

DAGMIT GISHEN MARYAM ETHIOPIAN ORTHODOX CHURCH

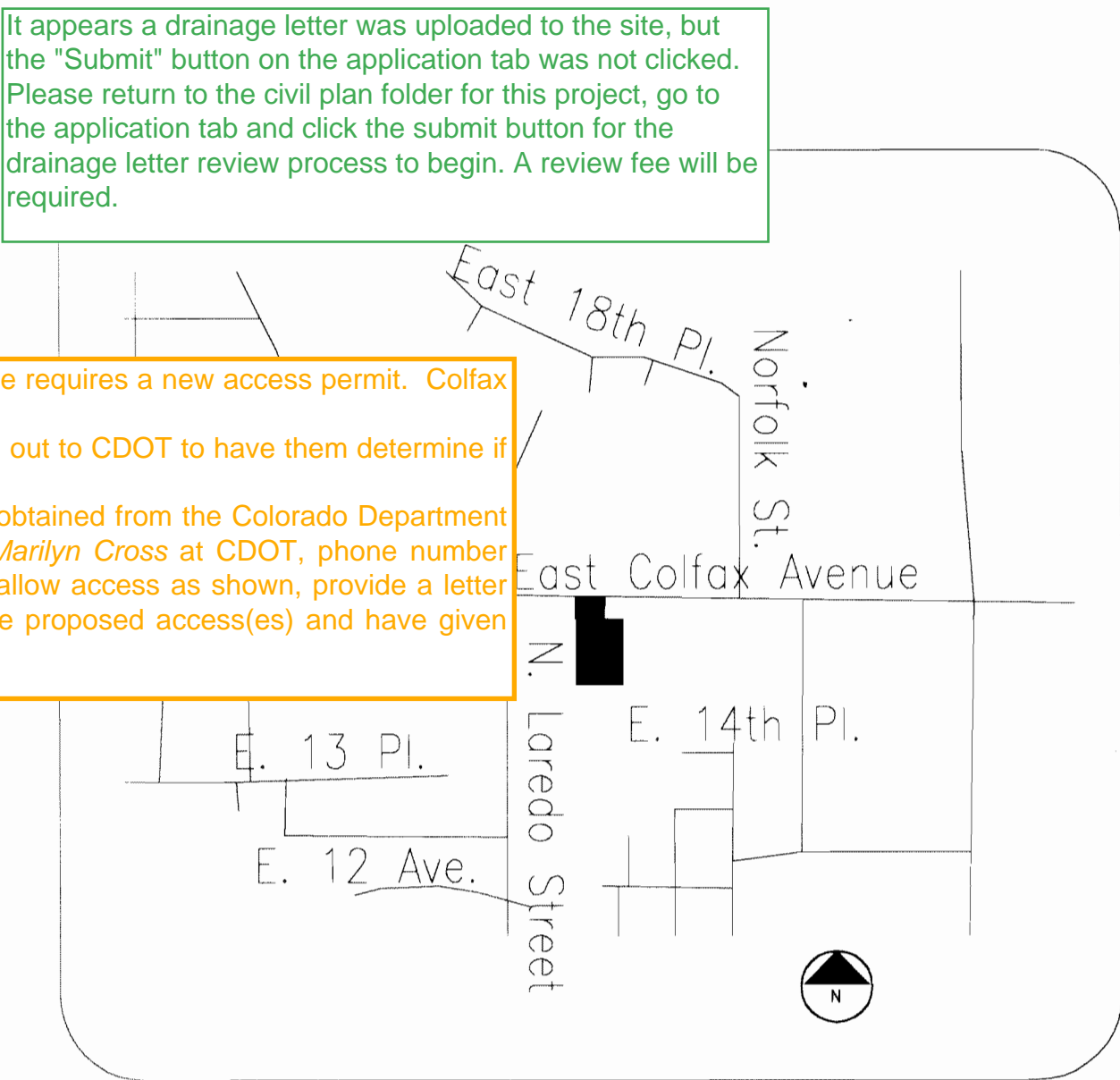
SITE PLAN

2 NEW ADDITION MINOR AMENDMENT 3-28-19

GENERAL NOTES

1. 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.
2. All signs must conform to the City of Aurora sign code.
3. 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."
4. "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 U.B.C. Chapter 11, Appendix 11, and C.A.B.O. Be advised, that new additions to existing structures will require a full radio frequency survey of both the addition and the existing structure. (See Chapter 11 of the 2015 IFC)
5. The applicant has the obligation to ensure that the proposed structure complies with the requirements of the American with Disabilities Act.
6. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
7. All crossings of easements and structures shall be subject to the approval of the City of Aurora. The currently adopted 2015 International Fire Code (IFC), requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERRC) prior to issuance of a certificate of occupancy. 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. Core and shells structures will not require this assessment, but the tenant finish that follows and prior to issuance of the certificate of occupancy will be required to conduct this assessment, install a system where needed. Facilities utilizing high-piled storage must be stocked prior to the radio frequency survey by a 3rd party. New additions to existing structures will require a full radio frequency survey of both the addition and the existing structure. (See Chapter 11 of the 2015 IFC) Based on the size of the proposed structure(s), Fire/Life Safety is not asking for a radio assessment unless the site is reconfigured to utilize larger structures at time of submittal
8. The approval of improvements and agency prior to the installation, planting, change in the surface, et cetera 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.
11. 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, et cetera 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.
12. Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
13. 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.
14. 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.
15. All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.
16. Architectural features (i.e. bay windows, fireplaces, roof overhang, foundations, footings, cantilevered walls, etc.,) are not allowed to encroach into any easement or fire lane.

Reach out to CDOT to determine if this change requires a new access permit. Colfax Ave is a state highway. This is an extension of an existing use, reach out to CDOT to have them determine if a new access permit is required. Approval and access permits will need to be obtained from the Colorado Department of Transportation (CDOT). Please contact Marilyn Cross at CDOT, phone number 303.512.4266. In order to insure CDOT will allow access as shown, provide a letter from CDOT indicating they have reviewed the proposed access(es) and have given preliminary approval.



VICINITY MAP Not to Scale

DATA

Land area within property lines:	Revise to include new addition.	4.7 Acres
Gross floor area:		18,000 Sq. Ft.
Number of buildings:		1
Maximum height of buildings:		25' Occupied
Total building coverage:		8.7% and 18,000 Sq. Ft.
Hard surface area:		52% and 105,748 Sq. Ft.
Landscape area:		48% and 100,121 Sq. Ft.
Present zoning classification:		R-A
Permitted maximum sign area:	Validate that new addition will be the same height to different.	116 Sq. Ft.
Proposed total sign area:		102 Sq. Ft. (Entry=45 sf; Bldg=57 sf)
Proposed Number of signs:		2 (1 at Entry; 1 on Building))
Parking spaces required:		160 (Place of Worship: 1 space per 4 seats)
Parking spaces provided:		165
Handicap spaces required:		6
Handicap spaces provided:		6
Loading spaces required:		0
Loading spaces provided:		0
Building Construction Type:		V-A, Fully-sprinklered

The removal or elimination of prairie dogs is governed by the laws of the State of Colorado as administered by the Colorado Division of Wildlife. While the City of Aurora does not have a formal policy on such removal and elimination, we ask that developers and landowners be humane in their treatment of all wild animals. All prairie dogs shall be humanely removed before construction equipment is moved onto the development site.

