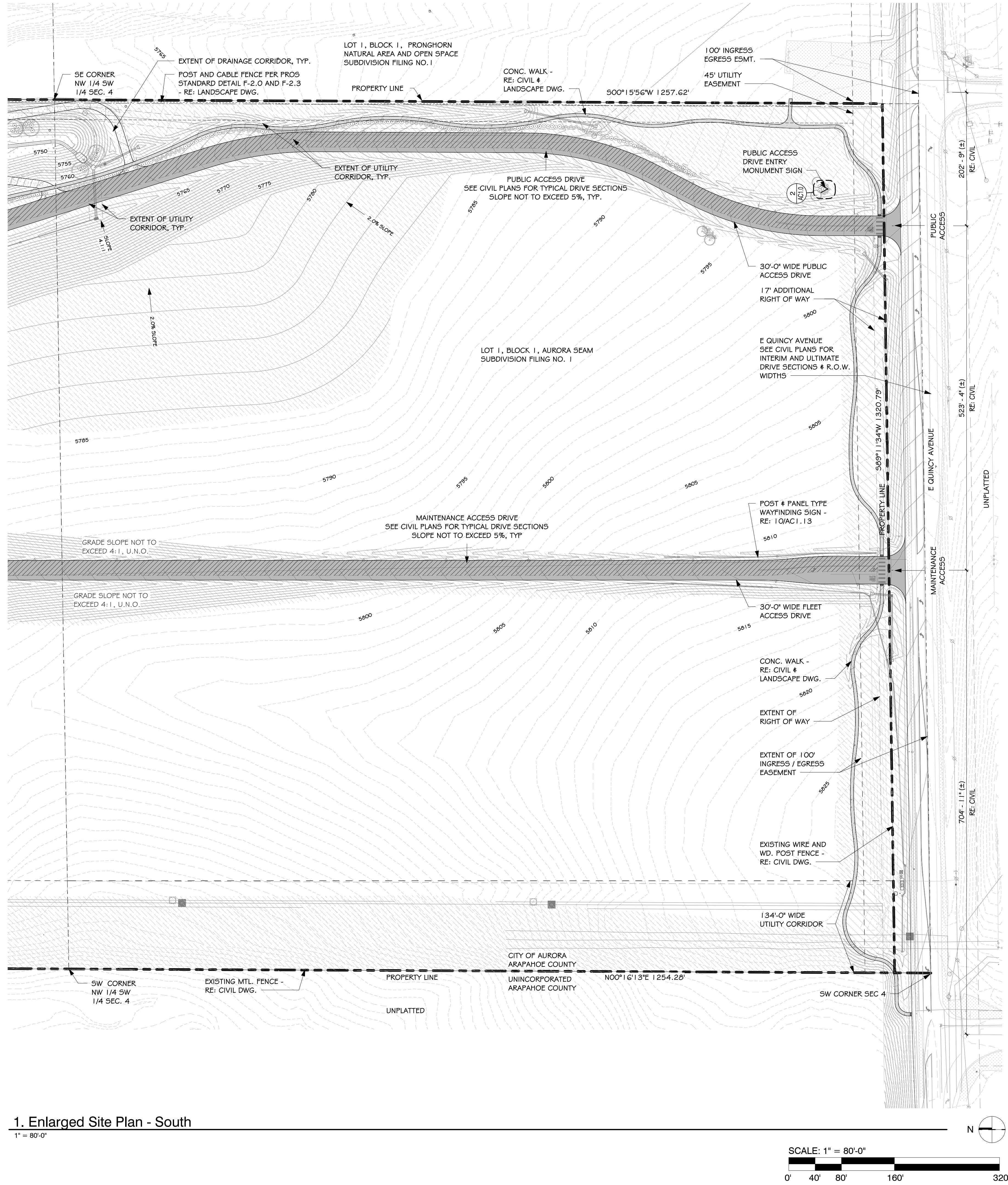
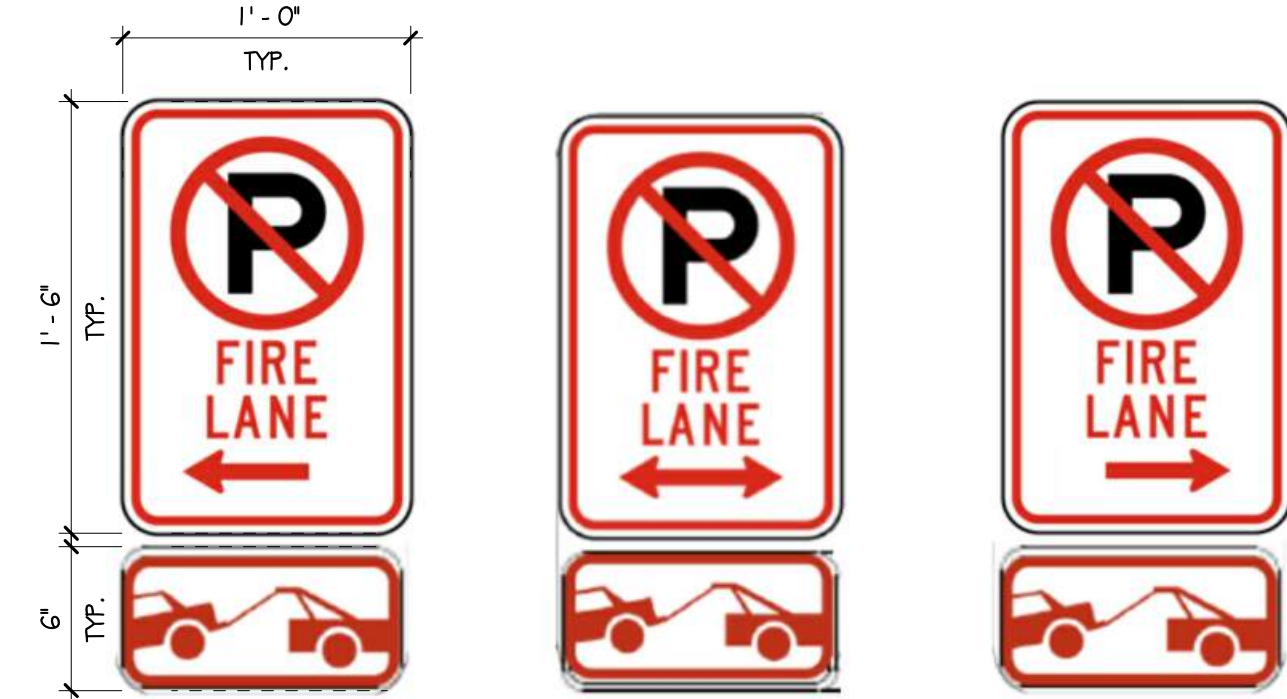
SCALE: 1" = 40'-0"





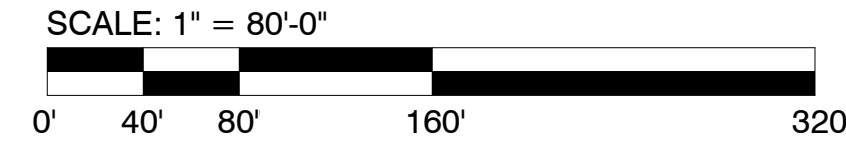
General Fire Lane Sign Posting Notes

- Signs shall be located at the right side of the fire lane entrance and at the end of the fire lane. The intermediate signs shall have double headed arrows pointing in both directions.
- Maximum spacing of fire lane signs is established at 100' on center with signs being placed on both sides of the fire lane easement (50' on center alternating sides). Where excessive curvature of the fire lane exists, the spacing of the fire lane signage will be increased as needed.
- The signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.
- Fire lane signs should be installed 2' behind curb or sidewalk.
- The clearance to the bottom of the sign shall be 7 feet. There shall be no other signs attached to the sign or the signpost.
- Placement of fire lane signs cannot encroach into the 29' inside turning radius of the fire lane easement, obstruct any fire hydrant or fire department connection or encroach into the accessible route of the sidewalk area.



1. Enlarged Site Plan - South

1" = 80'-0"



Site Information

Address: 26791 East Quincy Avenue
Aurora, CO 80018
Site Area: 88 Acre
Zone: Planned Open Space (POS)

Site Plan Legend

- Concrete Pavement (Approx. 238,422 sf) & Sidewalks (Approx. 48,360 sf)
- Asphalt Pavement & Drives Approx. 692,650 sf
- Fire Lane and Access Corridor
- Rip Rap - RE: Civil Dwg.
- Total Site Development (Excl. Bldg.) Approx. 46 acres

Site Data Block

Number of Buildings: 7 (Sprinklered)

- | | |
|--|------------|
| 1) Main Building: Building #1: (IBC Type II-B-SPK) | 129,130 SF |
| 2) Main Building: Building #2: (IBC Type II-B-SPK) | 89,511 SF |
| 3) Main Building: Building #3: (IBC Type II-B-SPK) | 25,238 SF |
| 4) Main Building: Building #4: (IBC Type II-B-SPK) | 29,073 SF |

Buildings Submitted under separate Permits

- | | |
|---|-----------|
| 5) Warehouse & Trades Building: (IBC Type II-B-SPK) | 34,908 SF |
| 6) Maintenance Storage Building*: (IBC Type II-B-SPK) | 48,730 SF |
| 7) Fleet Building (IIB): (IBC Type II-B-SPK) | 14,809 SF |

Maximum Building Height 35'

Actual Building Heights

- | | |
|--------------------------------|-----------------------|
| 1) Main Building: Building #1: | 34'-9" ± (5788'-9" ±) |
| 2) Main Building: Building #2: | 30'-8" ± (5792'-8" ±) |
| 3) Main Building: Building #3: | 29'-8" ± (5804'-8" ±) |
| 4) Main Building: Building #4: | 29'-8" ± (5804'-8" ±) |

Buildings Submitted under separate Permits

- | | |
|-----------------------------------|-----------------------|
| 5) Warehouse & Trades Building: | 34'-0" ± (5809'-6" ±) |
| 6) Maintenance Storage Building*: | 30'-0" ± (5804'-0" ±) |
| 7) Fleet Building: | 28'-0" ± (5810'-0" ±) |

Parking Spaces Provided: 474

(Table 4.6-2 of Aurora UDO)

Handicap Parking Spaces Required: 17

Handicap Parking Spaces Provided: 17

Van Accessible Spaces (Table 208.2 ADAAG)

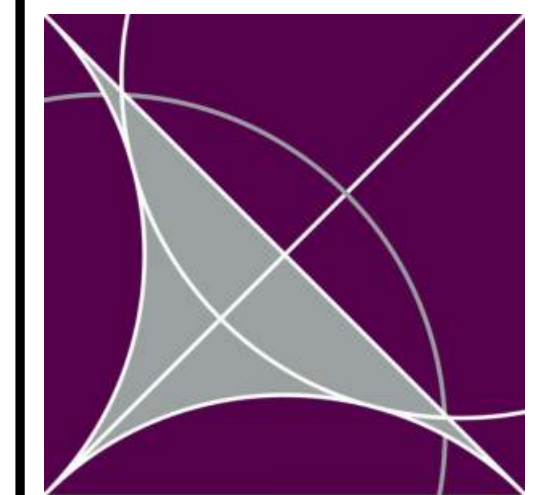
Van Accessible Spaces Required: 4

Van Accessible Spaces Provided: 4

Loading Spaces Required: 0

Loading Spaces Provided: 0

* Building not submitted for Foundations Only Permit



5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Phone: 720.200.0630

© 2021

CONSULTANTS:

PROJECT TITLE:

City of Aurora / Aurora Water

Aurora Water at SEAM Main Building

26791 E Quincy Ave. Aurora, CO

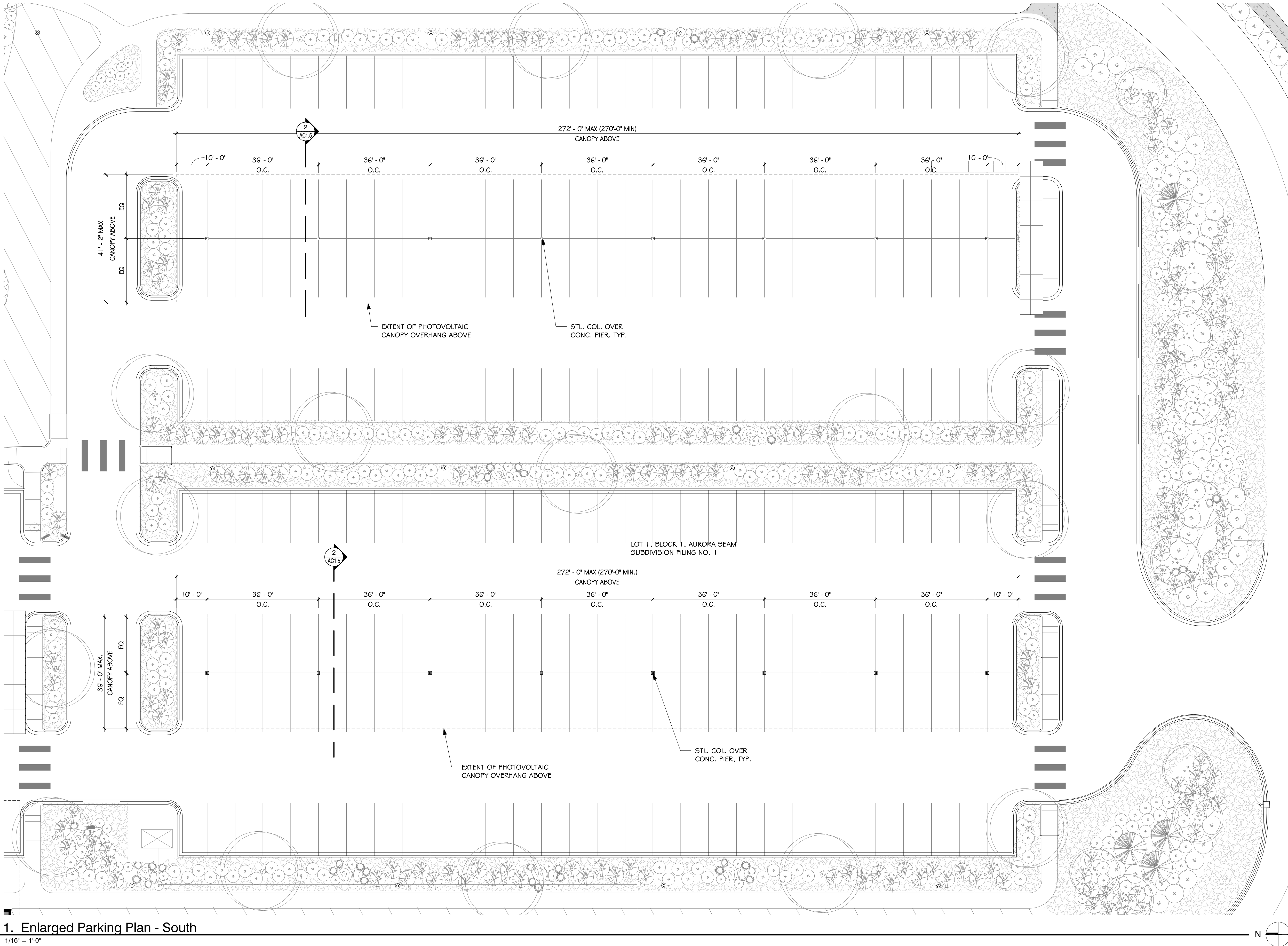
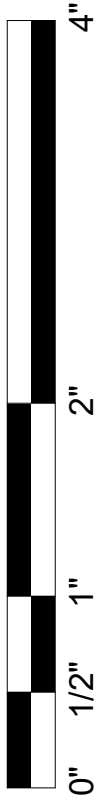
	30 June 21	Issue for Fdn Only Permit - Rev. 1
4	01 June 21	Addendum 4
	11 May 21	Planning Dept. Submittal #5
	22 Mar 21	Issue for Fdn Only Permit
3	03 Dec 20	Addendum 3
2	19 Nov 20	Addendum 2
1	21 Oct 20	Addendum 1
	02 Oct 20	Issue for Bid
MARK	DATE	DESCRIPTION

Project Number: 18015
Drawn By: AC
Checked By: MW

SHEET TITLE:

Enlarged Site Plan

AC1.2



1. Enlarged Parking Plan - South

1/16" = 1'-0"

2. Omitted



Eidos
ARCHITECTS

5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Phone: 720.200.0630

© 2021

CONSULTANTS:

PROJECT TITLE:

City of Aurora / Aurora Water

Aurora Water at SEAM Main Building

26791 E Quincy Ave. Aurora, CO

MARK	DATE	DESCRIPTION
	30 June 21	Issue for Fdn Only Permit - Rev. 1
4	01 June 21	Addendum 4
	11 May 21	Planning Dept. Submittal #5
3	03 Dec 20	Addendum 3
	02 Oct 20	Issue for Bid
	11 Sept 20	90% CDs

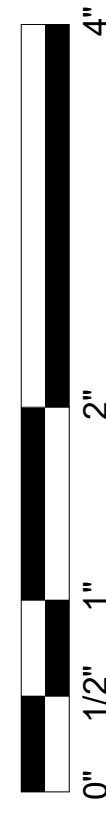
Project Number:	18015
Drawn By:	AC
Checked By:	MW

SHEET TITLE:

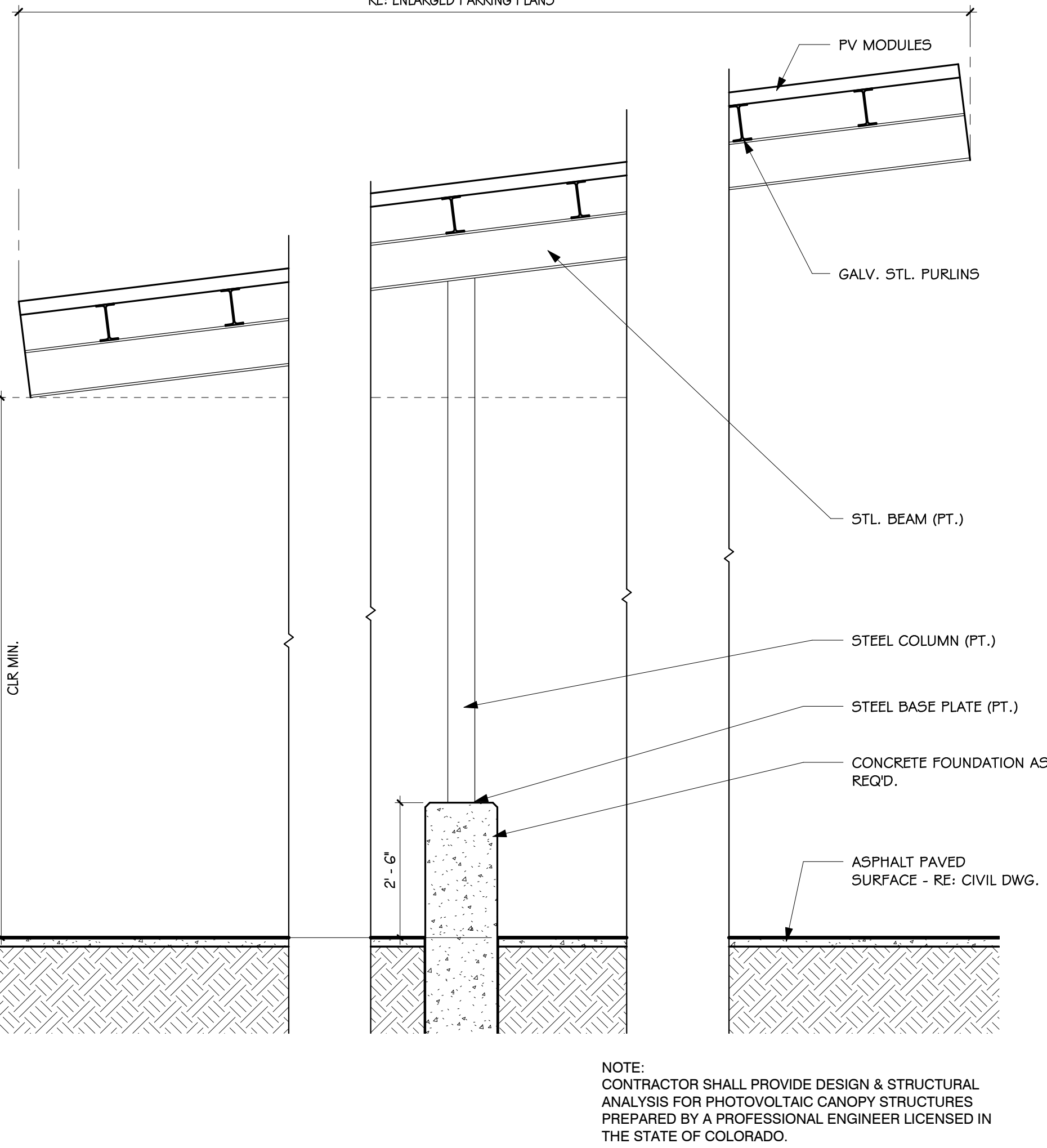
Enlarged Parking Plans & Details

AC1.4

7/1/2021 5:55:54 PM C:\Users\mwalczuk\Documents\18015 Aurora SEAM A19 Central_mwalczuk@eidosarch.com.rvt



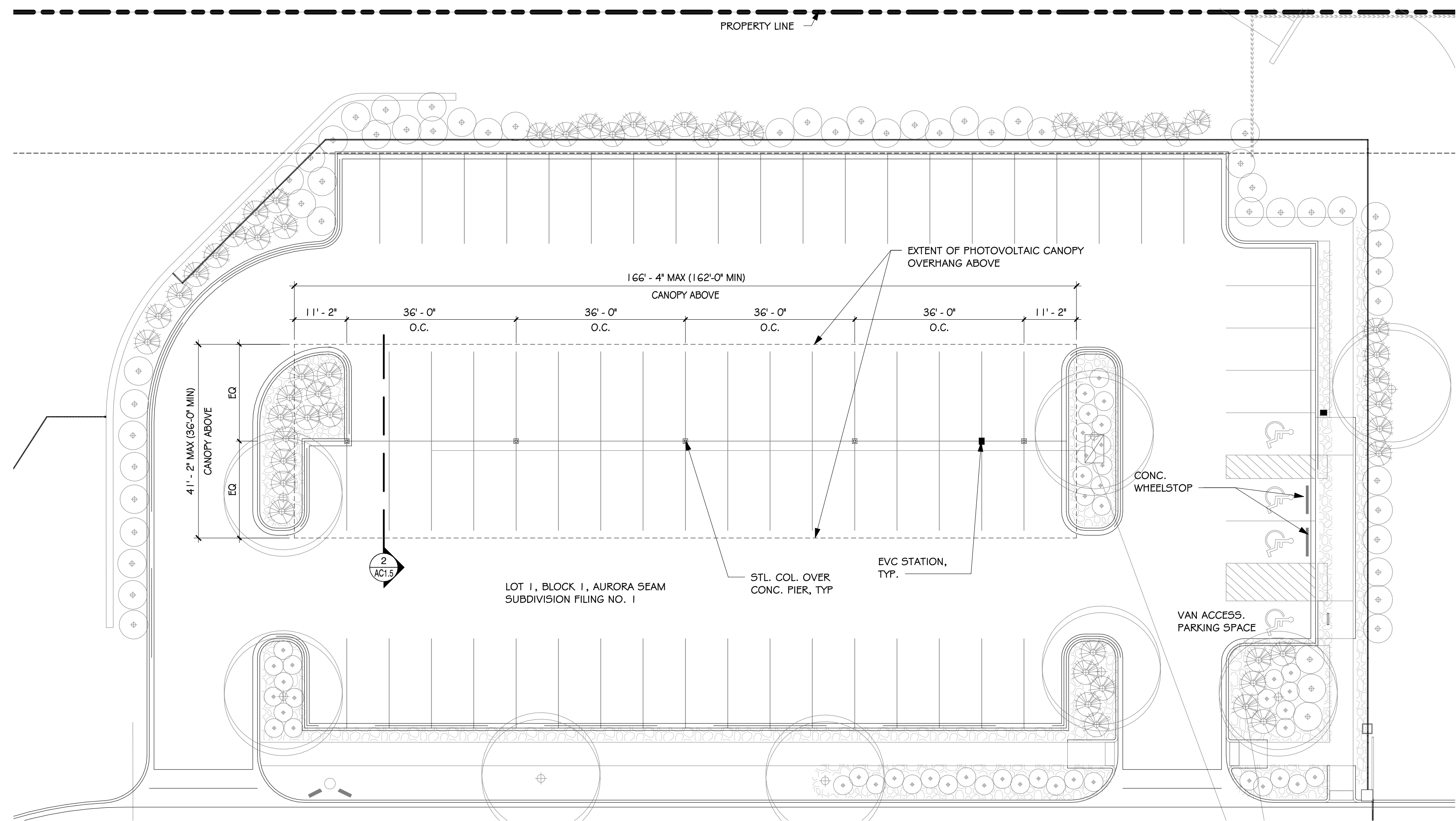
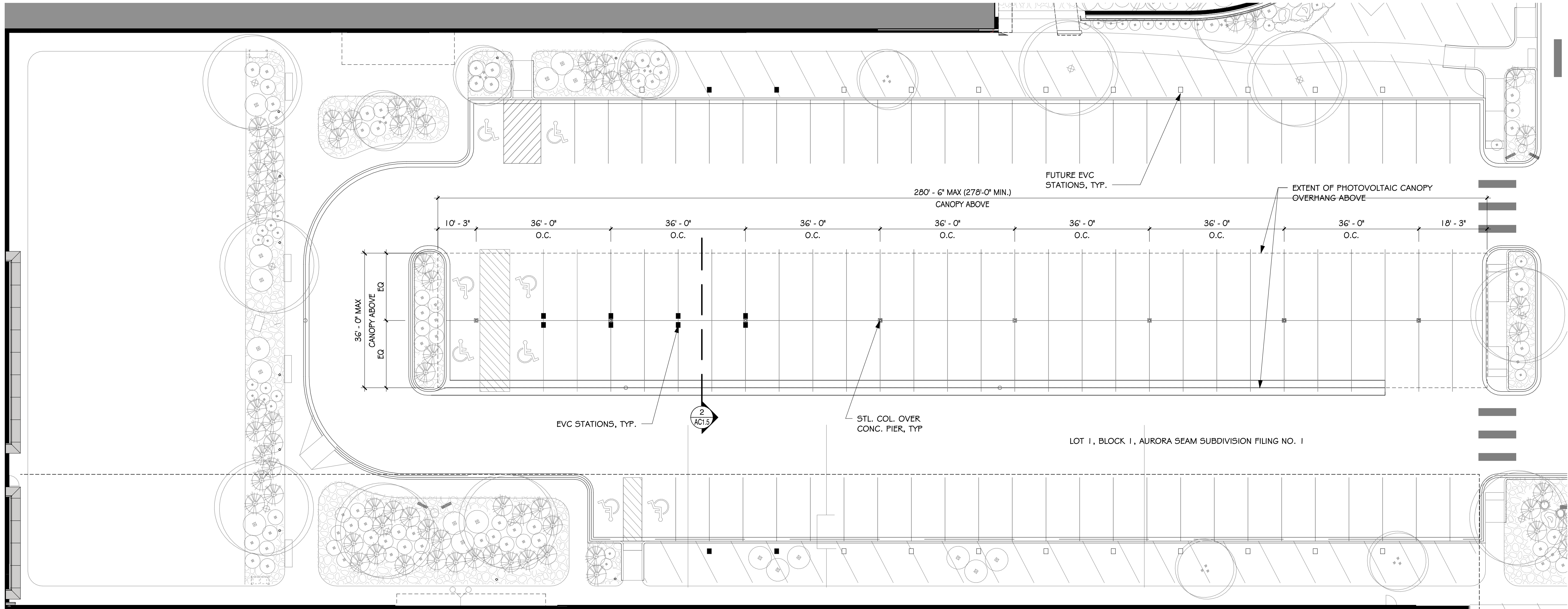
2. Solar Carport Canopy Detail



RE: ENLARGED PARKING PLANS

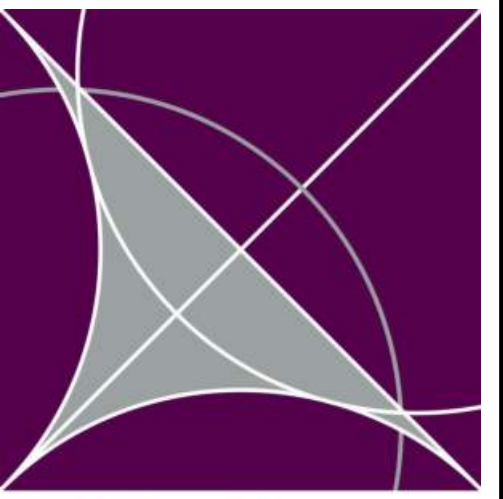
1. Enlarged Parking Plan - South

1/16" = 1'-0"



3. Enlarged Parking Plan - North

1/16" = 1'-0"



Eidos
ARCHITECTS

5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Phone: 720.200.0630

© 2021

CONSULTANTS:

PROJECT TITLE:

City of Aurora / Aurora
Water

Aurora Water at
SEAM Main
Building

26791 E Quincy Ave. Aurora, CO

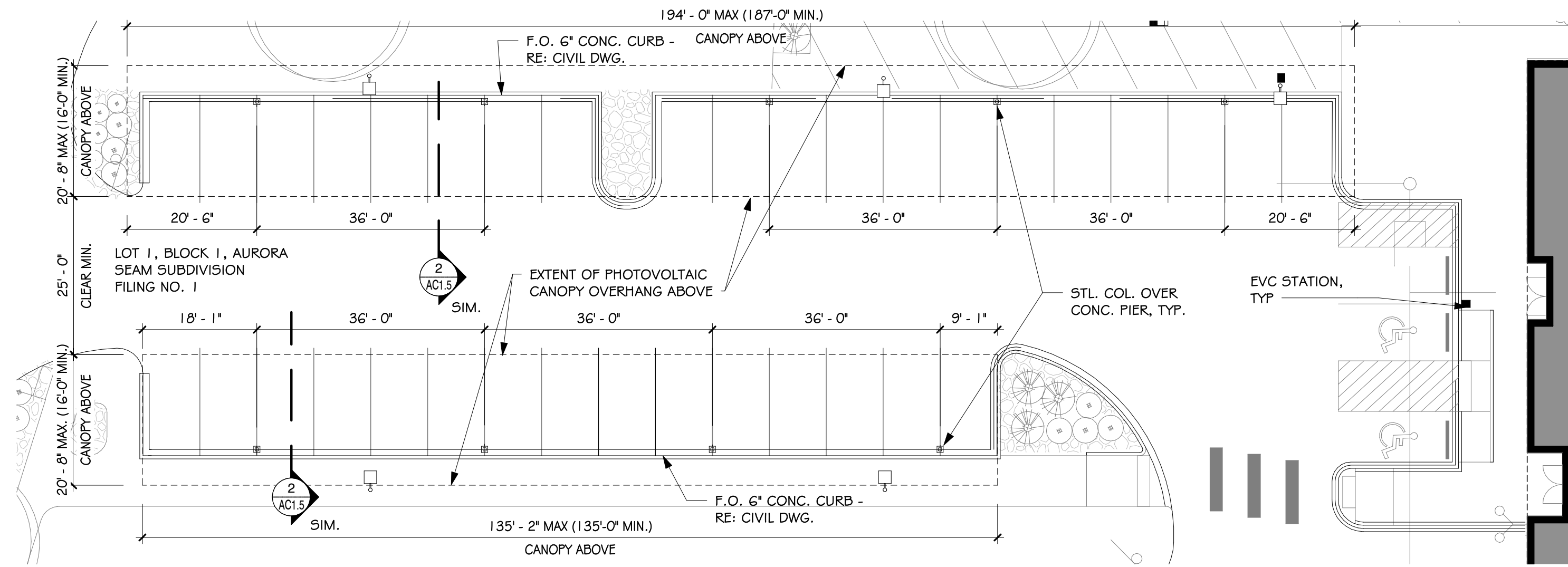
MARK	DATE	DESCRIPTION
	30 June 21	Issue for Fdn Only Permit - Rev. 1
4	01 June 21	Addendum 4
	11 May 21	Planning Dept. Submittal #5
	02 Oct 20	Issue for Bid
	11 Sept 20	90% CDs

Project Number: 18015
Drawn By: AC
Checked By: MW

SHEET TITLE:

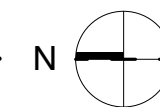
Enlarged Parking
Plans & Details

AC1.5

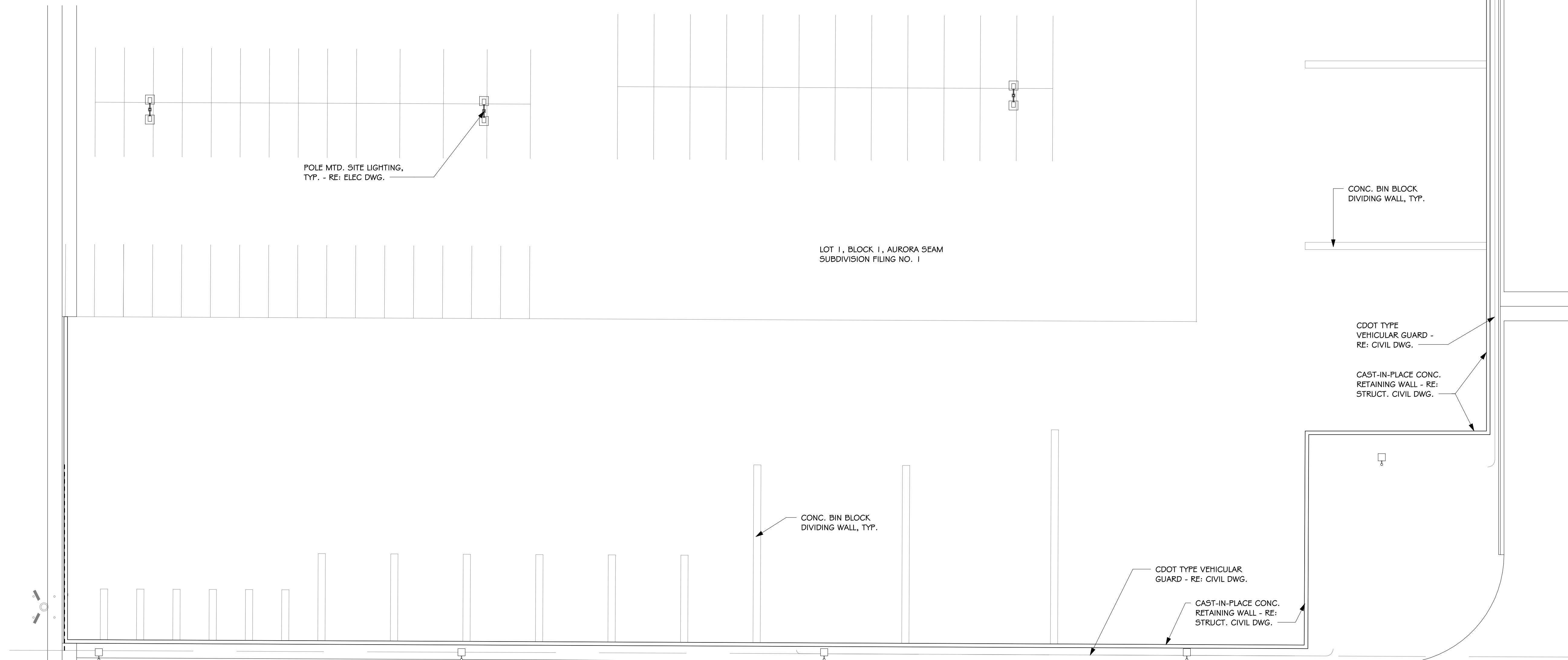


1. Enlarged Parking Plan - Tech. Ops.

1/16" = 1'-0"



NOTE:
CONTRACTOR SHALL PROVIDE DESIGN & STRUCTURAL ANALYSIS FOR PHOTOVOLTAIC CANOPY STRUCTURES PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF COLORADO.



2. Enlarged Site Plan - Material Storage Bins

1/16" = 1'-0"



5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Phone: 720.200.0630

© 2021

CONSULTANTS:

PROJECT TITLE:

City of Aurora / Aurora Water

Aurora Water at SEAM Main Building

26791 E Quincy Ave. Aurora, CO

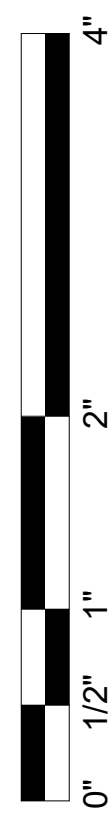
MARK	DATE	DESCRIPTION
	30 June 21	Issue for Fdn Only Permit - Rev. 1
4	01 June 21	Addendum 4
	11 May 21	Planning Dept. Submittal #5
	02 Oct 20	Issue for Bid
	11 Sept 20	90% CDs

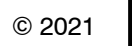
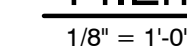
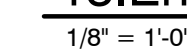
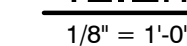
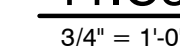
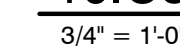
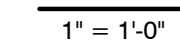
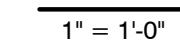
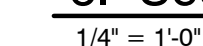
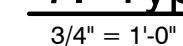
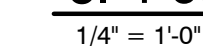
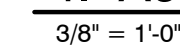
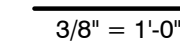
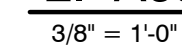
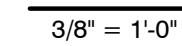
Project Number: 18015
Drawn By: AC
Checked By: MW

SHEET TITLE:

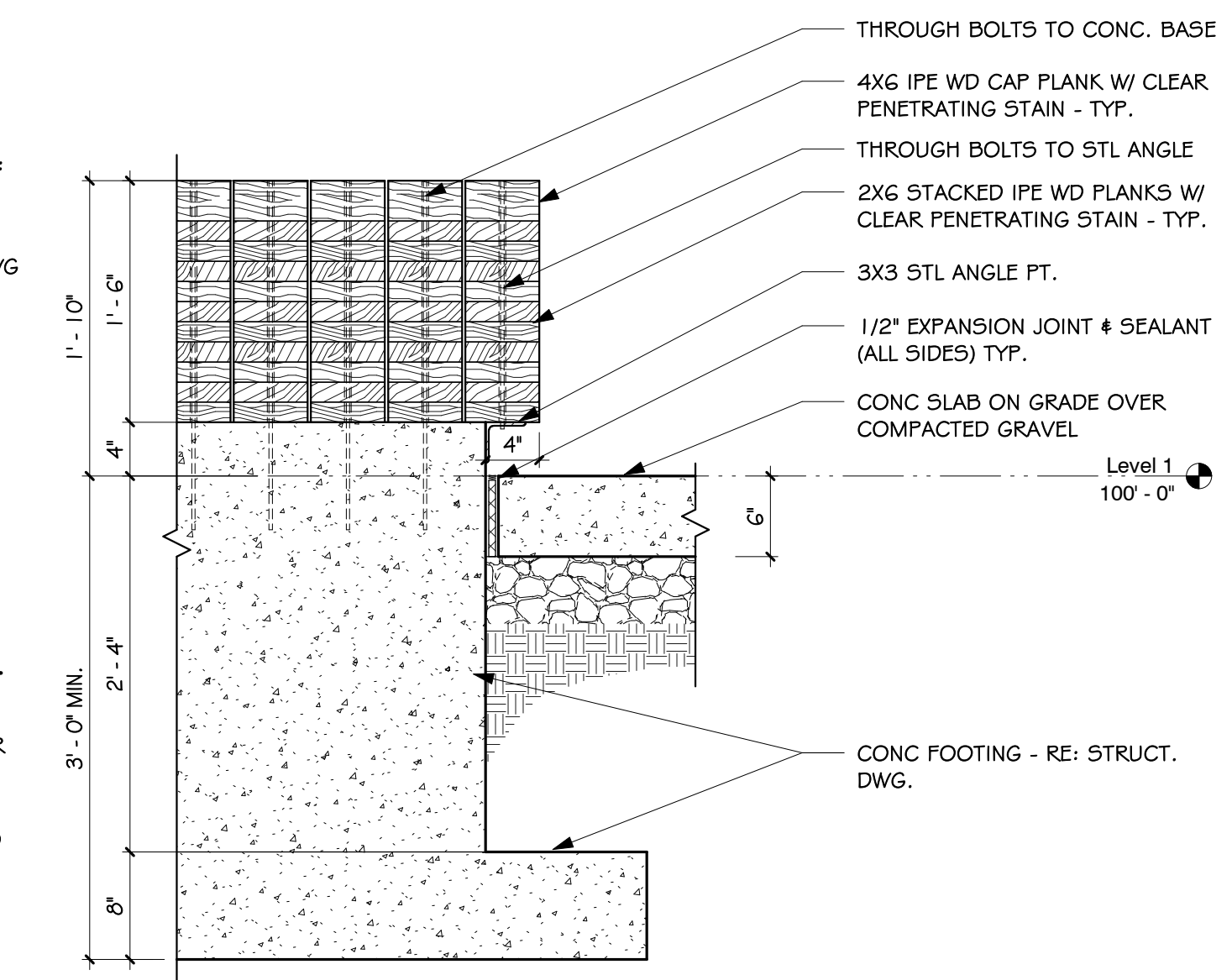
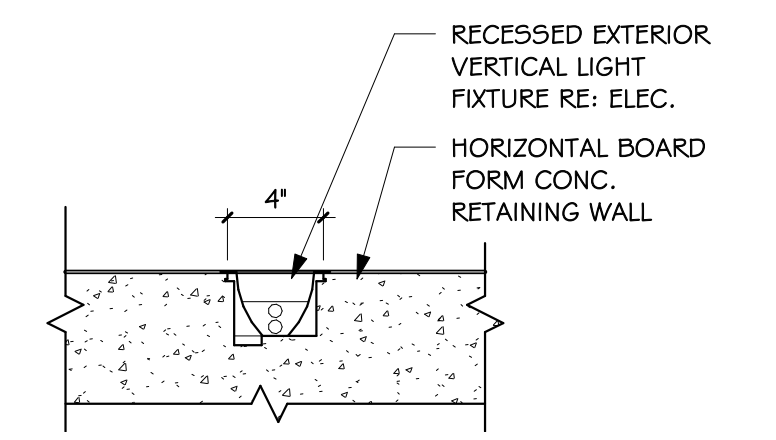
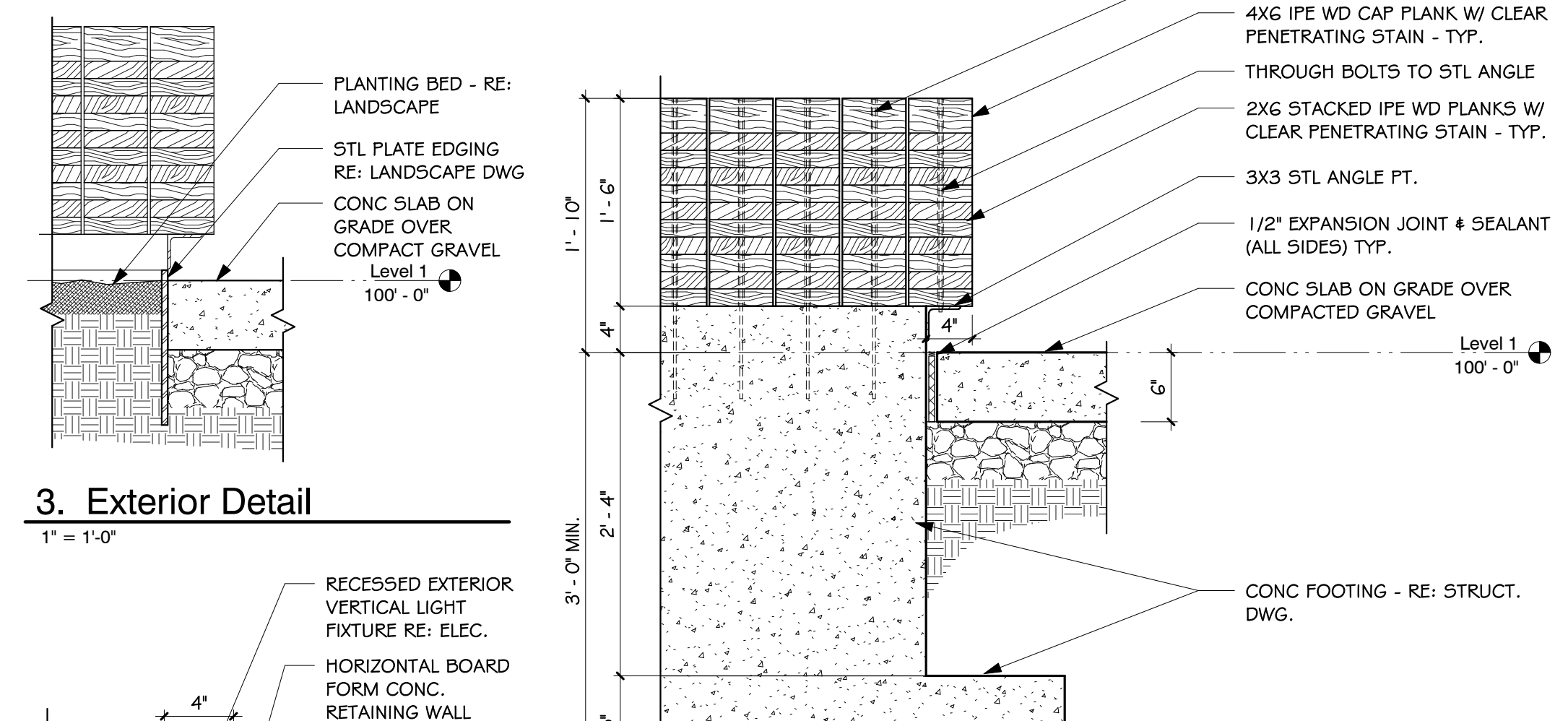
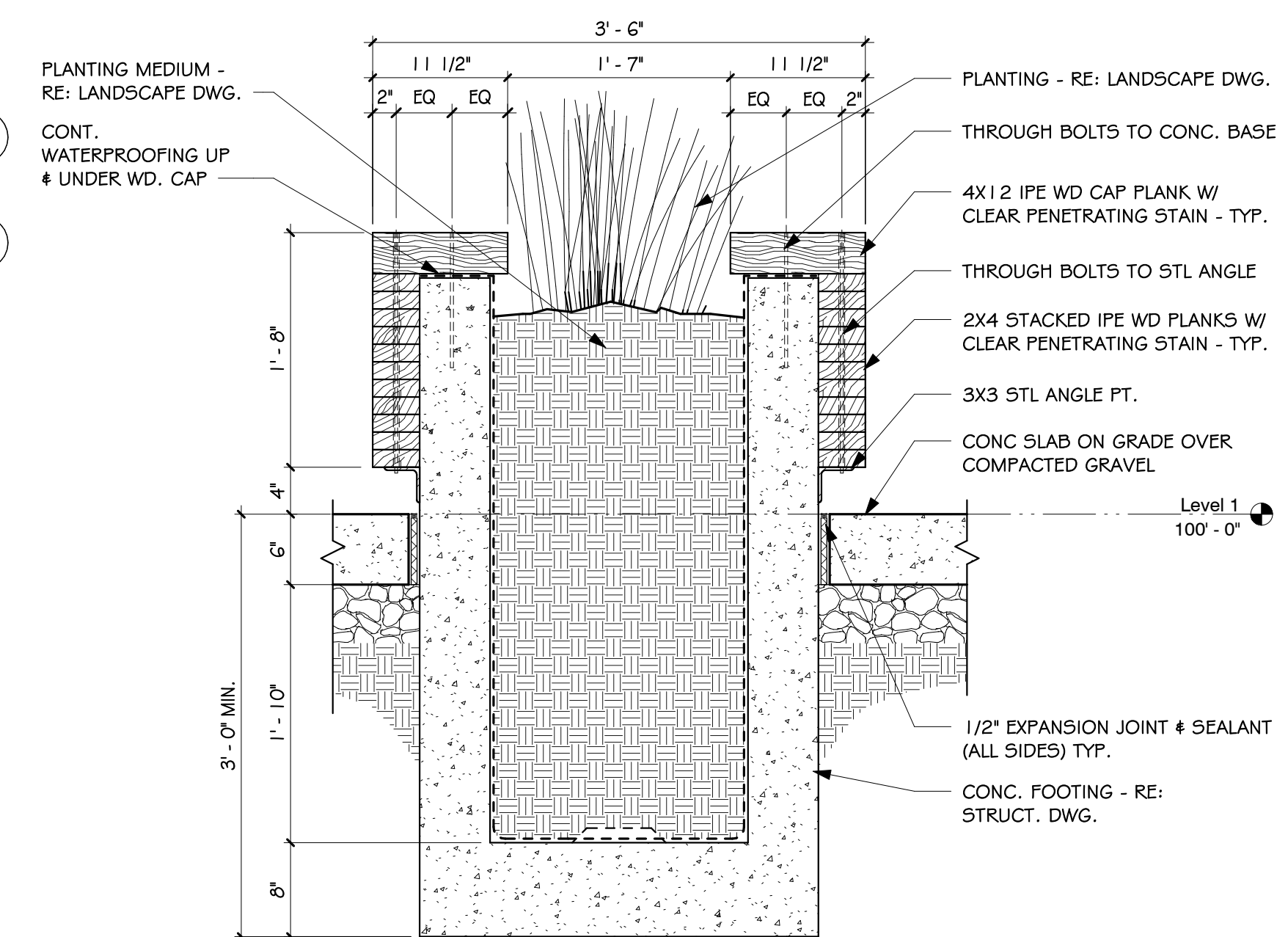
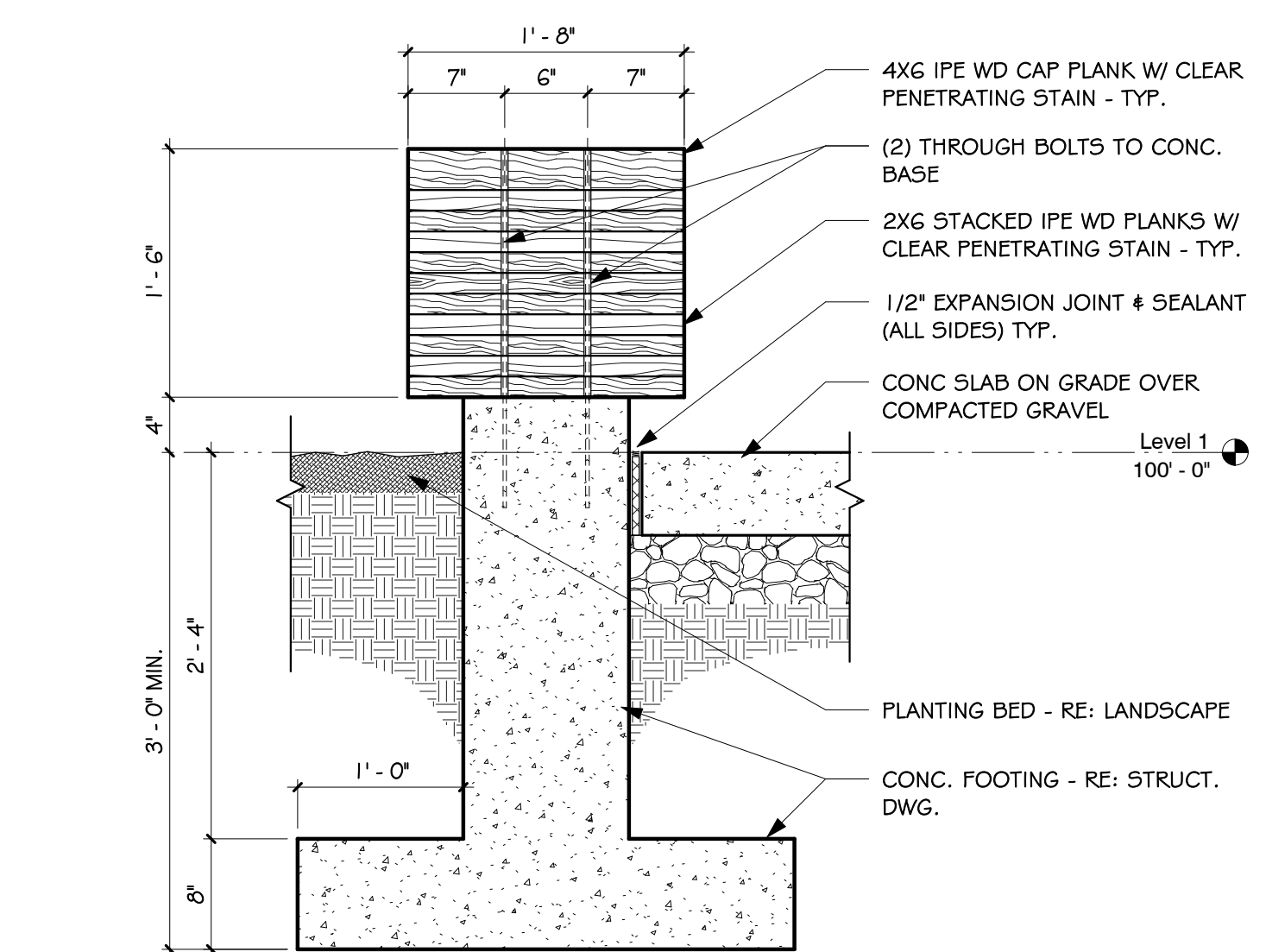
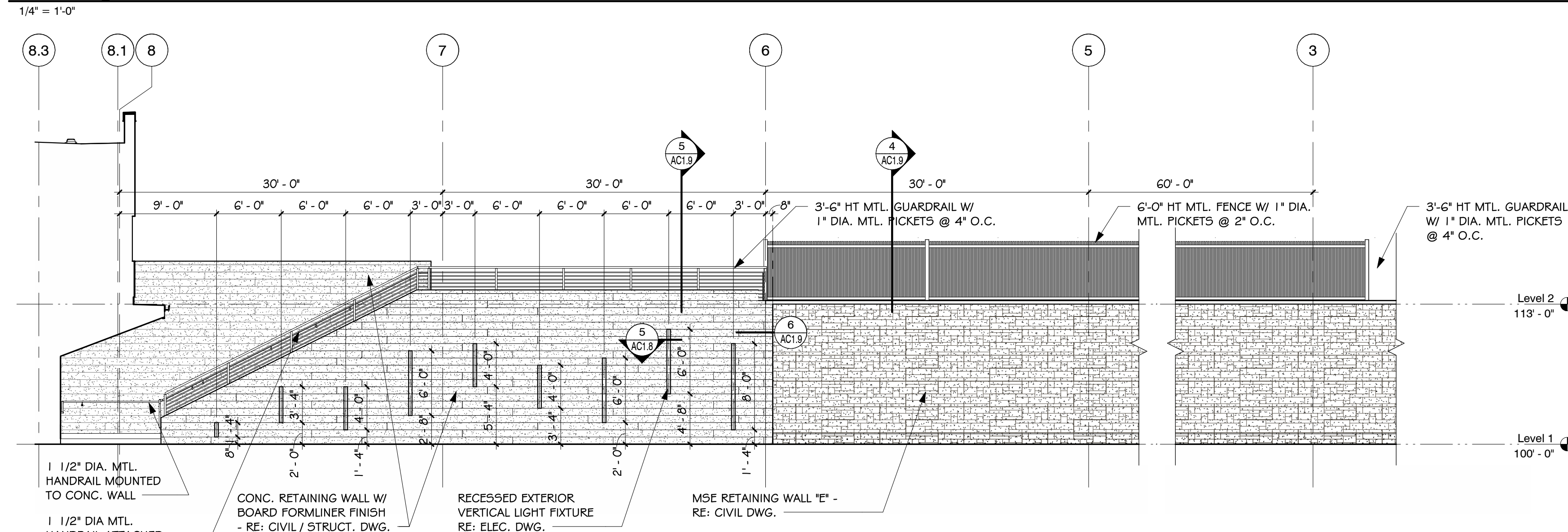
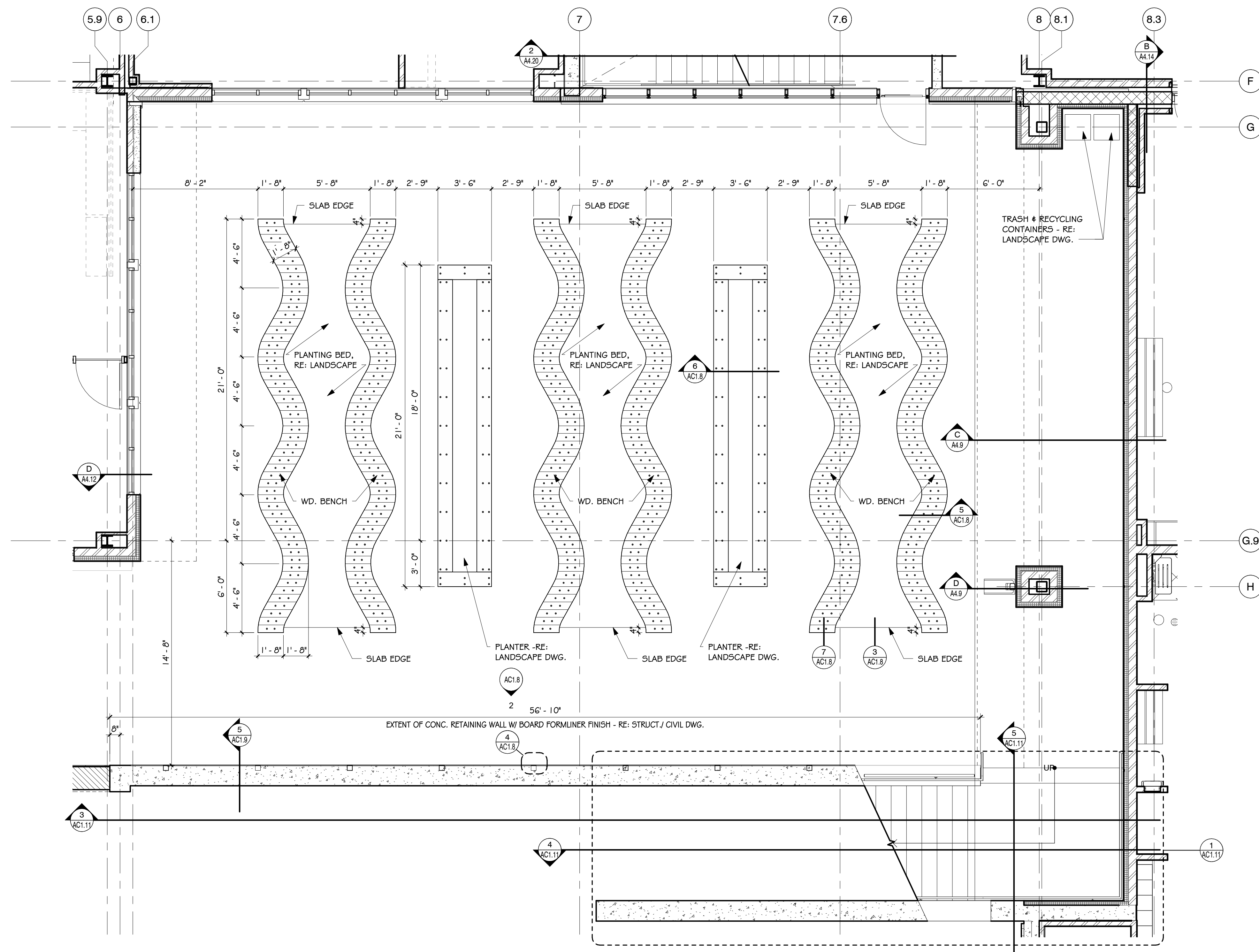
Enlarged Parking Plans & Details

AC1.6





AC1.7



CONSULTANTS:

PROJECT TITLE:

City of Aurora / Aurora
Water

Aurora Water at
SEAM Main
Building

26791 E Quincy Ave. Aurora, CO

	30 June 21	Issue for Fdn Only Permit - Rev. 1
4	01 June 21	Addendum 4
	11 May 21	Planning Dept. Submittal #5
	22 Mar 21	Issue for Fdn Only Permit
1	21 Oct 20	Addendum 1
	02 Oct 20	Issue for Bid
	11 Sept 20	90% CDs
MARK	DATE	DESCRIPTION

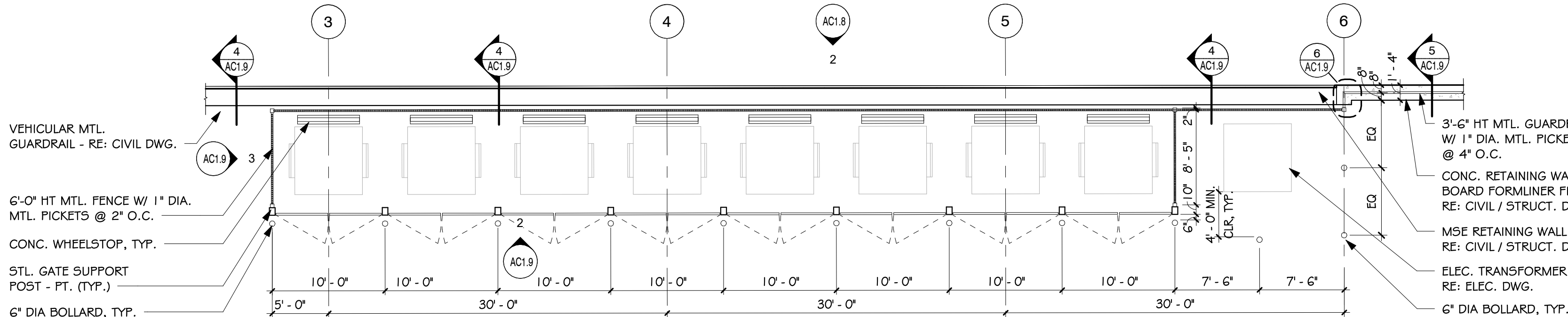
Project Number:	18015
Drawn By:	AC
Checked By:	MW

SHEET TITLE:

Enlarged Area F Patio & Details

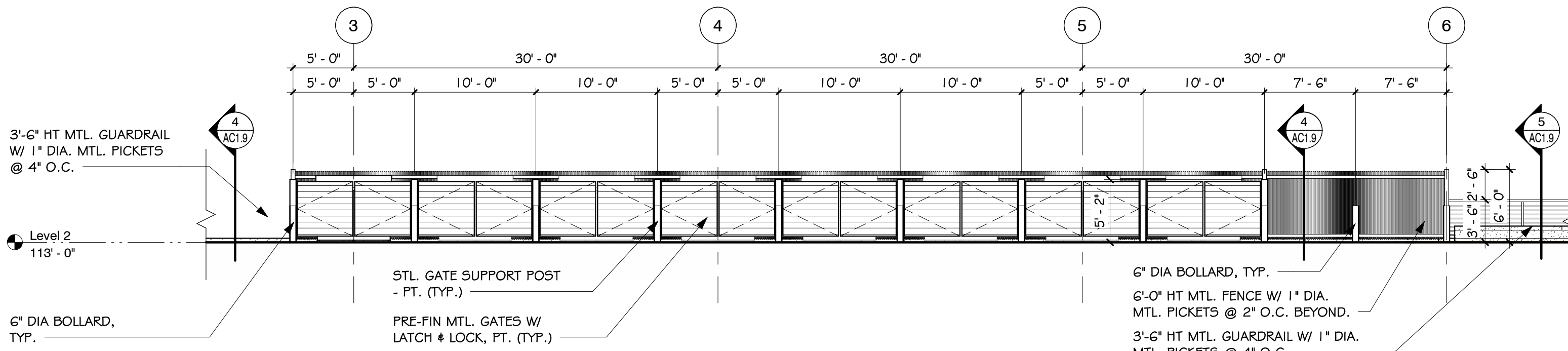
AC1.8

C:\Users\mwalczuk\Documents\18015 Aurora SEAM A19 Central_mwalczuk@eidosarch.com.rvt
7/1/2021 6:57:42 PM



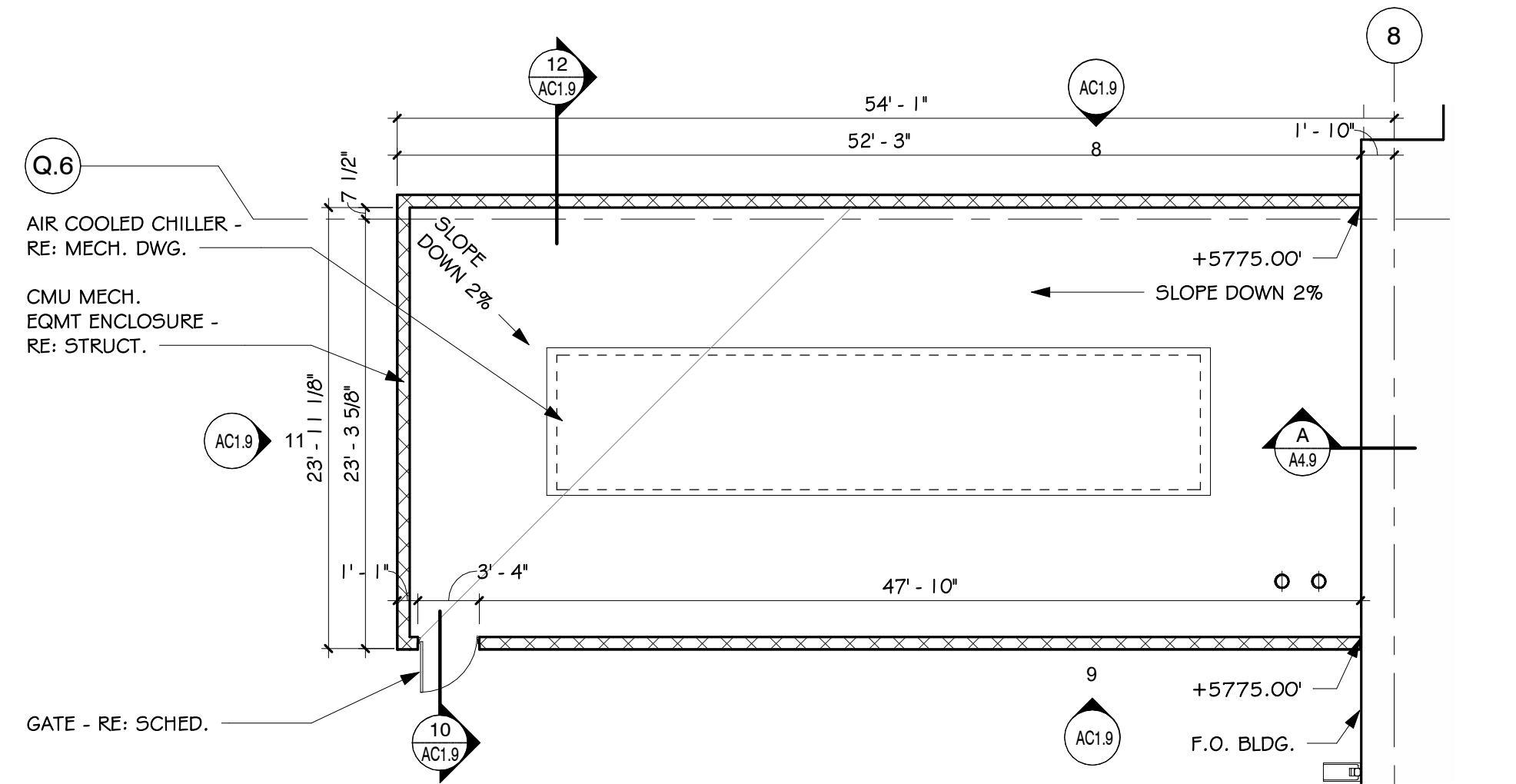
1. Enlarged Site Plan - Trash Enclosure

1/8" = 1'-0"