AMENDMENTS:

- Minor Amendment 05-10-06
Modify building materials, add decorative lighting, modify sidewalks, modify phasing
Mylar Change 9-15-06
Add sidewalks, pathing, lights, exterior flag poles, conc. planter blocks, landscape modifications, show sign details
MYLAR CHANGE 6/27/06
TO SHOW AS-BUILT CORRECTIONS TO BUILDING ELEVATIONS, LANDSCAPE AND SIDE WALKS

LEGAL DESCRIPTION

The East 1/2 of Tract 10 of vacation of part of Altura Farms in Section 5, Township 4 South, Range 66 West of the 6th P.M., more particularly described as the East half of the East half of the NW 1/4 of the NW 1/4 of the NE 1/4 of Section 5, Township 4 South, Range 66 West, except any portion lying within Colfax Avenue and except that portion described in warranty deed recorded May 14, 1998 at Reception No. A8072012, and East 33 feet of tract 9 of vacation of part of Altura Farms, and the W 1/2 of Tract 10 of vacation of part of Altura Farms, in Section 5, Township 4 South, Range 66 West of the 6th P.M., more particularly described as follows: the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 5, Township 4 South, Range 66 West, except any portion lying within Colfax Avenue, County of Arapahoe, State of Colorado, being more particularly described as:

Commencing at the North 1/4 of said Section 5; thence S89°51'34"E along the North line of the NE 1/4 of said Section 5, a distance of 297.43 feet; thence S 00°13'02" E 40.00 feet to a point on the south right of way line of East Colfax Avenue and the true point of beginning; thence S 89°51'34" E parallel with and 40.00 feet South of the North line of the NE 1/4, a distance of 253.48 feet to a point on the West line of a parcel described at reception no. A8072012 of the records or Arapahoe County; thence S 00°13'15"E along said west line, 210.00 feet to the southwest corner thereof; thence S89°51'34"E along along the south line of aforesaid parcel, a distance of 110.00 feet to the East line of the NW 1/4 NW1/4 NE 1/4 of said Section 5; thence S 00°13'15"E along aforesaid East line a distance of 412.59 feet to the South line of said NW 1/4 NW 1/4 NE 1/4; thence N89°56'08" W along the South line of said NW 1/4 NW1/4 NE 1/4, a distance of 363.52 feet; thence N 00°13'02"W a distance of 623.08 feet to the true point of beginning.

Containing 203,299 square feet or 4.667 acres more or less.

Also known as Lot 1, Block 1, Ethiopian Orthodox Church Subdivision Filing No. 1.

OWNER & NOTARY PUBLIC'S CERTIFICATION

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, Ethiopian Orthodox Church has caused these (Corporation, Company, or Individual) presents to be executed this 19 day of May AD. 2005.

By: Joseph C. Fuller Corporate (Principals or Owners) Seal

State of Colorado)ss County of Denver)

The foregoing instrument was acknowledged before me this 19th day of May AD, 2005 by Joseph Tafari (Principals or Owners)

Witness my hand and official seal Tina L. Kuykendall (Notary Public)



My commission expires 5-21-06 Notary Business Address: 100 Broadway Denver CO 80203

CITY OF AURORA APPROVALS

City Attorney: [Signature] 5/24/05 Date: 5/26/05
Planning Director: [Signature] Date:
Planning Commission: [Signature] 2/26/03 Date:
(Chairperson)
City Council: NA Date:
(Mayor)
Attest: Date:
(City Clerk)

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:

THE LAWRENCE GROUP

ARCHITECTS

St. Louis Carolinas Austin New York Denver: 2399 Blake Street Suite 100 Denver, CO 80205 phone 303.534-4480 fax 303.534-7478

scape architecture urbanism

Project Team:

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Civil Engineer: Larry Owen, P.E. 5329 Castle Pines Court Fort Collins, CO 80525 Phone: (970) 226-0264

Landscape Architect: Norris Dulles 710 West Colfax Ave Denver, CO 80204 Phone: 303.892.1166 Fax: 303.892.1186

General Contractor: Newcastle Construction 5801 Logan St., #200 Denver, CO 80216 Phone: (303) 383-1919 Fax: (303) 383-1995

Professional Seal:

GISHEN MARYAM ETHIOPIAN ORTHODOX CHURCH

AURORA, CO

16250 EAST COLFAX

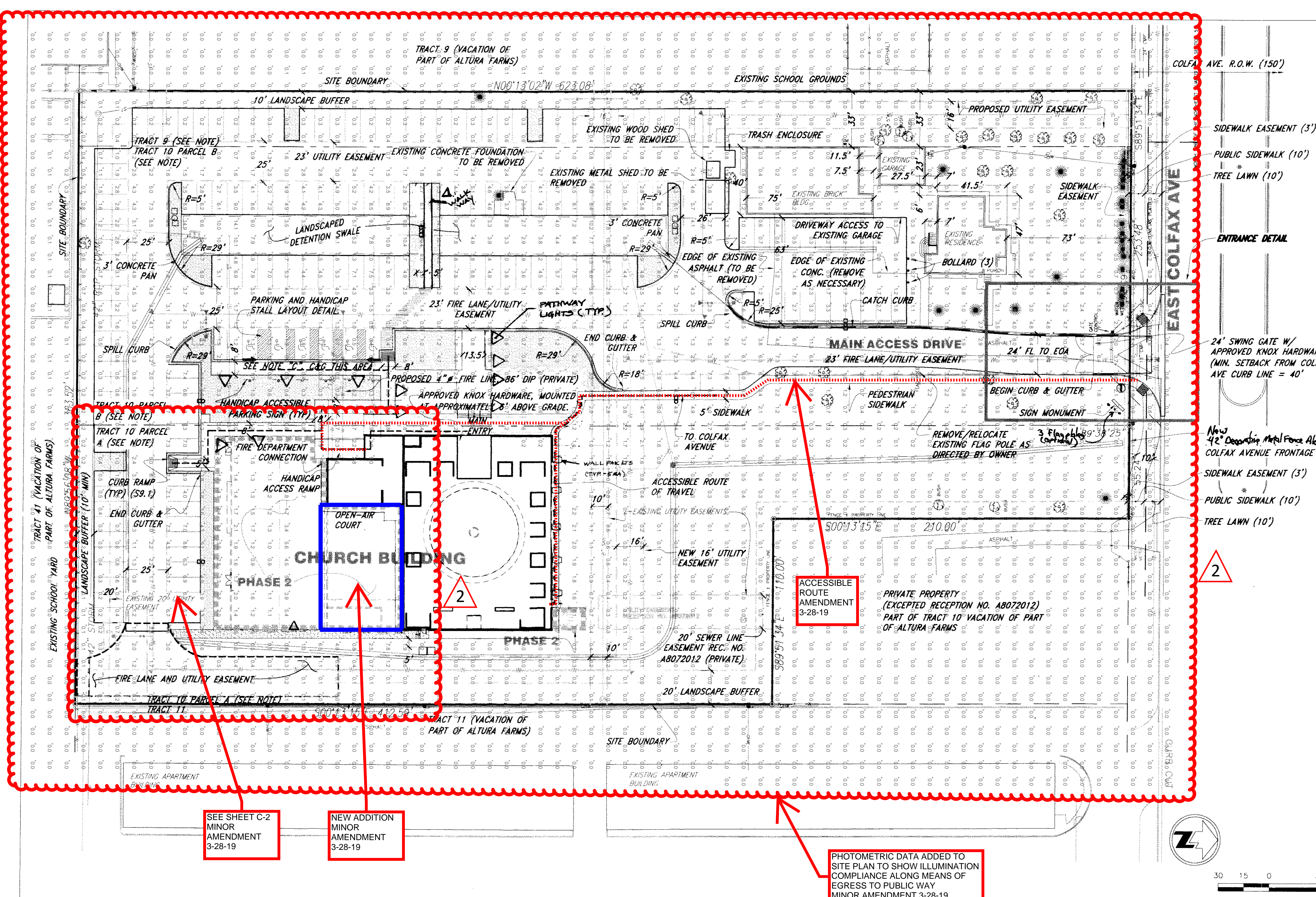
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No.	Revision	Description	Date

Sheet Title:

General Data

Project Number: 21357 Drawn By: kp Issue Date: 05.18.05 Sheet Number: A0.0



- LEGEND**
- SET NO. 5 REBAR & CAP
P.L.S. NO. 16828
 - 5435.00 SPOT ELEVATION
 - FENCE LINE
 - LIGHT POLE
 - EM ELECTRIC METER
 - GM GAS METER
 - OHW --- OVERHEAD WIRES
 - SANITARY SEWER MANHOLE
 - TH TEST HOLE
 - STORM SEWER MANHOLE
 - CONIFEROUS TREE/DIAMETER
 - DECIDUOUS TREE/DIAMETER
 - UTILITY POLL
 - WV WATER VALVE
 - FIRE HYDRANT
 - CONCRETE
 - ASPHALT
 - SPILL CURB AND GUTTER
 - CATCH CURB AND GUTTER
 - EDGE OF ASPHALT
 - LIGHTING SA-2
 - LIGHTING SA-1
 - DESIGNATED CROSSWALKS
 - CURB RAMP (S3.1)
 - (S3.1) DENOTES CITY OF AURORA STD DETAIL I.D. NUMBER
- NOTE:**
- A) TRACT 9, TRACT 10 PARCEL A, TRACT 10 PARCEL B ARE A VACATION OF PART OF ALTURA FARMS.
- B) ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC...) ARE NOT ALLOWED TO ENCRoACH INTO ANY EASEMENT OR FIRE LANE.
- C) THE CURB AND GUTTER BETWEEN THE ARROWS SHOULD BE DEPRESSED DOWN TO GUTTER LEVEL TO ALLOW WHEELCHAIR ACCESS TO THE SIDEWALK. RAMP THE SIDEWALK AND CURB DOWN TO GUTTER LEVEL IN THE AREAS SHOWN WITH ARROWS.

LAND-USE DATA TABLE

CATEGORY	AREA(oc)	PERCENT
BUILDINGS -EXISTING -PROPOSED	0.12 0.44	2.6% 9.4%
DRIVEWAYS, PARKING & SIDEWALKS	1.90	40.7%
LANDSCAPED AREAS	2.21	47.3%
TOTAL SITE	4.67	100.0%

APPROVED FOR ONE YEAR FROM THIS DATE

CITY ENGINEER	DATE
DIRECTOR OF UTILITIES	DATE

GENERAL NOTES:

- CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS AND ELEVATIONS, WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS", LATEST VERSION.
- ALL WATER DISTRIBUTION, SANITARY SEWER AND STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "PUBLIC UTILITY IMPROVEMENT RULES AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS", LATEST VERSION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7350, 24 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT UTILITY NOTIFICATION CENTER OF COLORADO, 1-800-922-1987.
- THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF PLANS (APPROVED BY THE CITY OF AURORA), ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
- IT IS THE CONSULTANT'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NEEDED DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS EITHER ON-SITE OR OFF-SITE THAT ARISE IN THE FIELD WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY. THE COST TO RECTIFY ANY ADVERSE SITUATION TO MEET THE CITY STANDARDS AND SPECIFICATIONS AND THE CITY CODE SHALL BE BORNE SOLELY BY THE DEVELOPER.
- THE OWNER/DEVELOPER MUST OBTAIN THE WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
- CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS HAVE BEEN INSPECTED AND A POUR SLIP ISSUED. POUR SLIPS WILL NOT BE ISSUED UNLESS THE CONTRACTOR HAS, AT THE JOB SITE, A COPY OF THE APPROVED PLANS BEARING THE SIGNATURE OF THE CITY ENGINEER AND WITH THE "APPROVED FOR CURB AND GUTTER ONLY" BLOCK INITIALED BY THE CITY ENGINEER'S REPRESENTATIVE.
- PAVING SHALL NOT START UNTIL A SOIL REPORT AND PAVEMENT DESIGN IS APPROVED BY THE CITY ENGINEER AND SUBGRADE COMPACTION TESTS ARE TAKEN AND APPROVED BY THE CITY ENGINEER.
- STANDARD CITY OF AURORA CURB RAMP ARE TO BE CONSTRUCTED AT ALL CURB RETURNS, AT ALL "T" INTERSECTIONS AND AT ALL CURBSIDE KIOSKS OR CLUSTERS.
- ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS, UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE FLOWLINE, UNLESS OTHERWISE NOTED.
- THE CITY OF AURORA SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SURFACE IMPROVEMENTS WITHIN THE SITE BOUNDARIES OF THE GISHEN MARYAM ETHIOPIAN ORTHODOX CHURCH. THESE FACILITIES MAY NOT MEET CITY STANDARDS AND ARE TO REMAIN IN PRIVATE MAINTENANCE IN PERPETUITY.
- THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR CONTACTING CDOT TO ENSURE THAT ALL WORK ON OR ADJACENT TO STATE HIGHWAYS OR CDOT R.O.W. MEETS CDOT REQUIREMENTS.
- STREETLIGHT INSTALLATION COST IS FUNDED BY THE OWNER/DEVELOPER. COORDINATE STREETLIGHT LOCATIONS AND INSTALLATION WITH THE PUBLIC WORKS DEPARTMENT AT 303-739-7300.