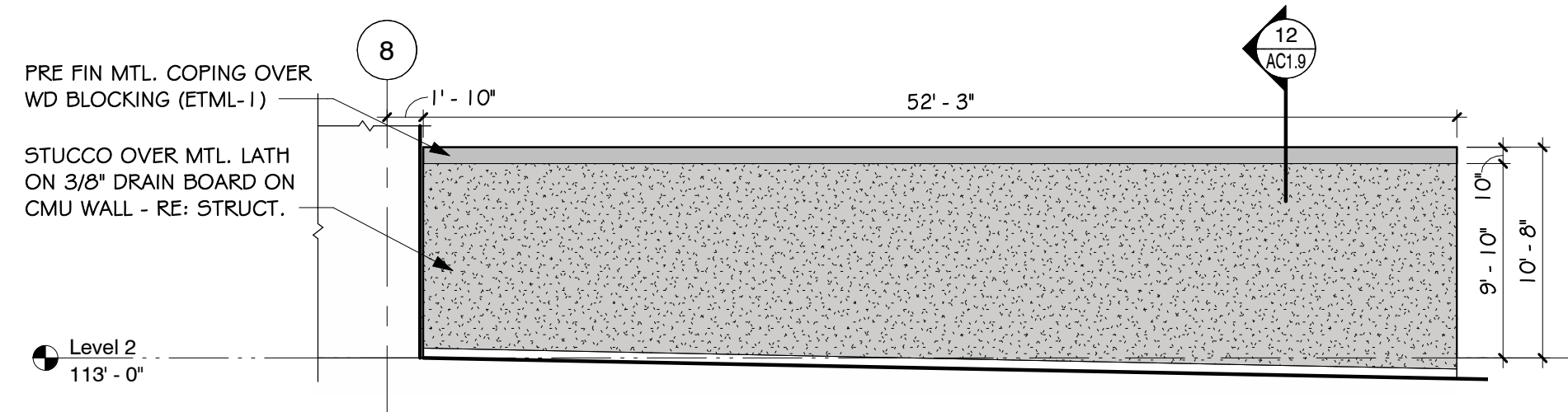
2. Trash Bin Enclosure Elevation

1/8" = 1'-0"



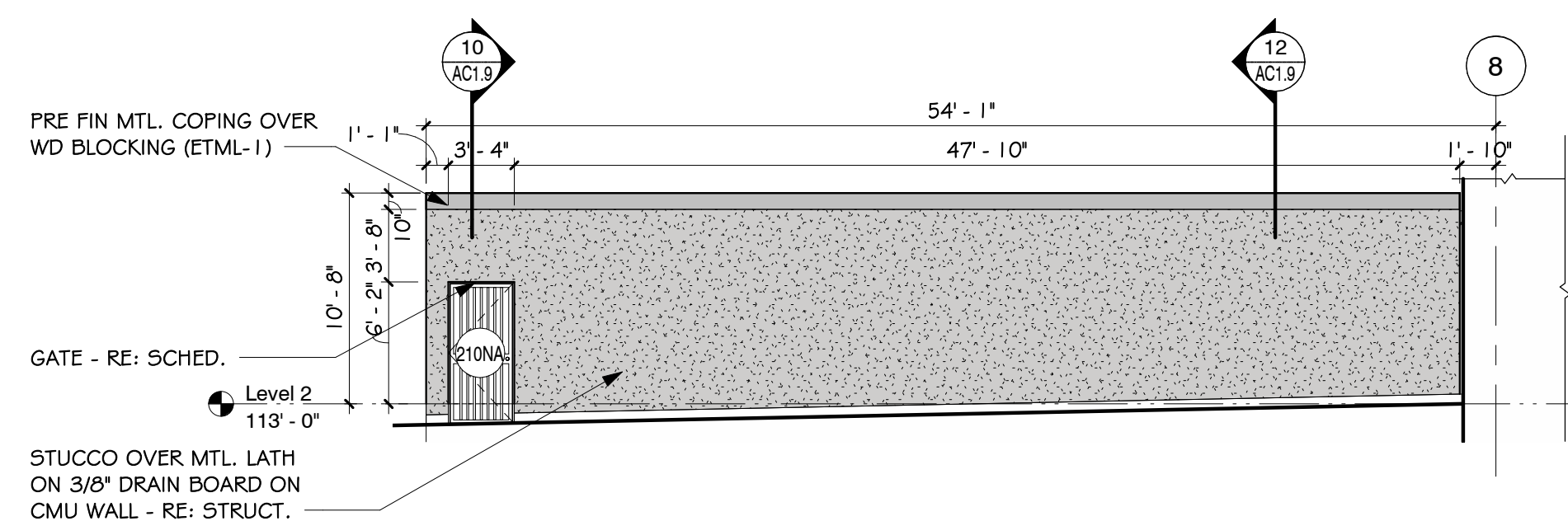
7. Enlarged Site Plan - Chiller Enclosure

1/8" = 1'-0"



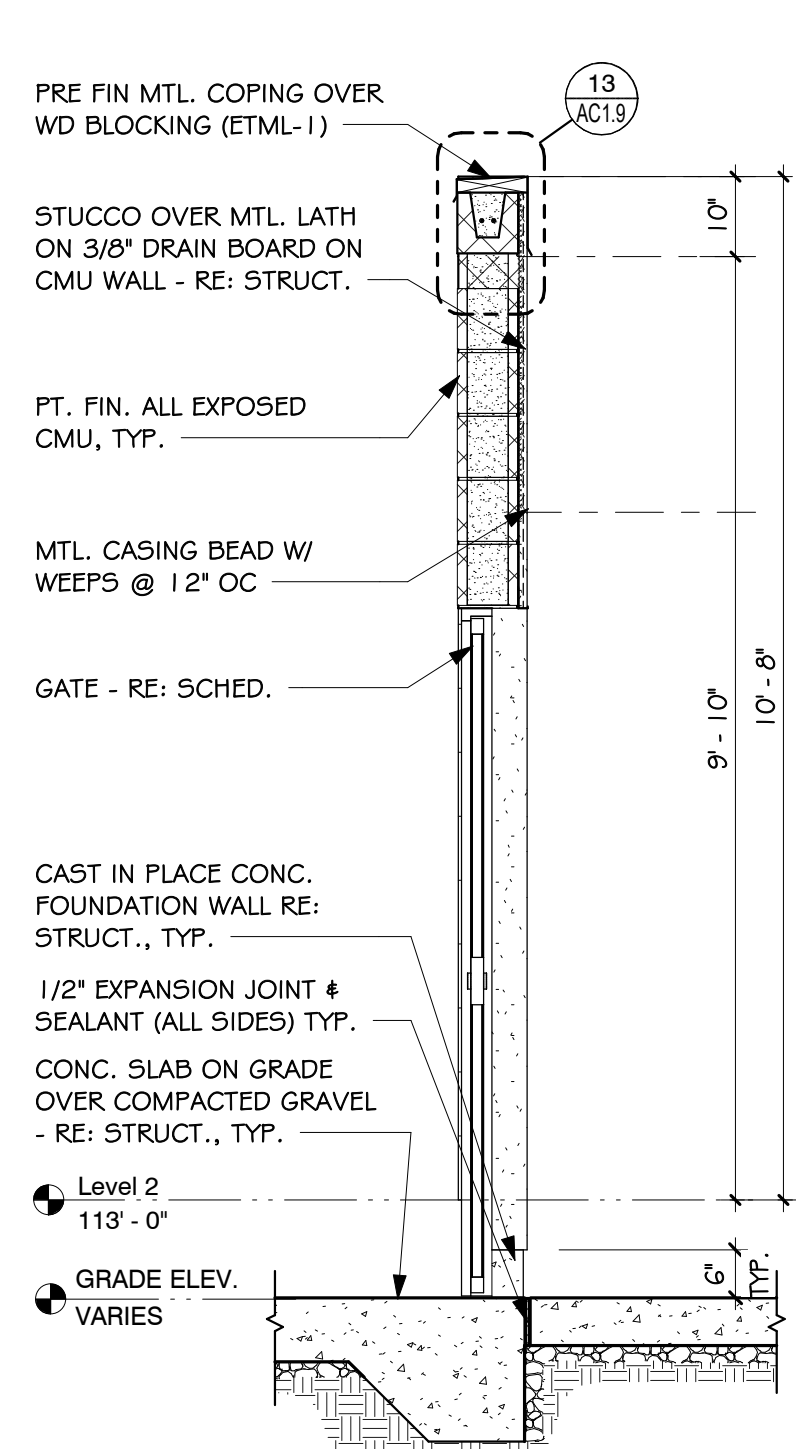
8. Chiller Wall Enclosure Elevation

1/8" = 1'-0"



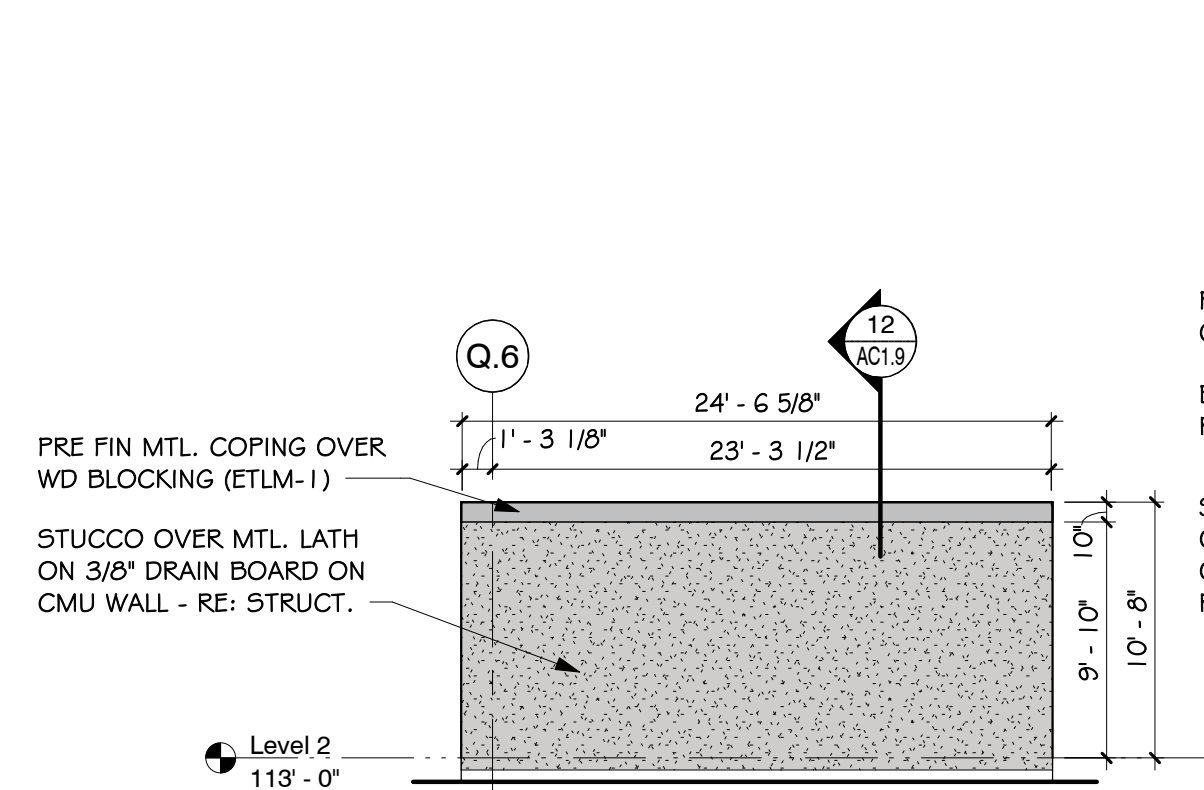
9. Chiller Wall Enclosure Elevation

1/8" = 1'-0"



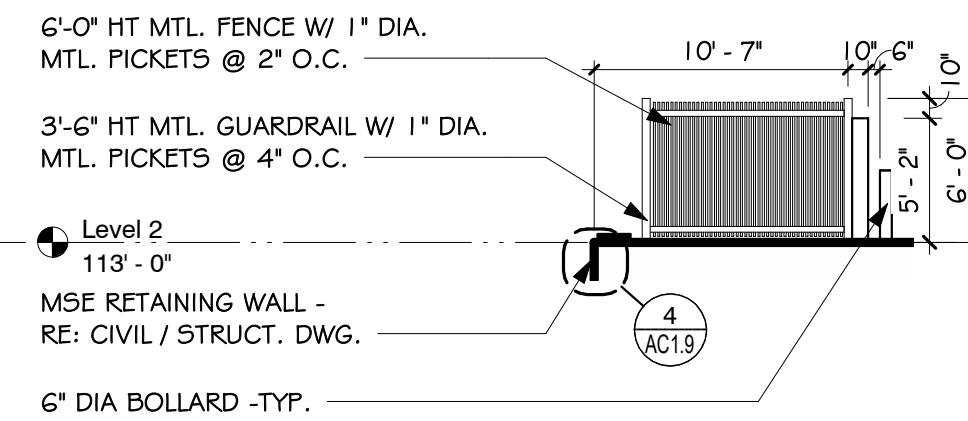
10. Wall Section - Chiller

1/2" = 1'-0"



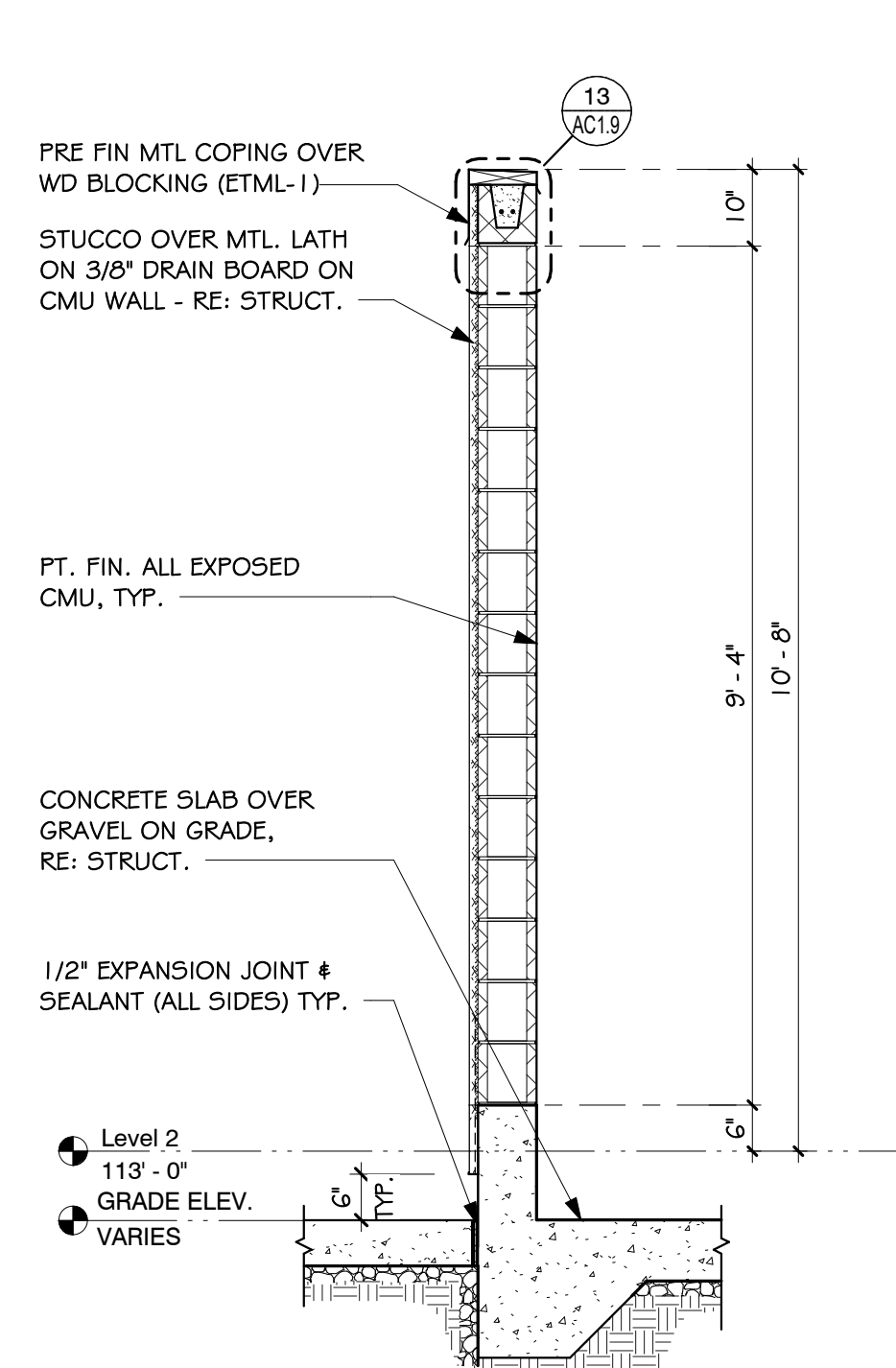
11. Chiller Wall Enclosure Elevation

1/8" = 1'-0"



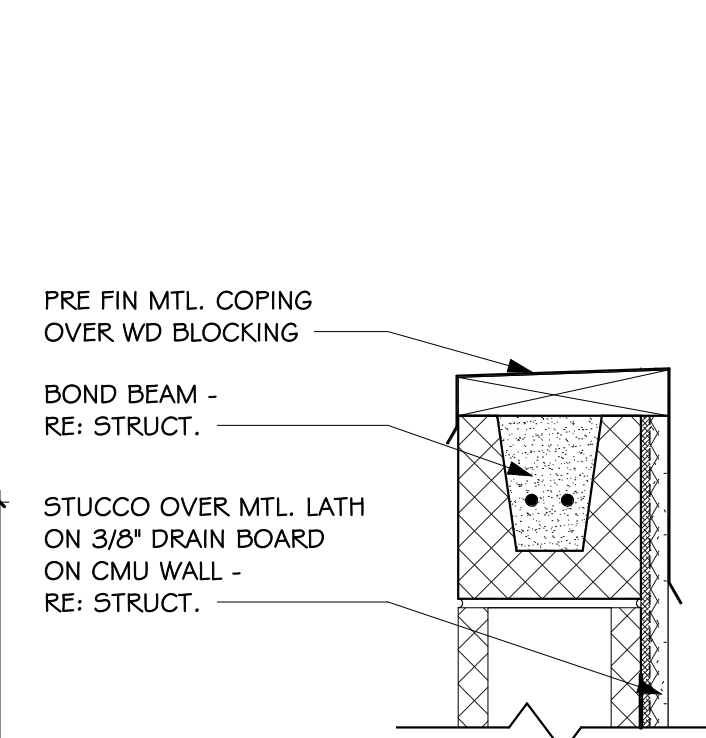
3. Trash Bin Enclosure Elevation

1/8" = 1'-0"



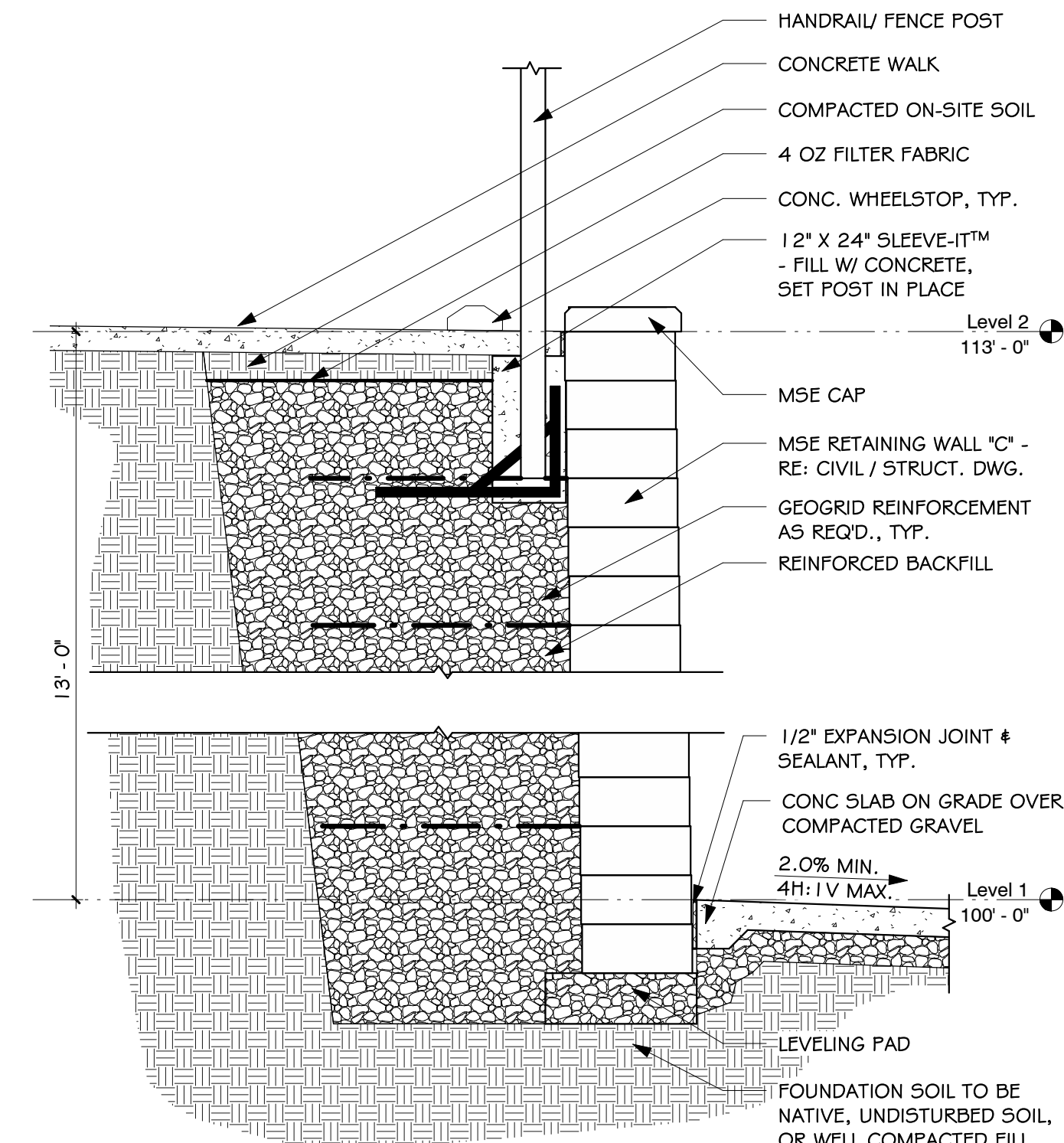
12. Wall Section at Chiller Enclosure

1/2" = 1'-0"