PHOTOMETRIC DATA ADDED TO SITE PLAN TO SHOW ILLUMINATION COMPLIANCE ALONG MEANS OF EGRESS TO PUBLIC WAY
MINOR AMENDMENT 3-28-19

SEE SHEET C-2
MINOR AMENDMENT
3-28-19

NEW ADDITION
MINOR AMENDMENT
3-28-19

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Professional Seal:

GISHEN MARYAM ETHIOPIAN ORTHODOX CHURCH
16250 EAST COLFAX
AURORA, CO

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No.	Revision Description	Date

Sheet Title:

SITE PLAN

Project Number: 21357
Drawn By: STN
Issue Date: 05.18.05

Sheet Number: **C-1**

GISHEN MARYAM ETHIOPIAN ORTHODOX CHURCH 2002-6041-00

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No. Revision Description Date
1 FINAL S.D.P. SUBMITTAL 05.10.06
(AS BUILT)

Sheet Title:

First Floor Plan

Project Number: 21357 Sheet Number:

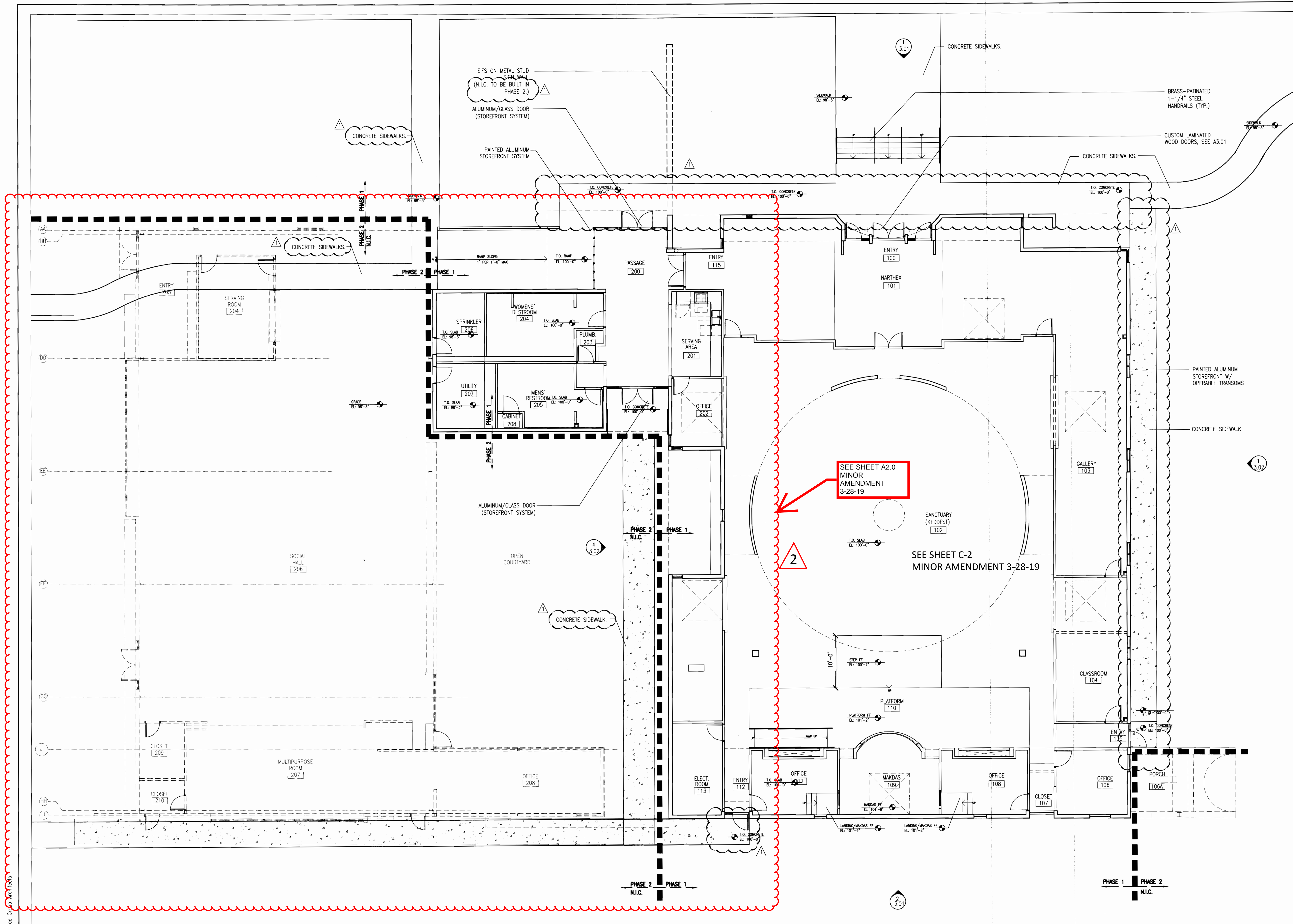
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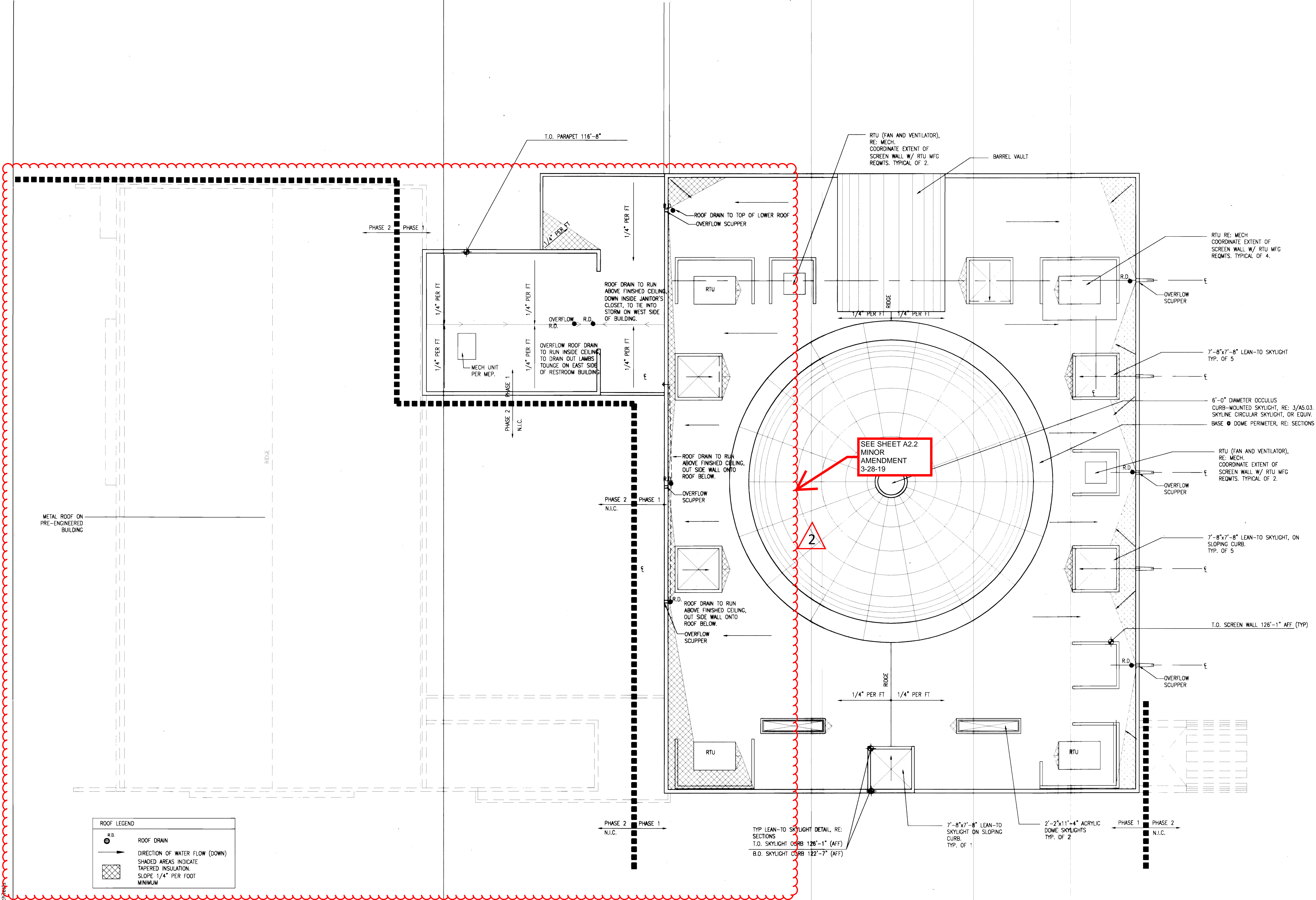
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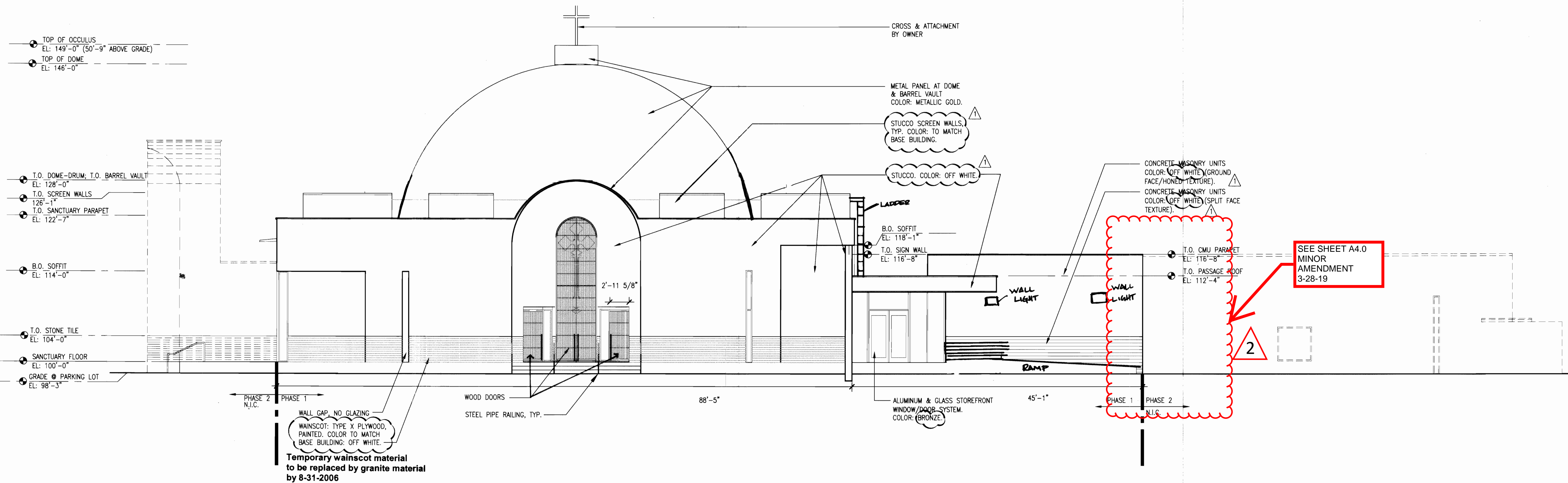
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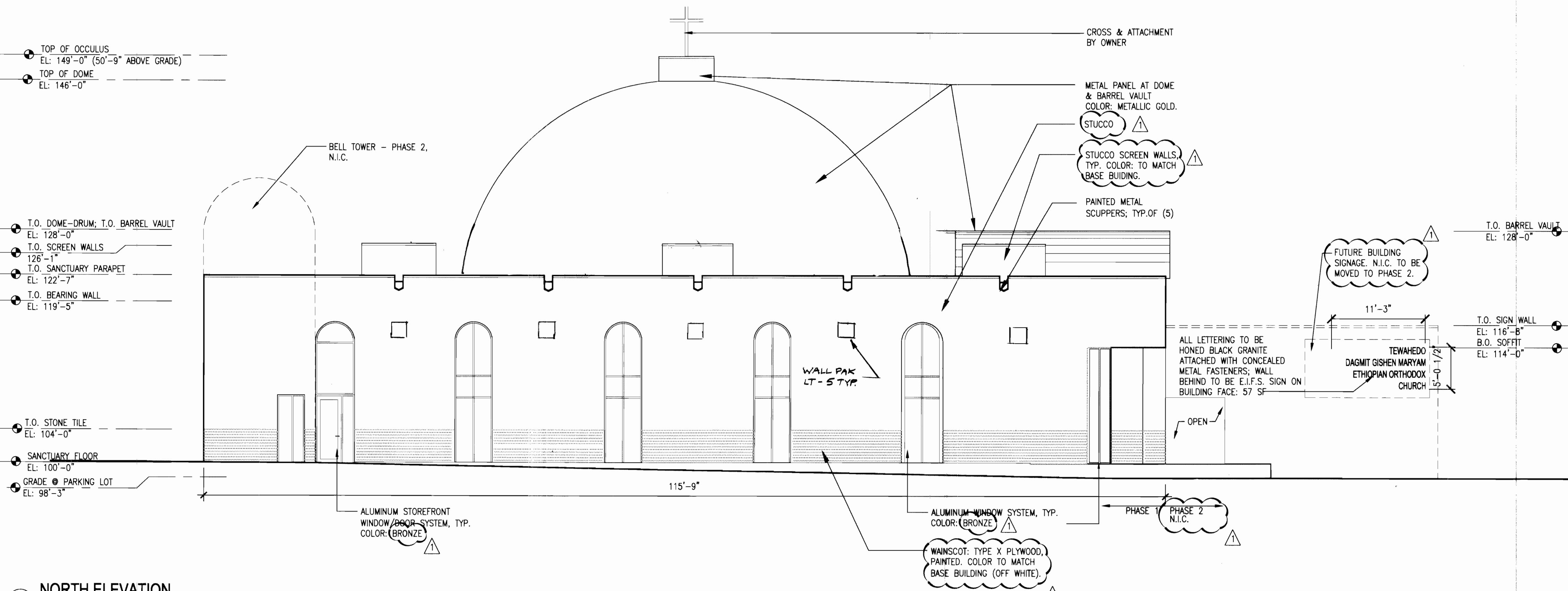
Sheet Title:

Roof Plan

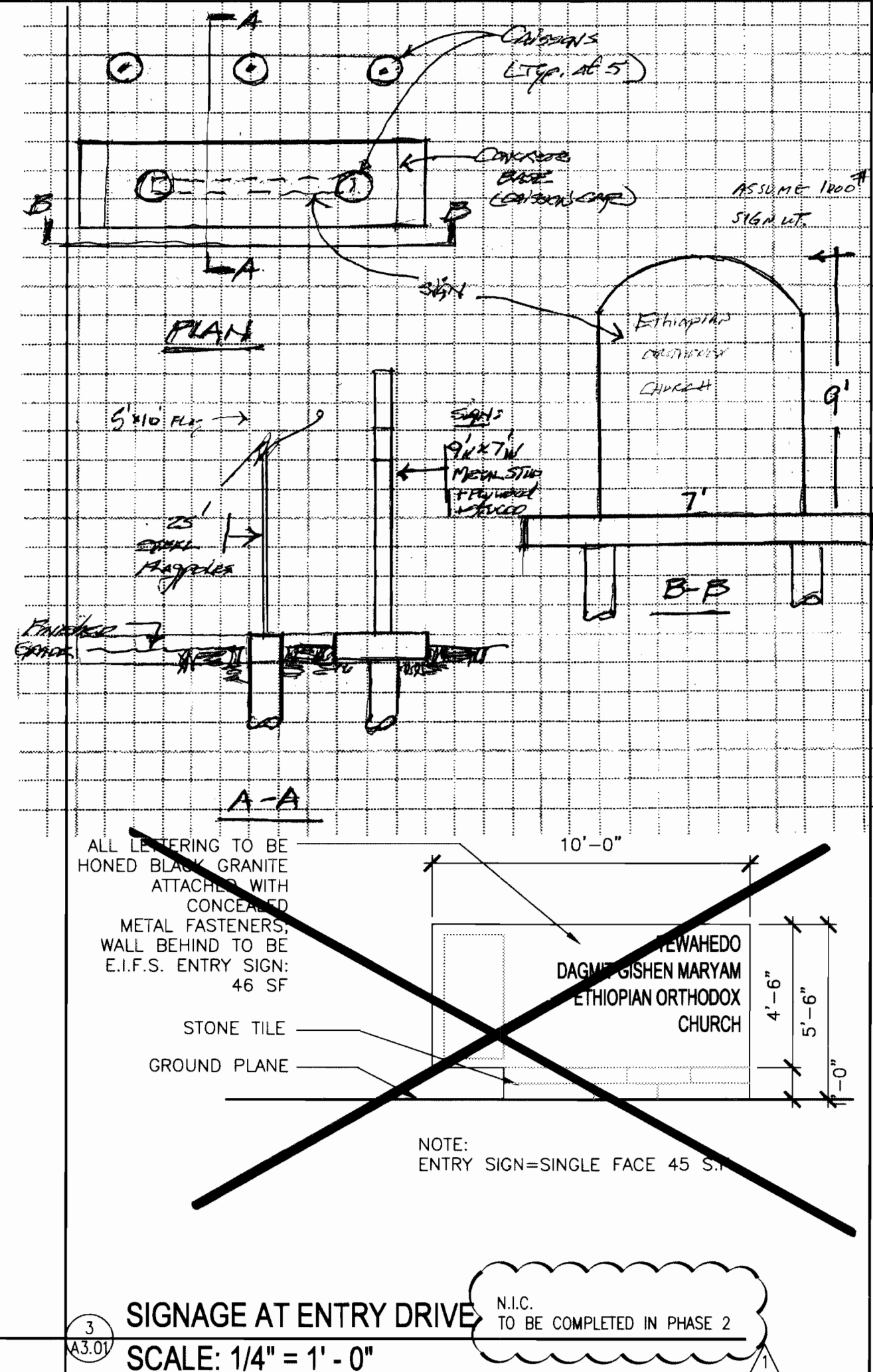
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Drawn By: kp
Issue Date: 05.18.05
Sheet Number: **A2.02**