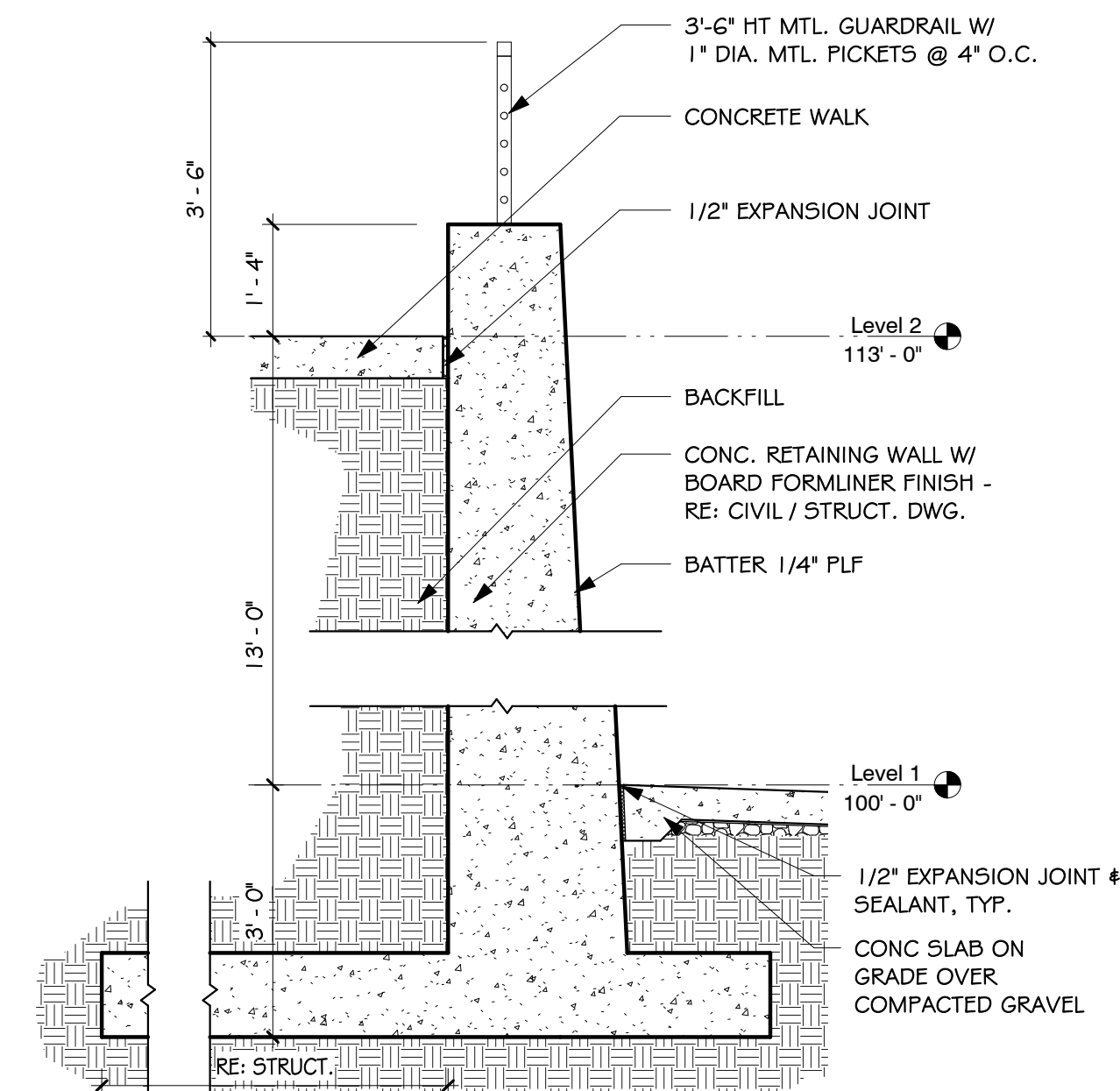
13. Exterior Detail - Metal Cap Flashing at CMU Wall

1 1/2" = 1'-0"



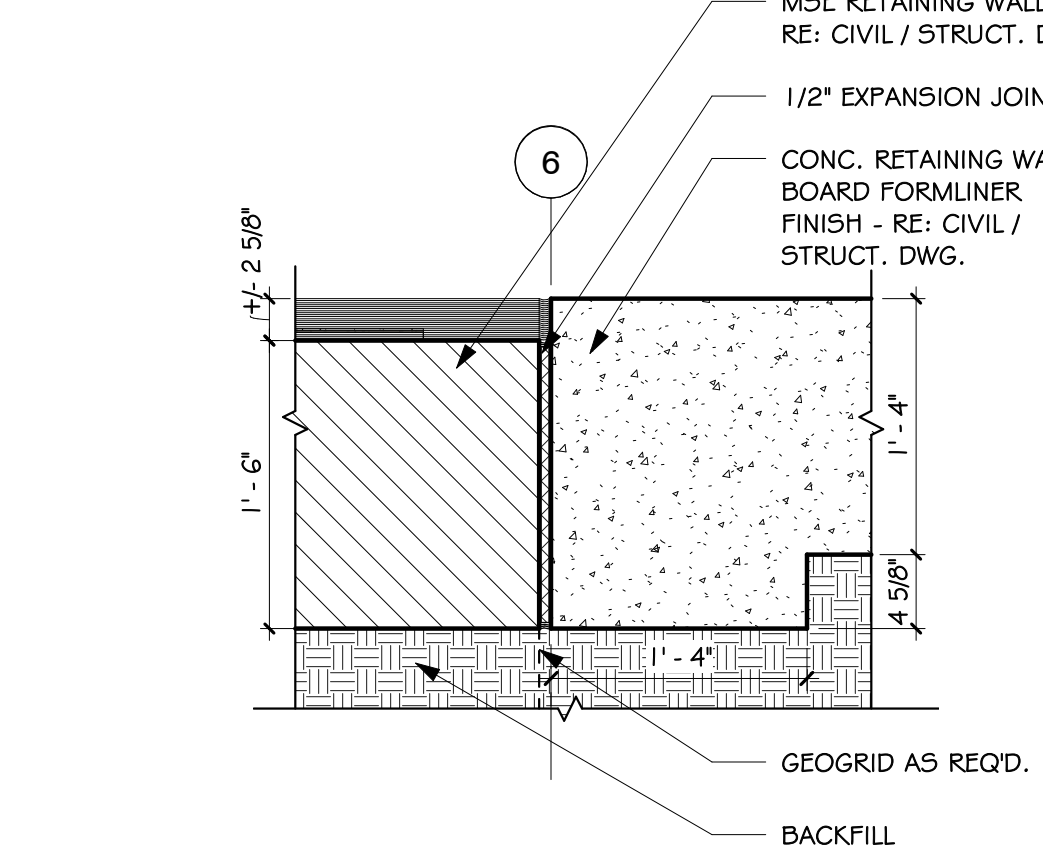
4. Wall Section - MSE Wall

1/2" = 1'-0"



5. Wall Section - Concrete Retaining Wall

1/2" = 1'-0"



6. Detail - Wall Joint

1" = 1'-0"

Eidos
ARCHITECTS

5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Phone: 720.200.0630

© 2021

CONSULTANTS:

PROJECT TITLE:

City of Aurora / Aurora Water

Aurora Water at
SEAM Main
Building

26791 E Quincy Ave. Aurora, CO

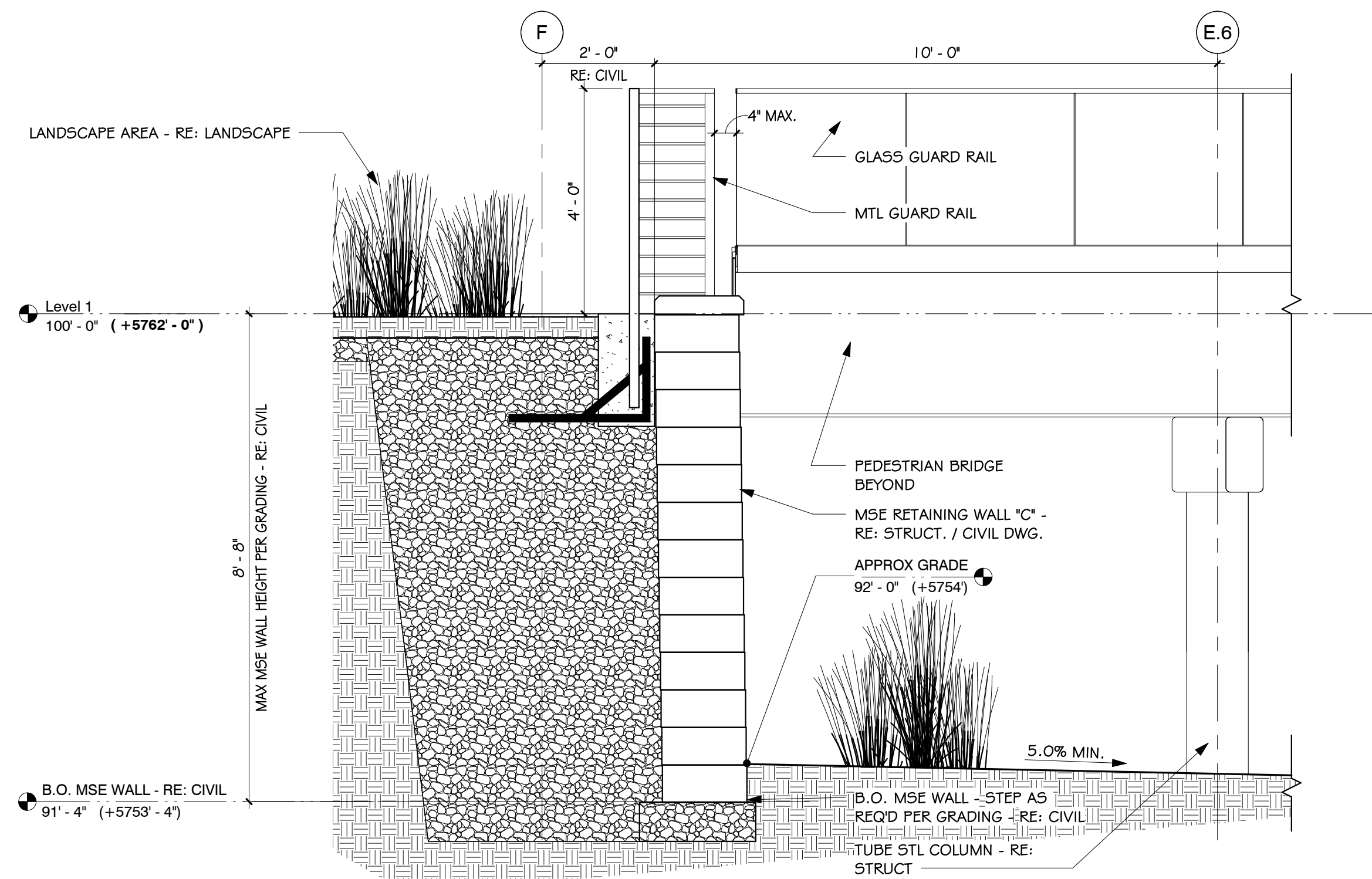
MARK	DATE	DESCRIPTION
	30 June 21	Issue for Fdn Only Permit - Rev. 1
4	01 June 21	Addendum 4
	11 May 21	Planning Dept. Submittal #5
	22 Mar 21	Issue for Fdn Only Permit
	02 Oct 20	Issue for Bid

Project Number: 18015
Drawn By: AC
Checked By: MW

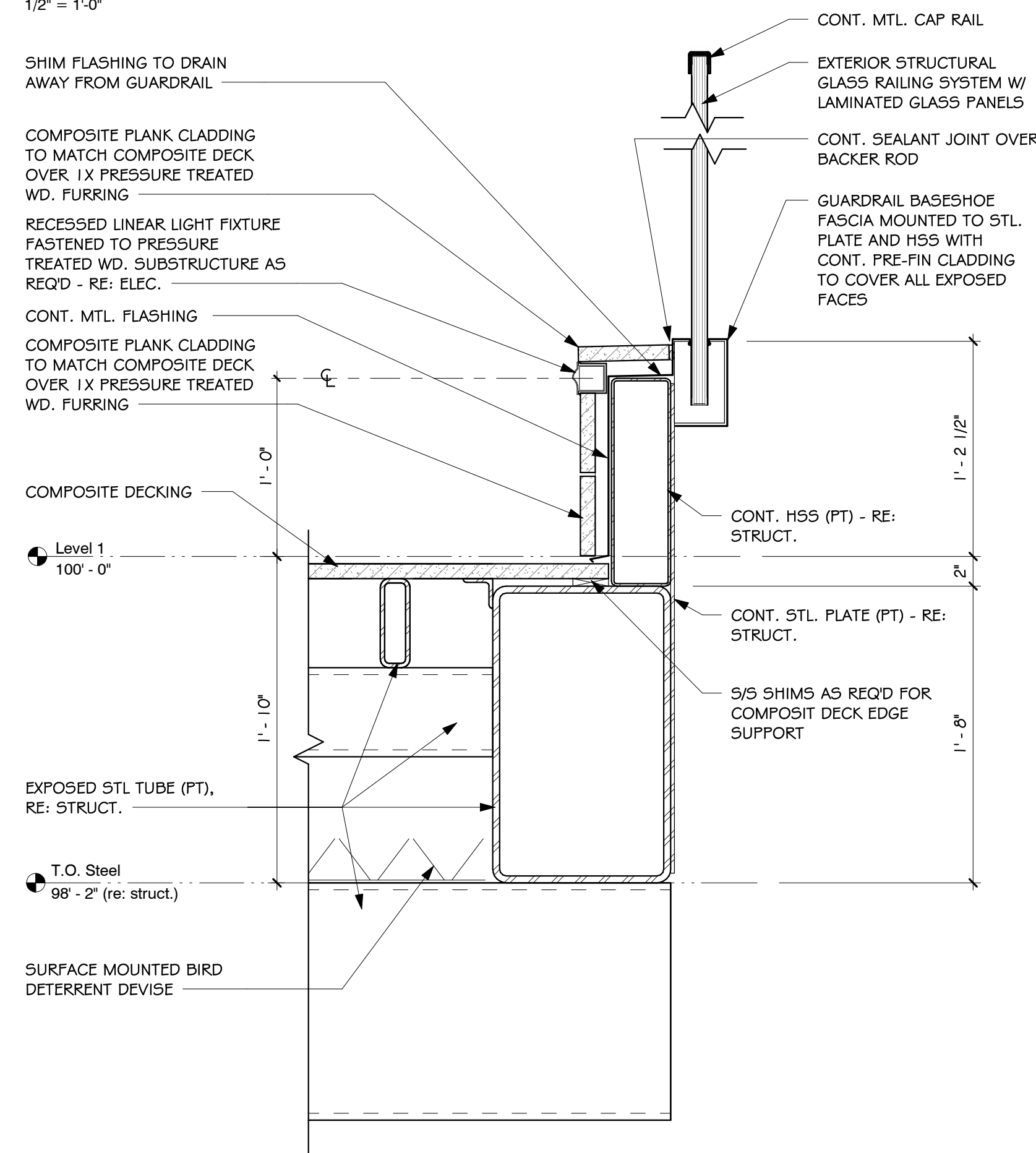
SHEET TITLE:

Trash & Chiller
Enclosure Enlarged
Plans and Details

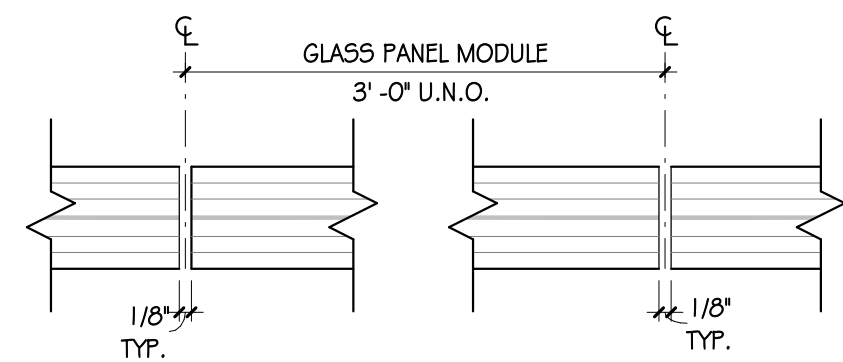
AC1.9



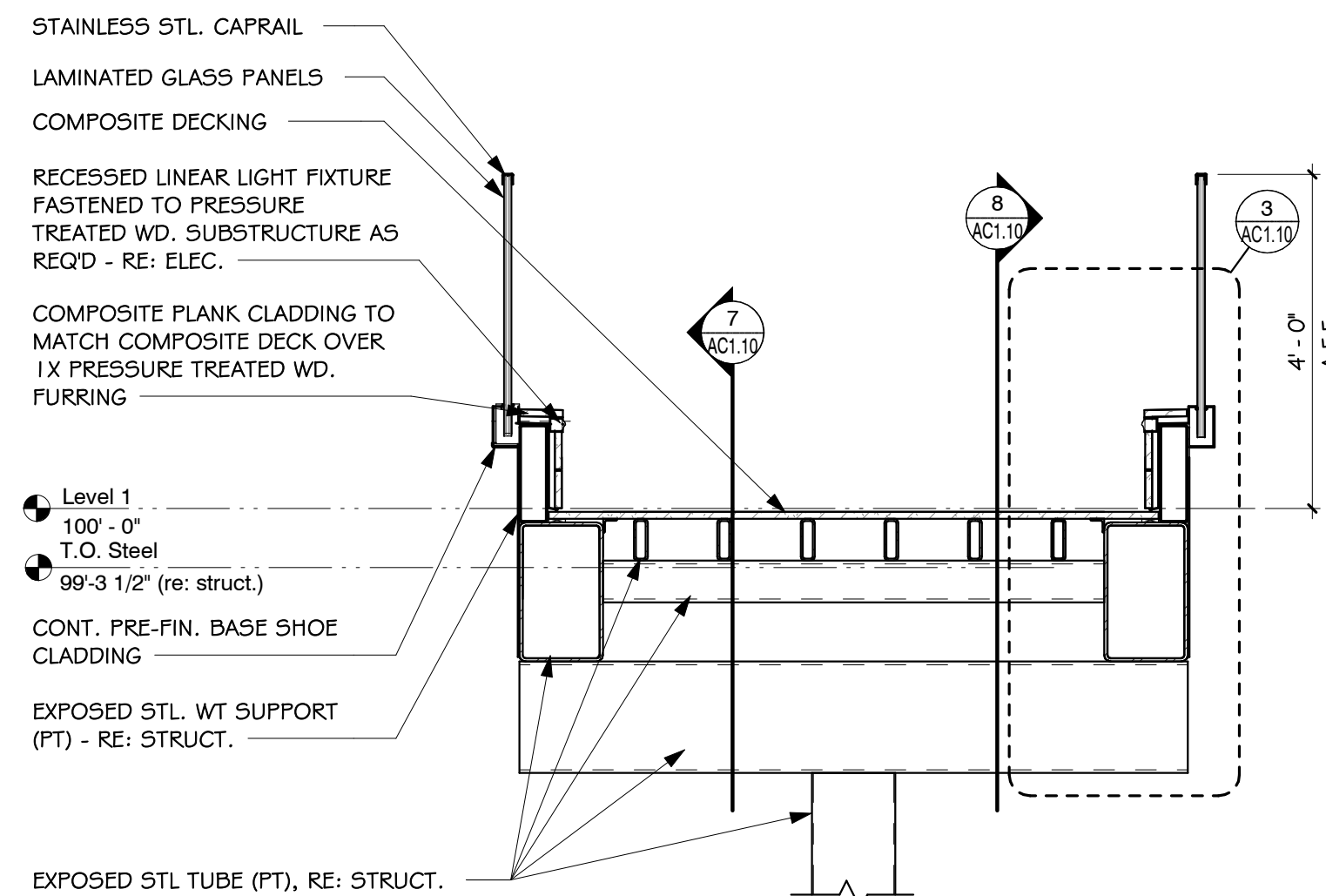
2. Pedestrian Bridge - MSE Wall Section

$$\overline{1/2'' = 1'-0''}$$


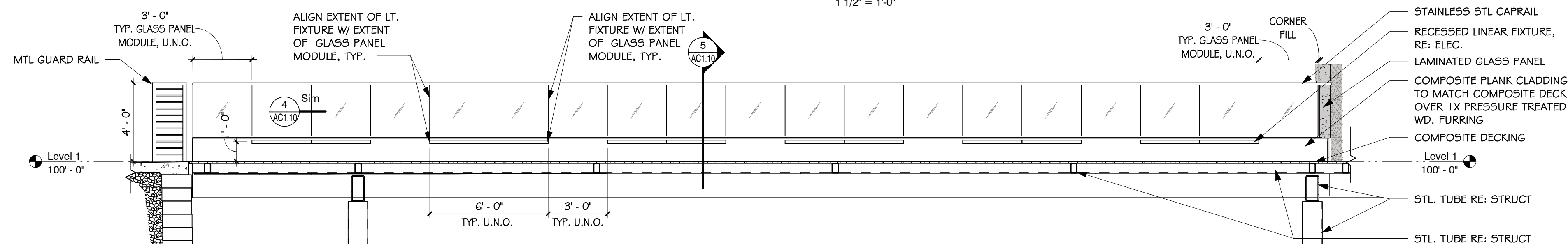
3. Section Detail

 $1\frac{1}{2}'' = 1'-0''$ 

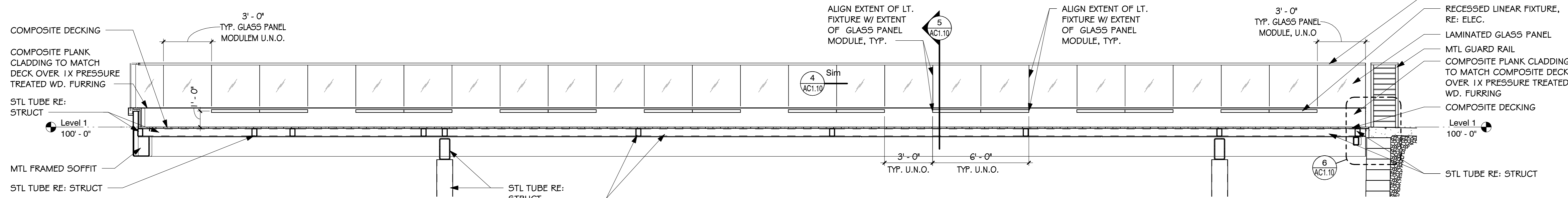
4. Enlarged Glass Guardrail Elevation

$$\underline{6'' = 1'-0''}$$


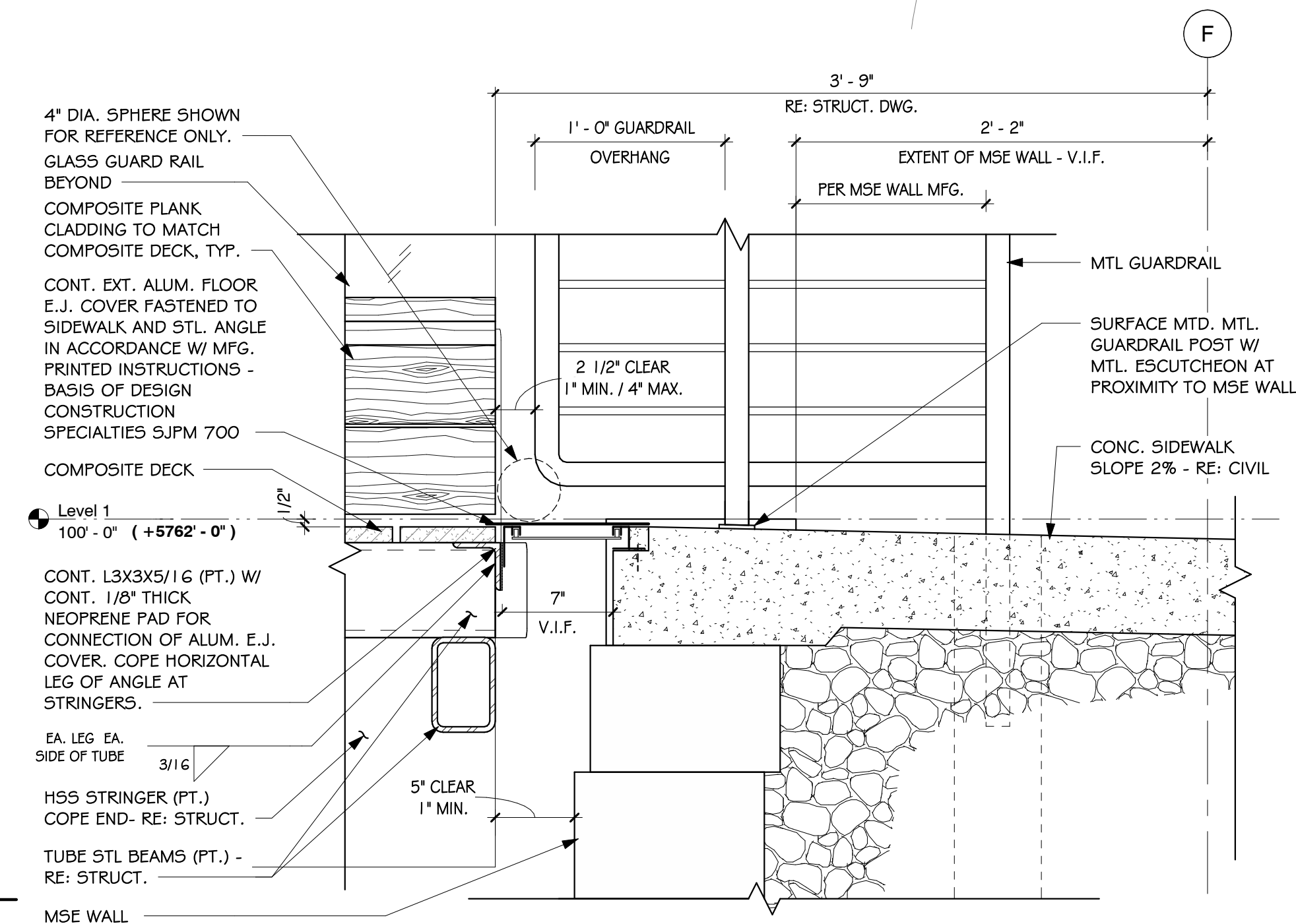
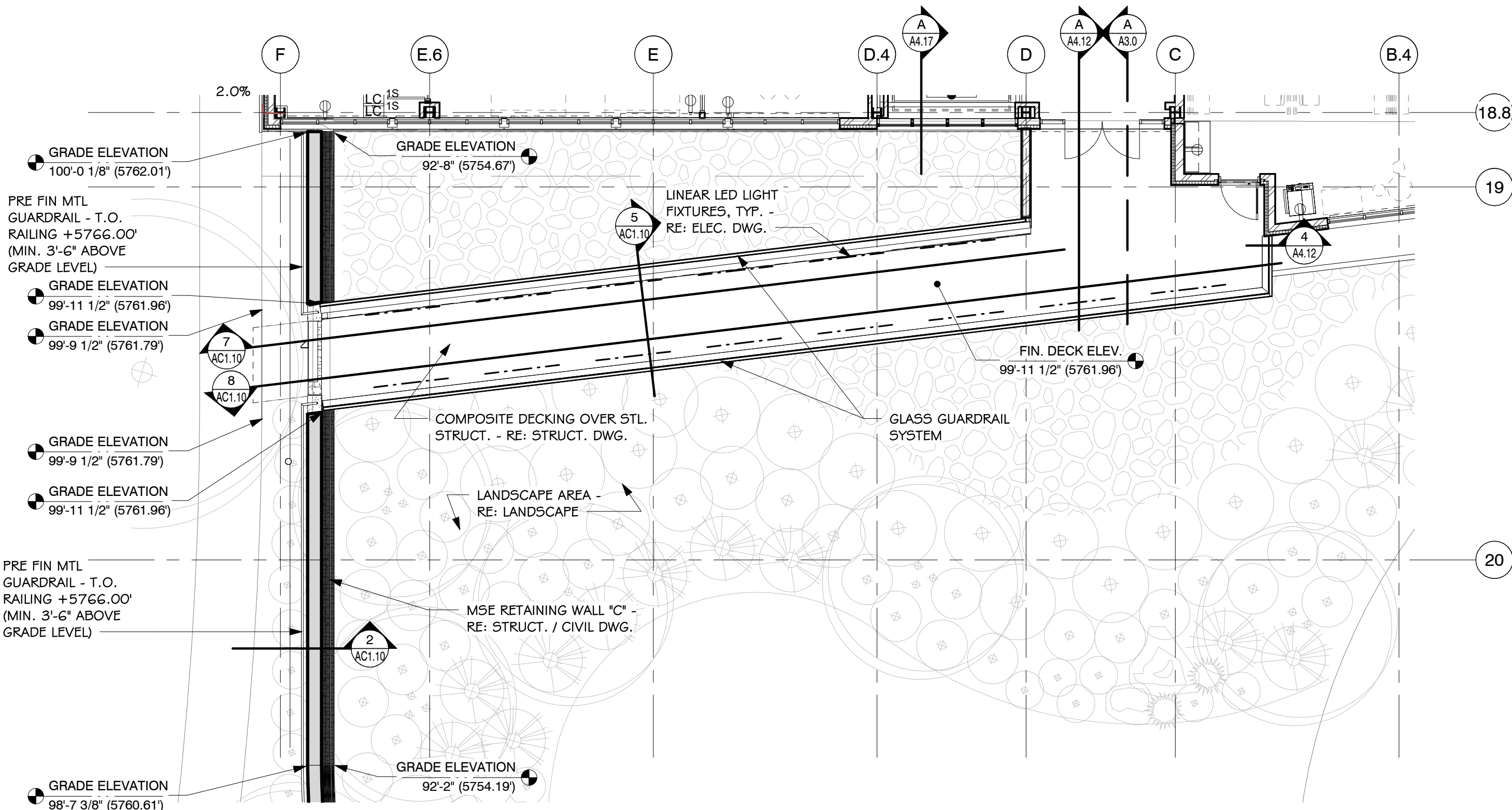
5. Pedestrian Bridge Detail

$$1/2'' = 1'-0''$$


7. Pedestrian Bridge East Elevation

$$1/4'' = 1'-0''$$


8. Pedestrian Bridge West Elevation

$$1/4'' = 1'-0''$$


6. Ped Bridge to Sidewalk Detail

$$1\ 1/2'' = 1'-0''$$

Eidos
ARCHITECTS

5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Phone: 720.200.0630

© 2021

CONSULTANTS:

PROJECT TITLE:

City of Aurora / Aurora
Water

Aurora Water at
SEAM Main
Building

26791 E Quincy Ave. Aurora, CO

	30 June 21	Issue for Fdn Only Permit - Rev. 1
4	01 June 21	Addendum 4
	11 May 21	Planning Dept. Submittal #5
	22 Mar 21	Issue for Fdn Only Permit
2	19 Nov 20	Addendum 2
1	21 Oct 20	Addendum 1
	02 Oct 20	Issue for Bid
	11 Sept 20	90% CDs
MARK	DATE	DESCRIPTION

Project Number: 18015

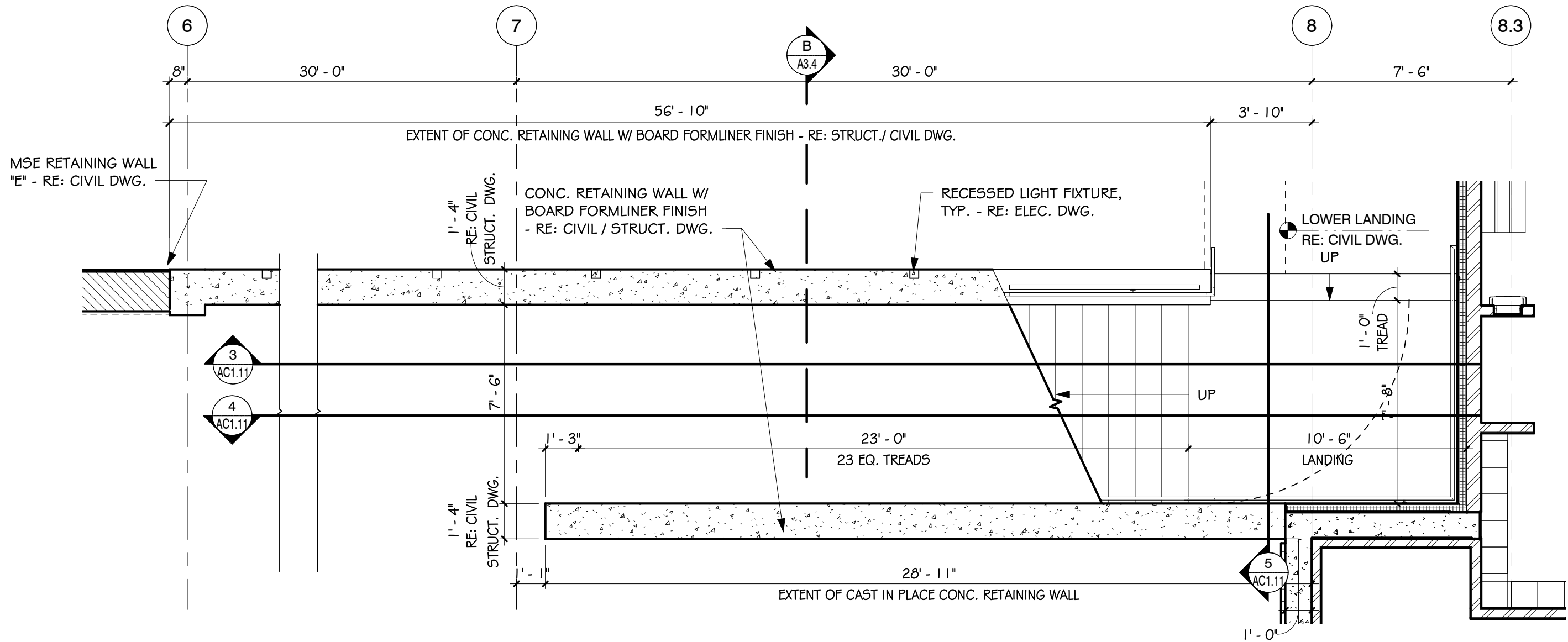
Drawn By:	AC
Checked By:	MW

SHEET TITLE:

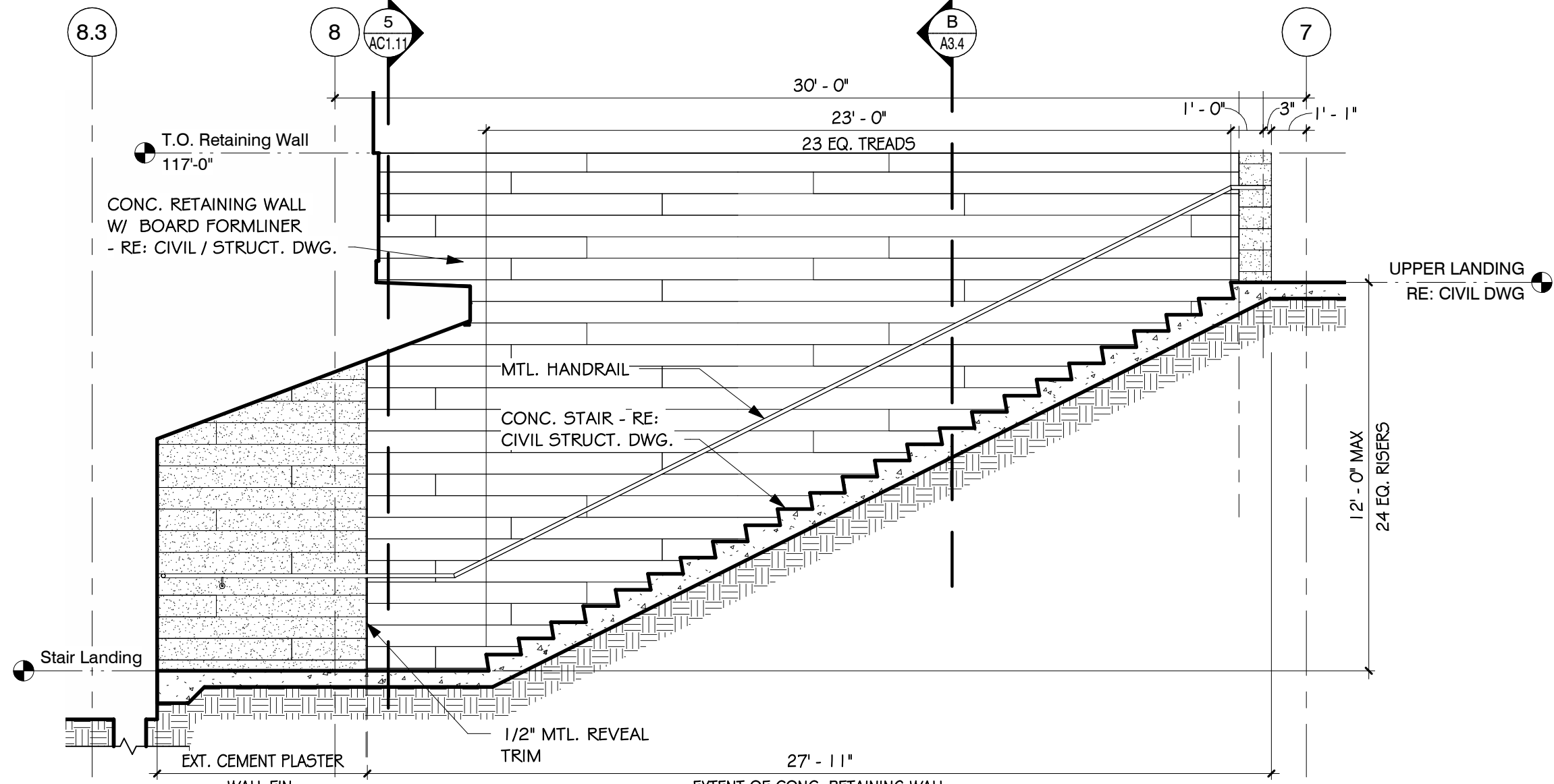
Pedestrian Bridge Details

AC1.10

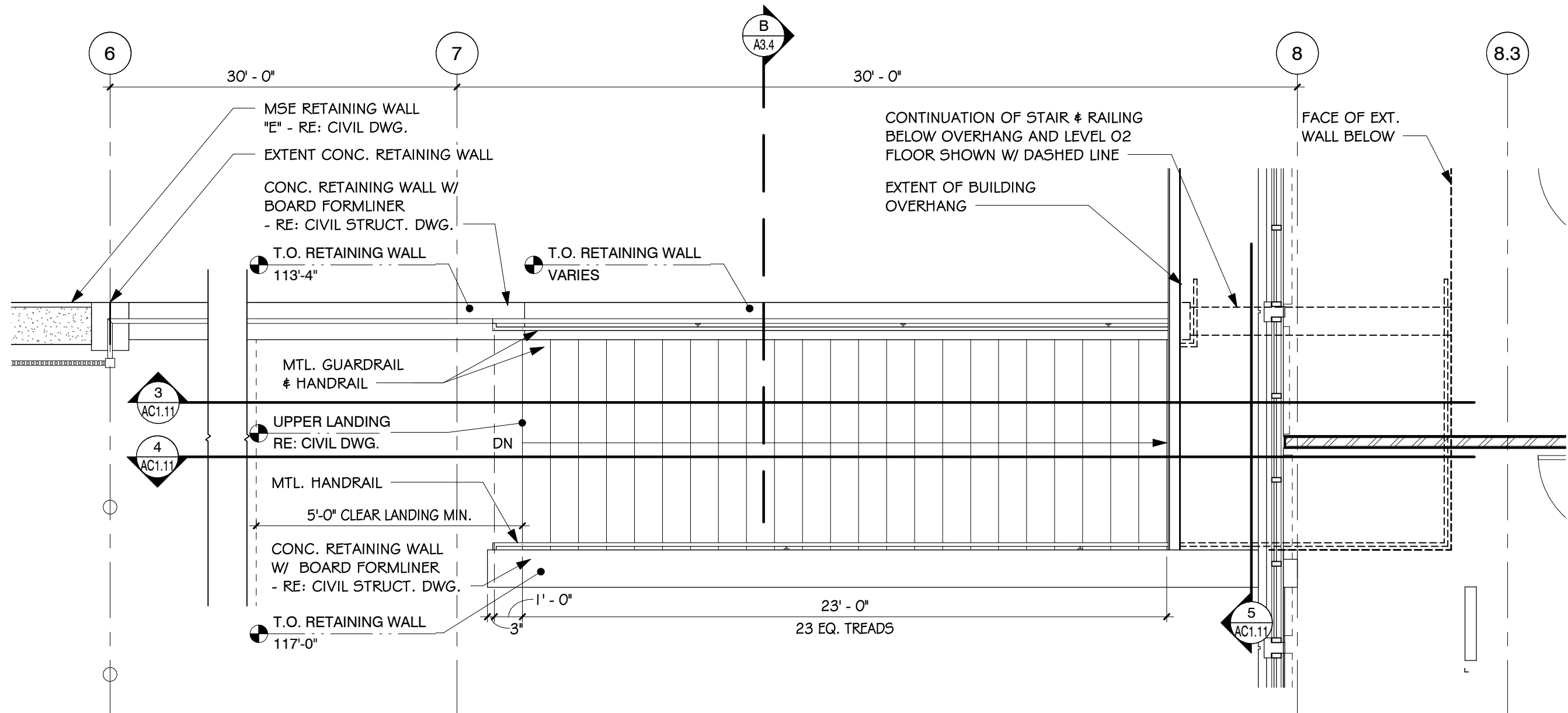
C:\Users\mwalczuk\Documents\18015 Aurora SEAM A19 Central_mwalczuk@eidosarch.com.rvt
7/1/2021 6:57:54 PM



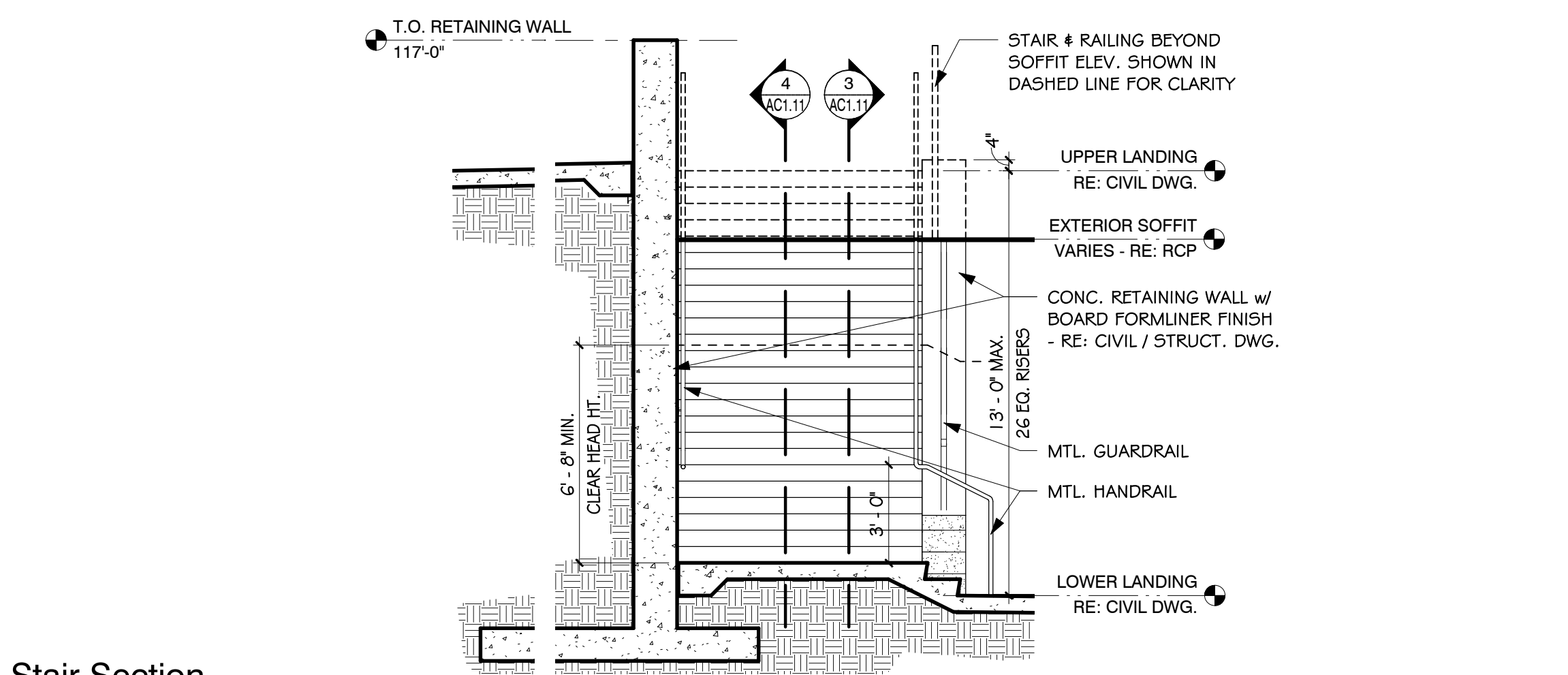
1. Enlarged Stair Plan - Level 01
1/4" = 1'-0"