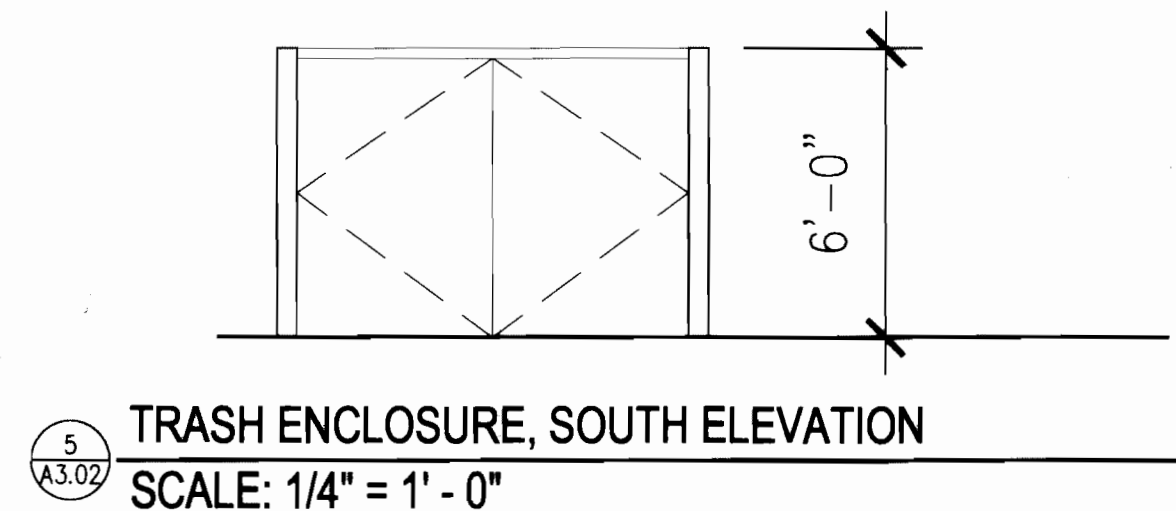
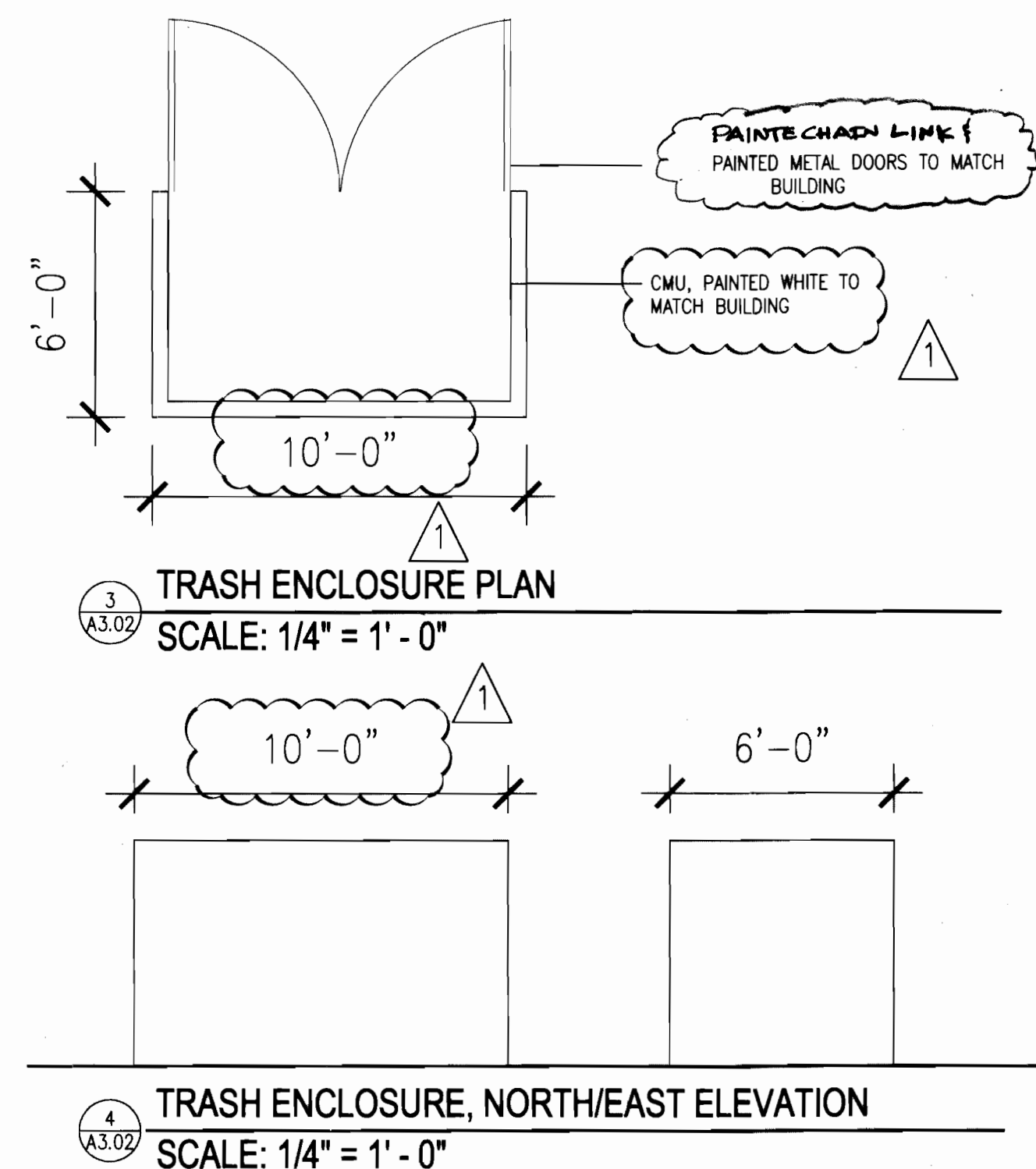
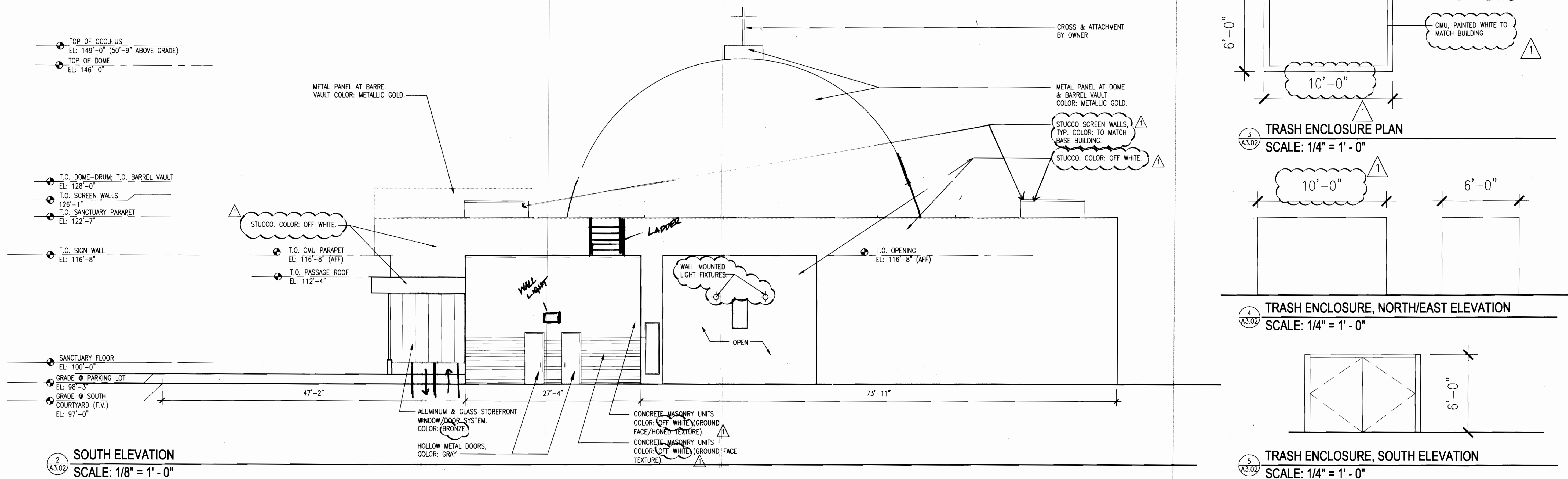
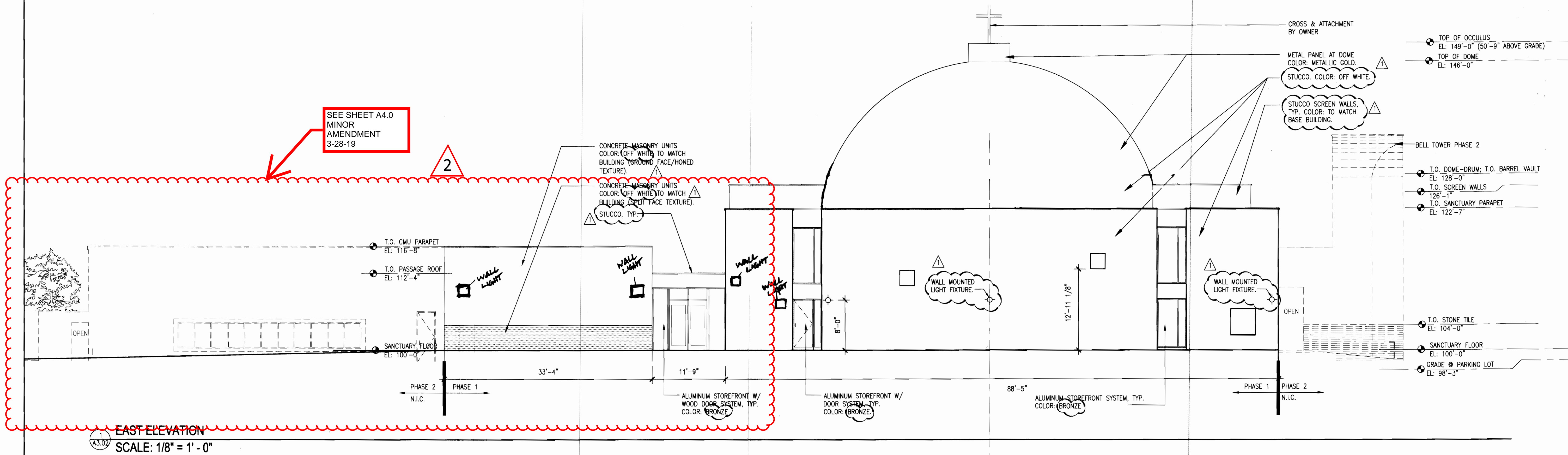
WEST ELEVATION
SCALE: 1/8" = 1' - 0"



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



SIGNAGE AT ENTRY DRIVE
SCALE: 1/4" = 1' - 0"



30 SCALE LANDSCAPE LEGEND

DECIDUOUS TREE	
EVERGREEN TREE	
ORNAMENTAL TREE	
DECIDUOUS SHRUBS	
EVERGREEN SHRUBS	
ORNAMENTAL GRASSES	
EXISTING EVERGREEN TREE TO REMAIN	
EXISTING DECIDUOUS TREE TO REMAIN	
EXISTING DECIDUOUS TREE TO BE MOVED OR REPLACED	

GRASS LEGEND

IRRIGATED TURF AREAS	
TALL FESCUE AND BLUEGRASS (90/10 BLEND)	
IRRIGATED NATURALIZED DRYLAND SEED AREAS	
DRILLED SEED	

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	28%	6.2 LBS.
BIG BLUESTEM	ANDROPOGON GRARDII	28%	6.2 LBS.
SIDE OATS GRAMA	BOUPELOUA CURTIPENDULA	10%	2.2 LBS.
BLUE GRAMA	BOUPELOUA GRACILIS	6%	1.2 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	2.2 LBS.
INDIANGRASS	SORGHASTRUM NUTANS	10%	2.2 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	8%	1.8 LBS.
TOTAL		100%	22.0 LBS.