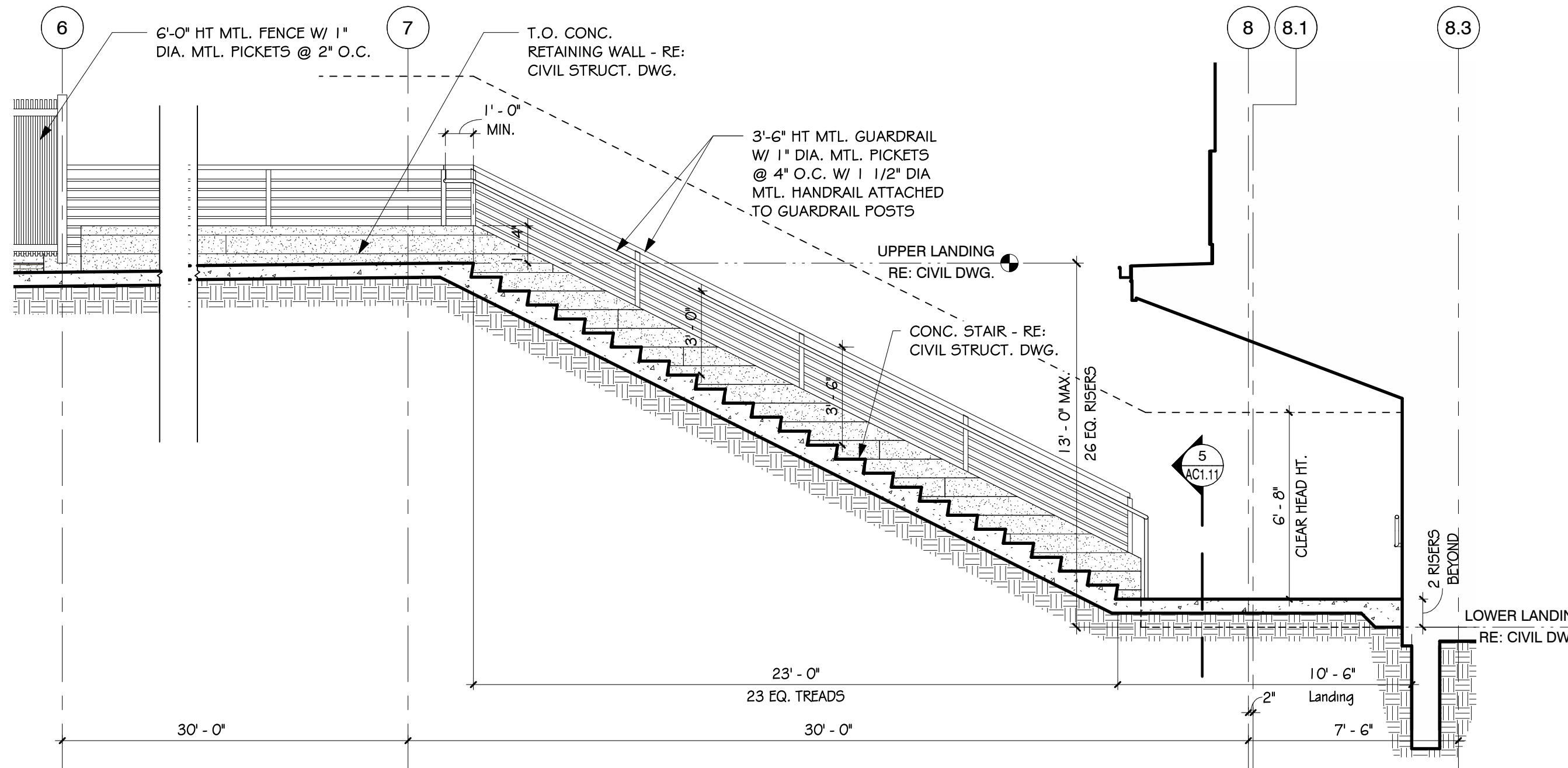
4. Enlarged Stair Section
1/4" = 1'-0"



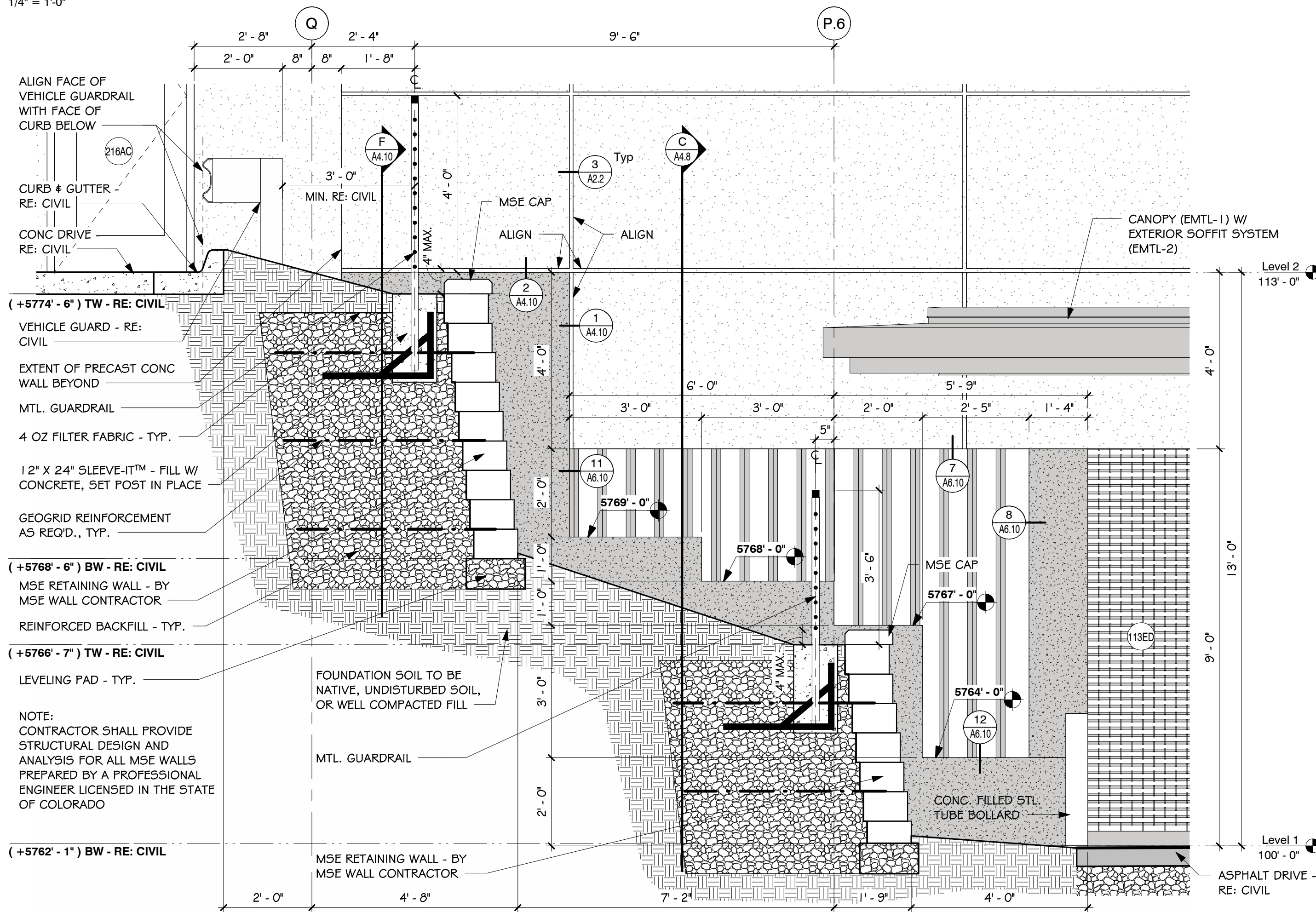
2. Enlarged Stair Plan - Level 02
1/4" = 1'-0"



5. Enlarged Stair Section
1/4" = 1'-0"



3. Enlarged Stair Section
1/4" = 1'-0"



6. Wall Section - MSE Wall (Area K)
1/2" = 1'-0"



Eidos
ARCHITECTS

5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Phone: 720.200.0630

© 2021

CONSULTANTS:

PROJECT TITLE:
City of Aurora / Aurora Water

Aurora Water at SEAM Main Building

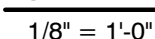
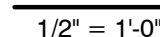
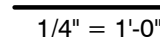
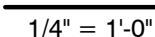
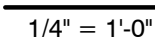
26791 E Quincy Ave. Aurora, CO

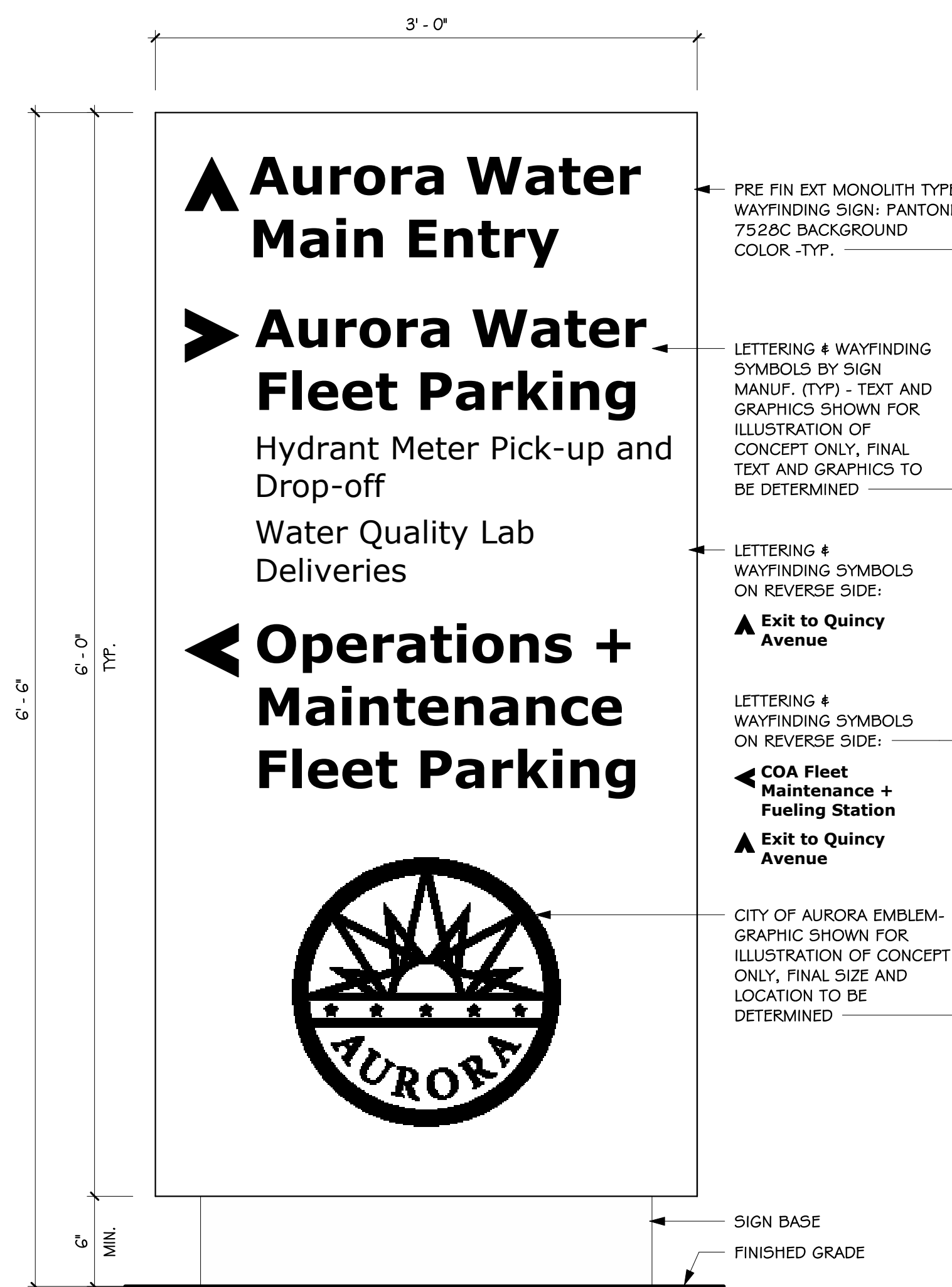
MARK	DATE	DESCRIPTION
	30 June 21	Issue for Fdn Only Permit - Rev. 1
6	25 June 21	ASI #003
4	01 June 21	Addendum 4
	11 May 21	Planning Dept. Submittal #5
	22 Mar 21	Issue for Fdn Only Permit
	02 Oct 20	Issue for Bid

Project Number: 18015
Drawn By: AC
Checked By: MW

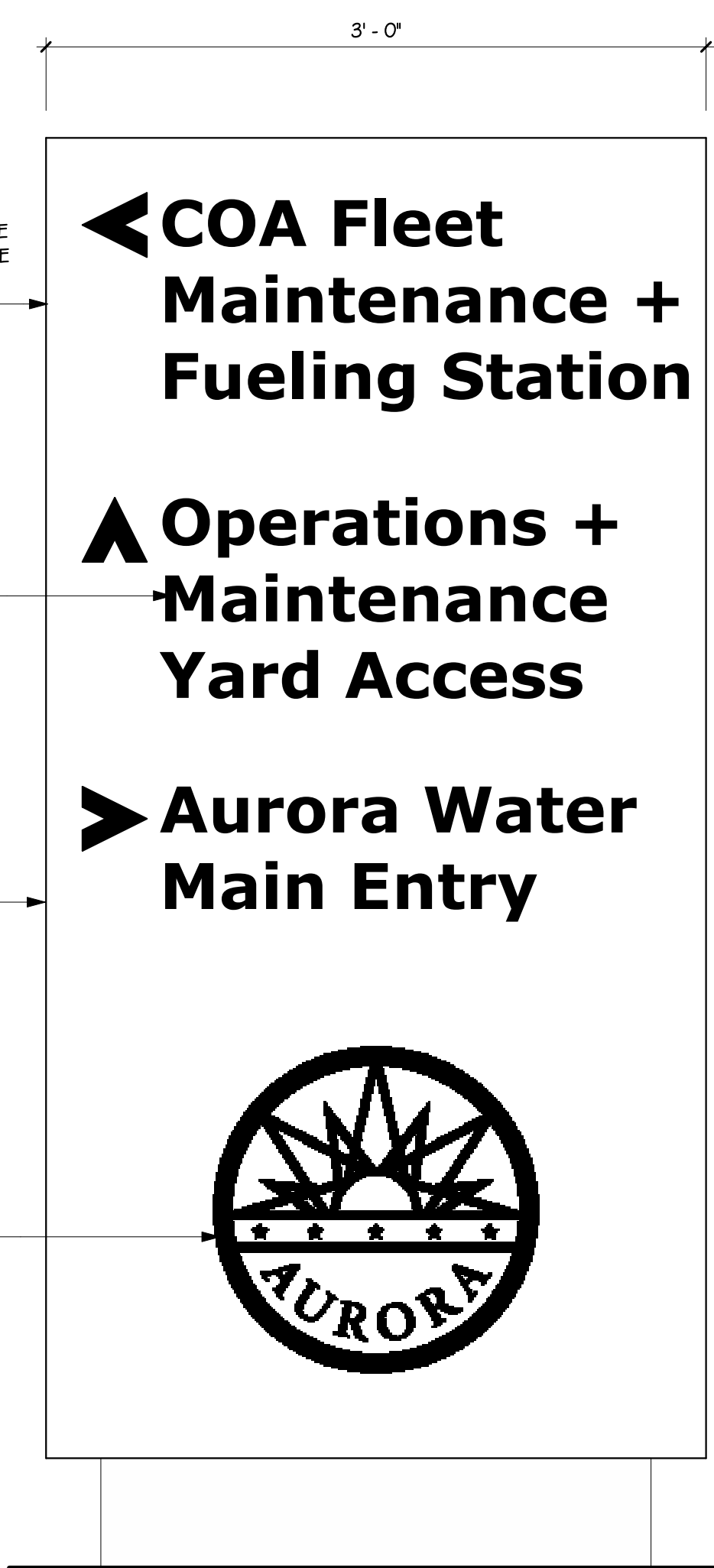
SHEET TITLE:
Site Stair Enlarged Plans and Sections - Area F

AC1.11

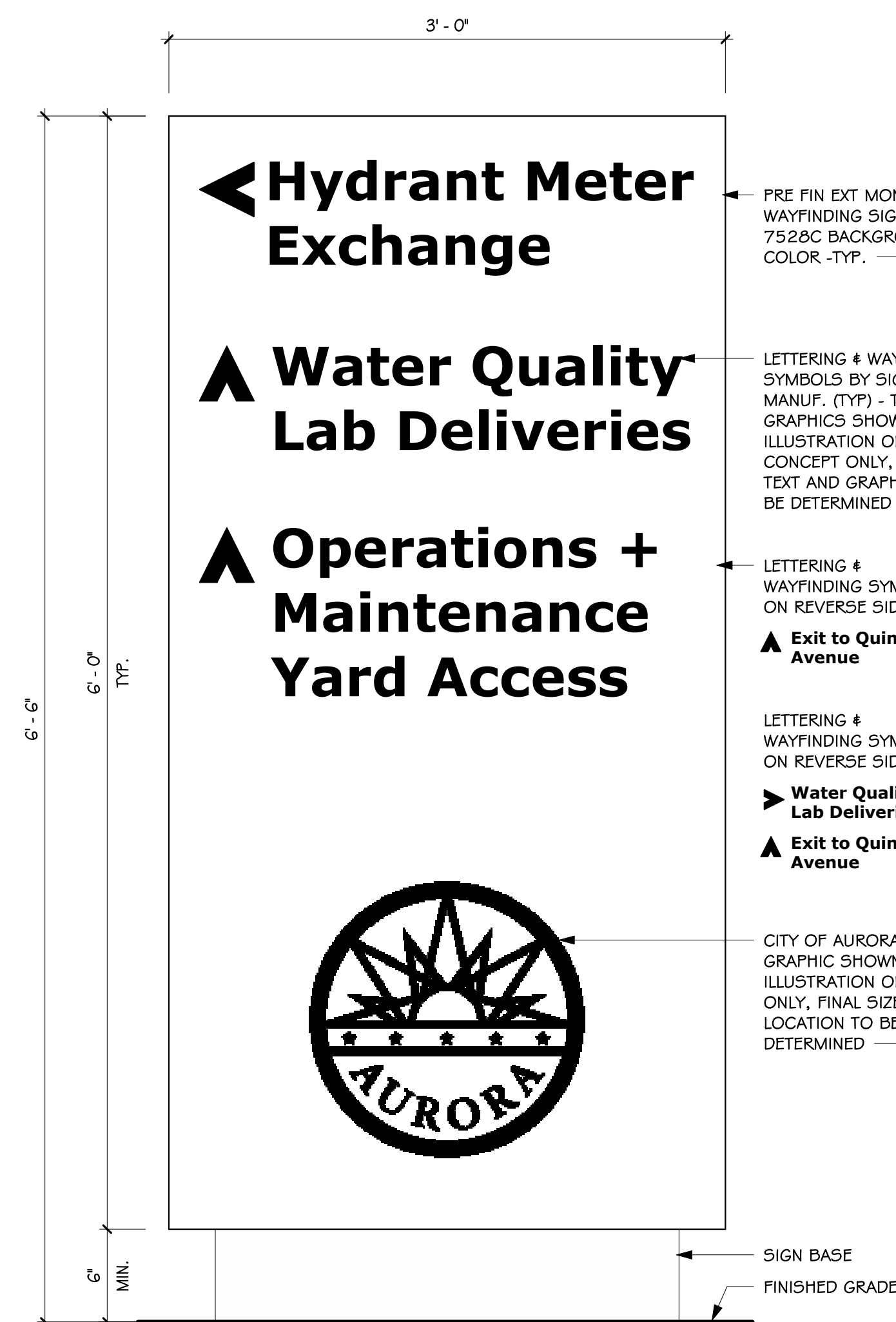




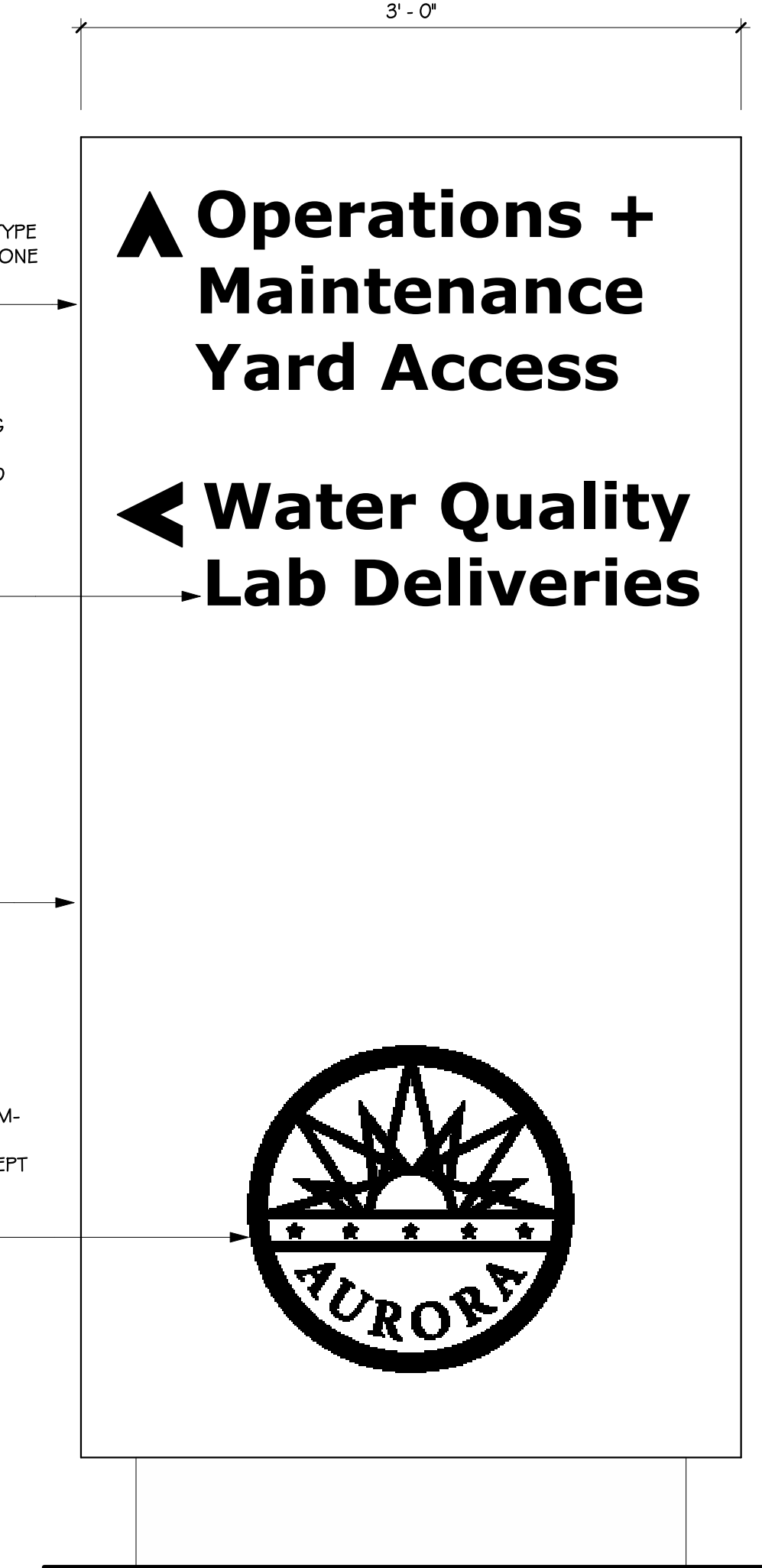
1. Public Access Drive Sign

$$1\frac{1}{2}^{\circ} = 1^{\circ}-0''$$


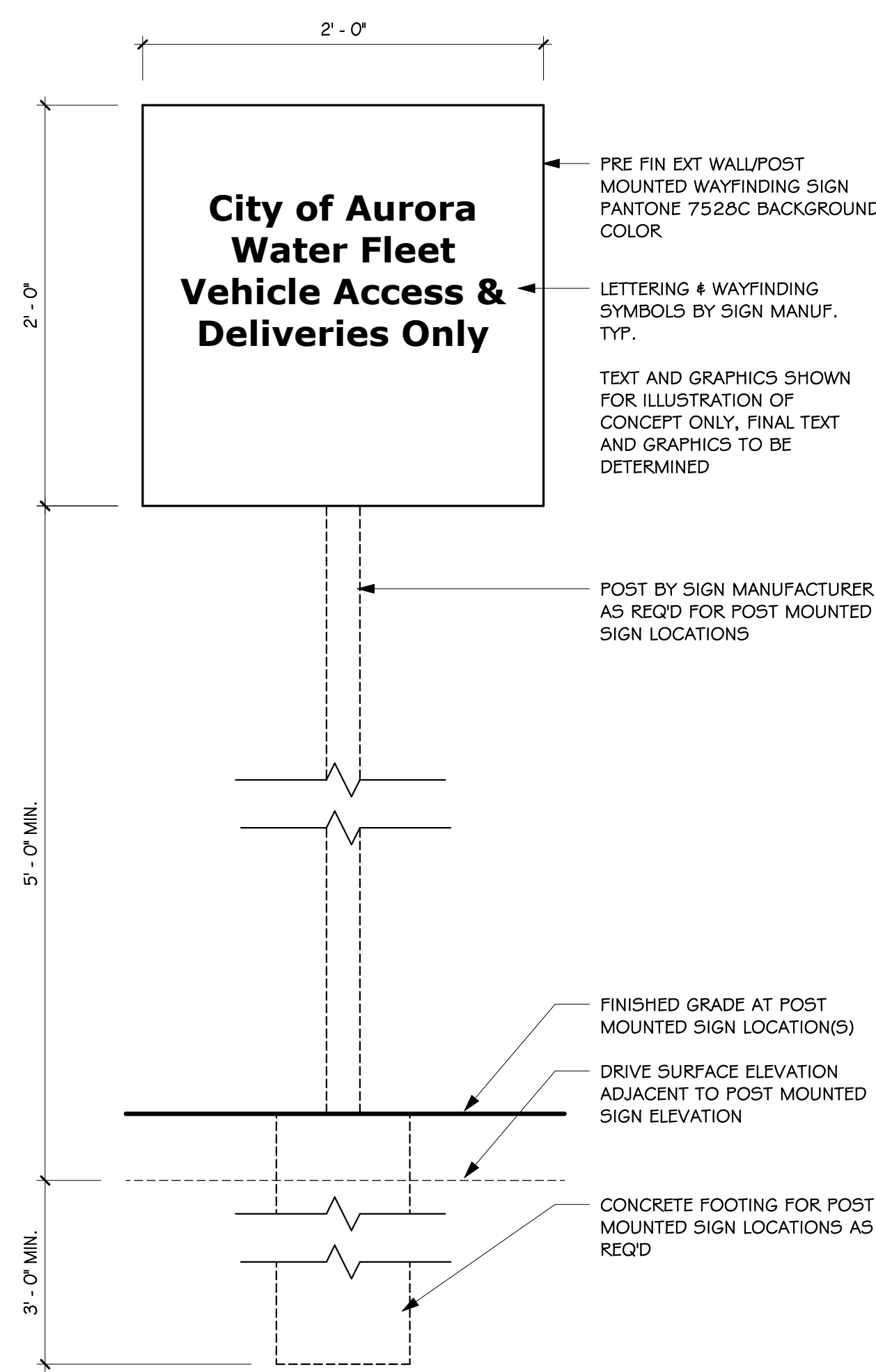
2. Maintenance Access Drive

$$1\ 1/2^{\circ} = 1^{\circ} - 0''$$


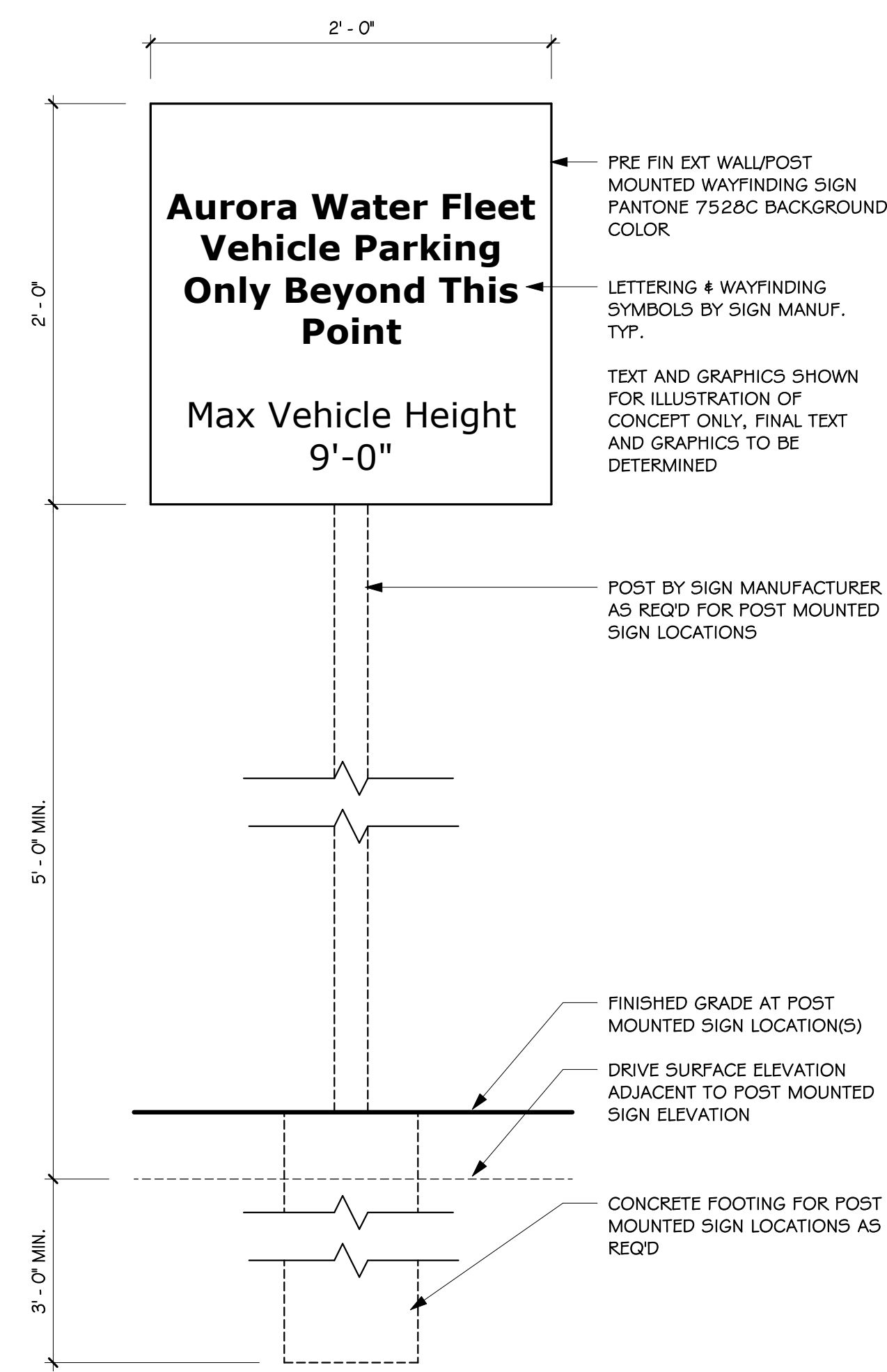
3. Public Access Drive Sign (East)

$$1\frac{1}{2}'' = 1'-0''$$


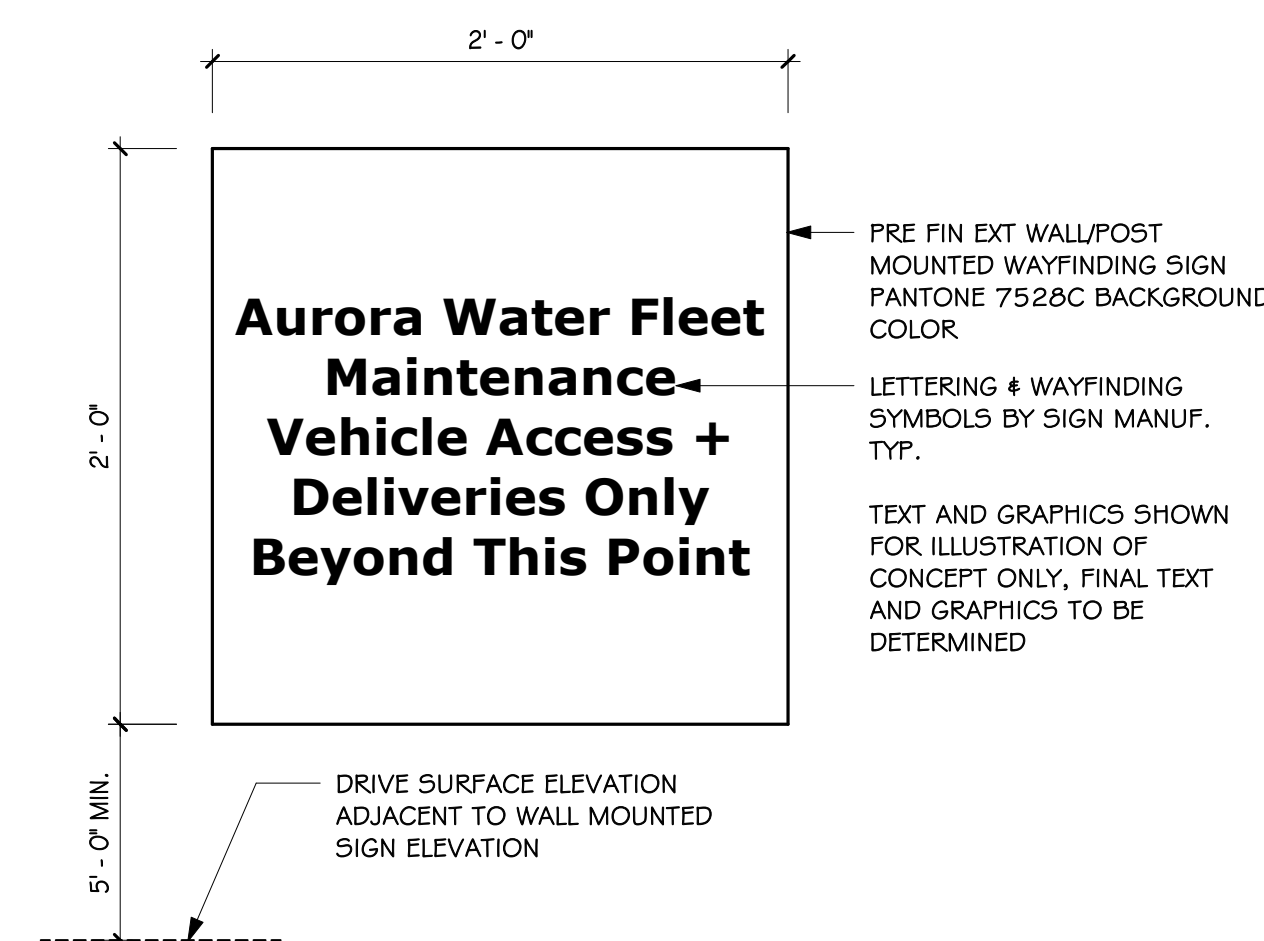
4. Public Access Drive Sign (Northeast)

$$1\frac{1}{2}^{\circ} = 1^{\circ} - 0^{\circ}$$


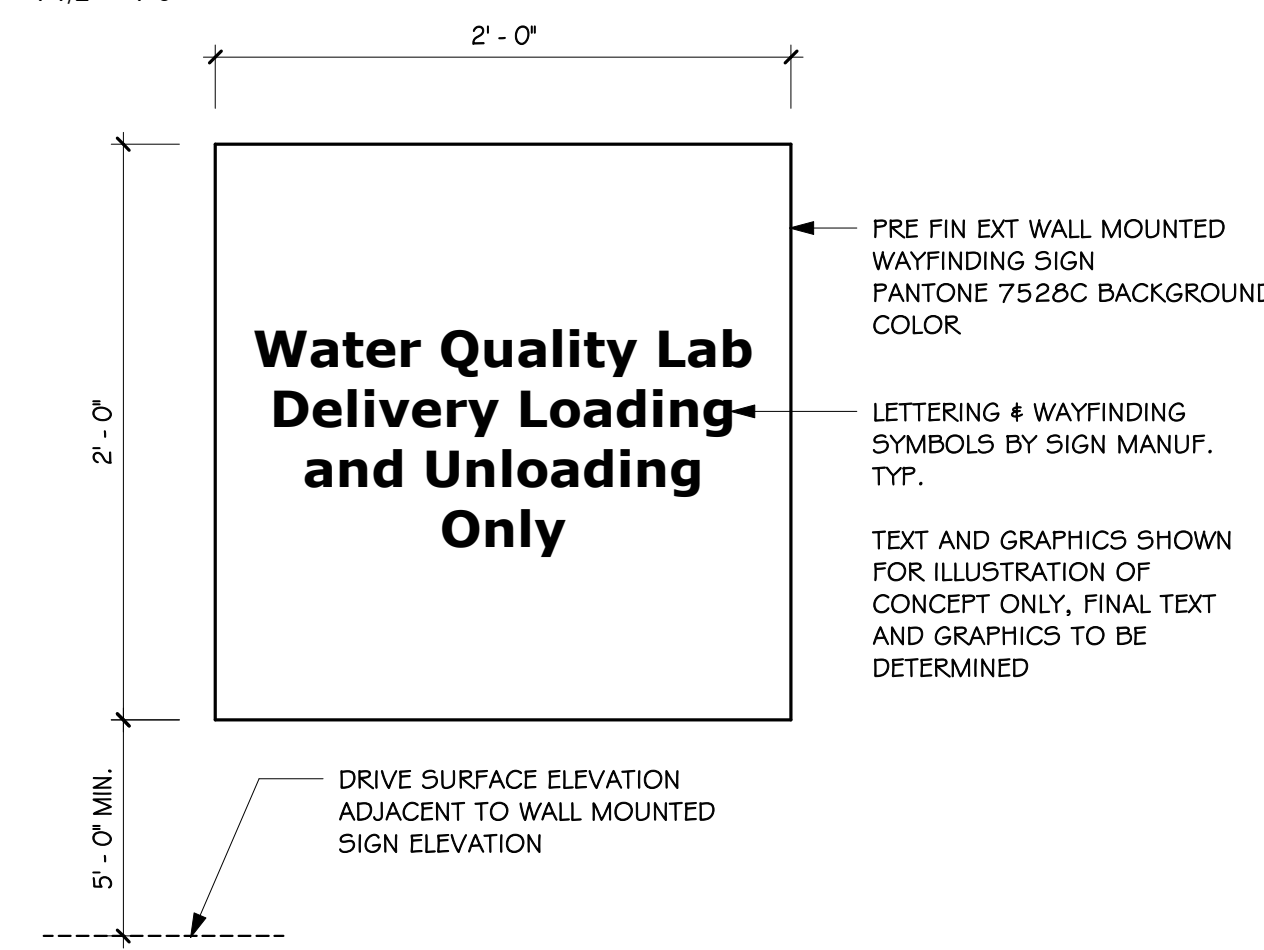
10.Post & Panel Wayfinding

$$1\frac{1}{2}'' = 1'-0''$$


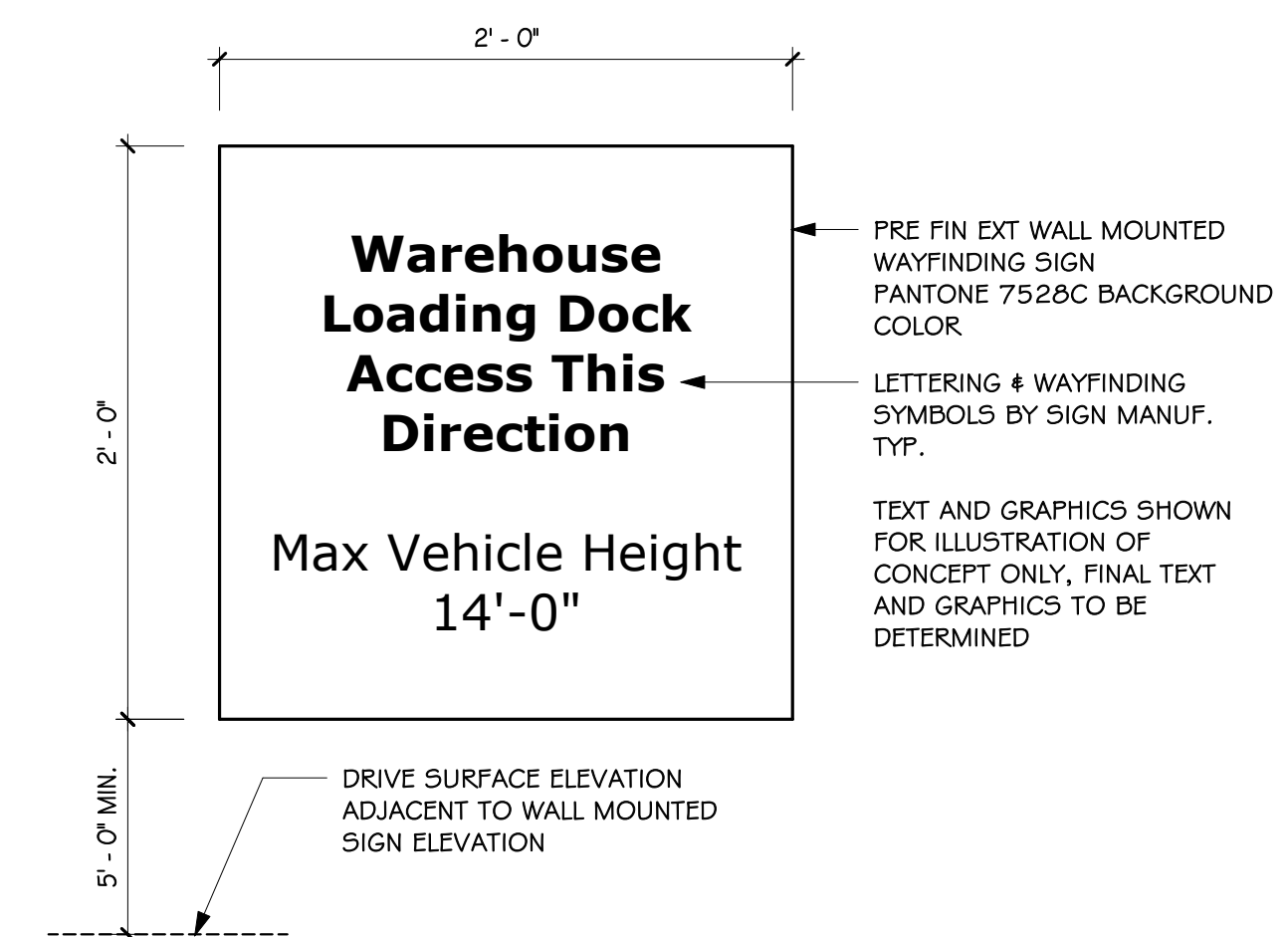
5. Post & Panel Wayfinding

$$1\frac{1}{2}'' = 1'-0''$$


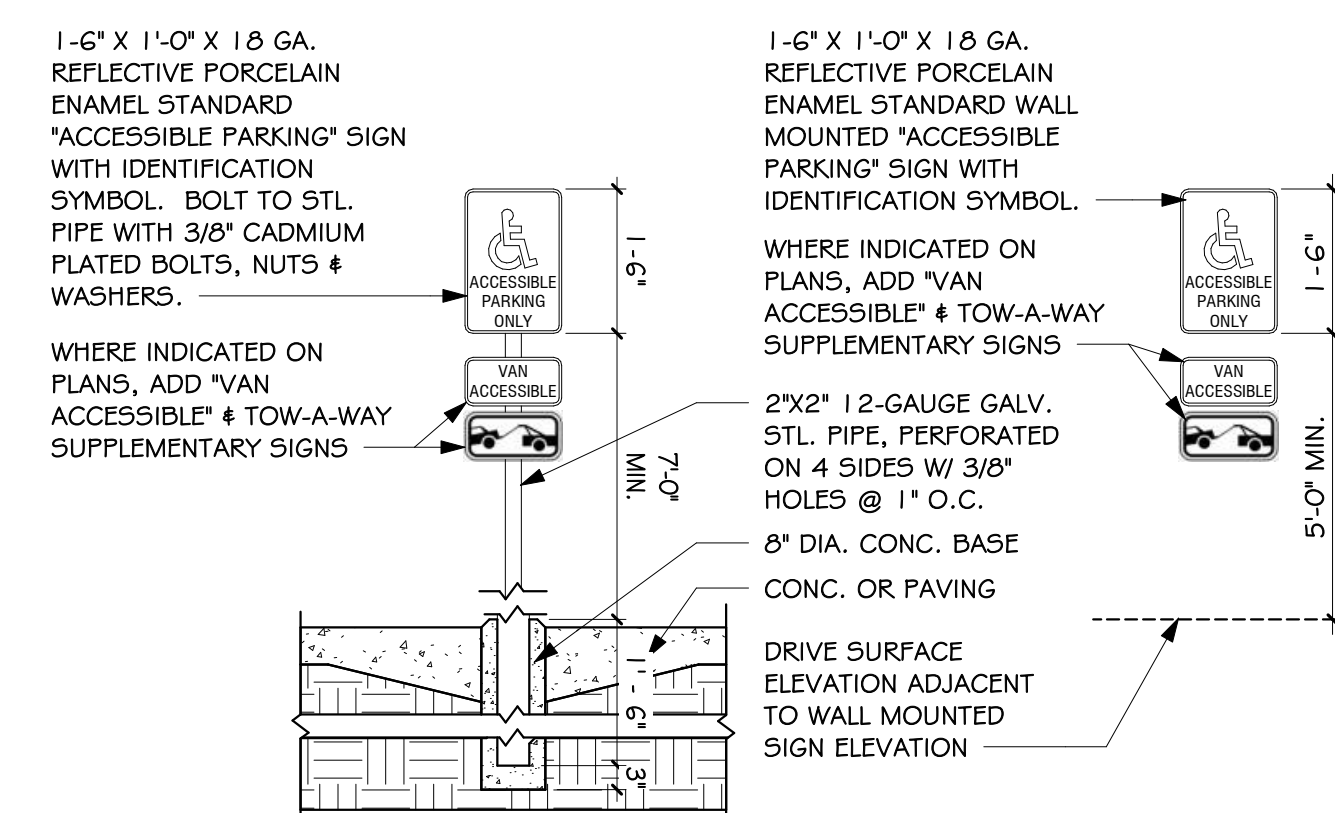
6. Access Gate Sign

$$1\ 1/2^{\circ} = 1^{\circ} - 0^{\circ}$$


7. Wall Mounted Lab Sign

$$1\frac{1}{2}'' = 1'-0''$$


8. Wall Mounted Lab Sign

$$1\frac{1}{2}'' = 1'-0''$$


9. Accessible Signs

$$\overline{1/2^n = 1'-0^n}$$


CONSULTANTS:

PROJECT TITLE:

City of Aurora / Aurora
Water

Aurora Water at SEAM Main Building

26791 E Quincy Ave. Aurora, CO

	30 June 21	Issue for Fdn Only Permit - Rev. 1
4	01 June 21	Addendum 4
	11 May 21	Planning Dept. Submittal #5
3	03 Dec 20	Addendum 3
MARK	DATE	DESCRIPTION

Project Number:	18015
Drawn By:	Author
Checked By:	Checker

SHEET TITLE:

Exterior Wayfinding Signage

AC1.13