BUILDING PHASES 1 & 2 PERIMETER LANDSCAPE REQUIREMENTS

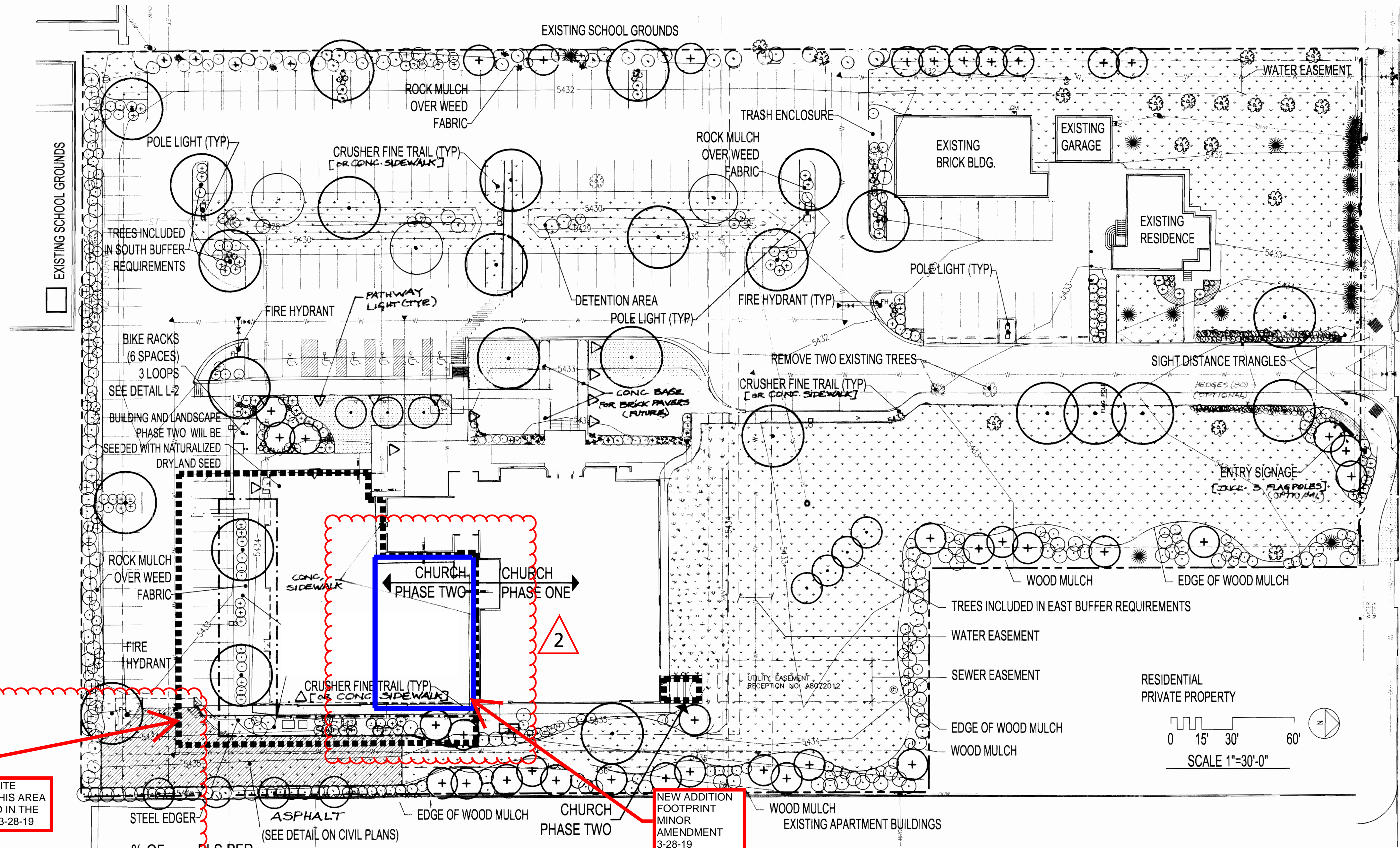
BUILDING ELEVATION TOTAL LENGTH	TOTAL PERIMETER PLANTINGS = 2 x (L+W)/5 X 1.25	5% TREES	15% TALL SHRUBS/ SMALL TREES	80% TALL SHRUBS
702'	176 REQUIRED	9 REQUIRED	26 REQUIRED	141 REQUIRED
	176 PROVIDED	9 PROVIDED	26 PROVIDED	* 141 PROVIDED

* INCLUDES ORNAMENTAL GRASSES

BUFFER LANDSCAPE REQUIREMENTS

Buffer Description/ Length/Adj. Land	St. Buffer Width/ Provided Buffer Width	L/S REQUIREMENTS	# Trees Required	# Shrubs Required	# Trees Provided	# Shrubs Provided	TREE SIZE UPGRADES
NORTH BUFFER FRONTAGE 254'	10'/10'	STREET TREES 40' O.C.	4	N.A.	50	N.A.	
SOUTH BUFFER FRONTAGE 363'	10'/10'	1 TREE AND 5 SHRUBS/40 LINEAR FEET	9	45	15	185	
EAST BUFFER FRONTAGE 735'	25'/25'	1 TREE AND 5 SHRUBS/25 LINEAR FEET	29	147	29	147	SHADE TREES 3.5" ORNAMENTAL TREES 2.5" EVERGREEN TREES 10' HT.
WEST BUFFER FRONTAGE 623'	10'/10'	1 TREE AND 5 SHRUBS/40 LINEAR FEET	16	78	16	78	

- ⑤ 17 EXISTING PINYON PINES ARE WITHIN THE 10' BUFFER
- ① 40 SHRUBS SUBSTITUTED FOR 4 TREES DUE TO TREES NOT ALLOWED TO BE PLANTED IN EXISTING EASEMENT
- ② 26 NEW TREE PLANTINGS AND 3 EXISTING TREES WITHIN 25' BUFFER
- ③ 12 NEW TREE PLANTINGS AND 4 EXISTING TREES WITHIN 10' BUFFER



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No. Revision Description Date

No.	Revision	Description	Date

Sheet Title:

Landscape Plan

Project Number: 21357 Sheet Number:

Drawn By: L-1

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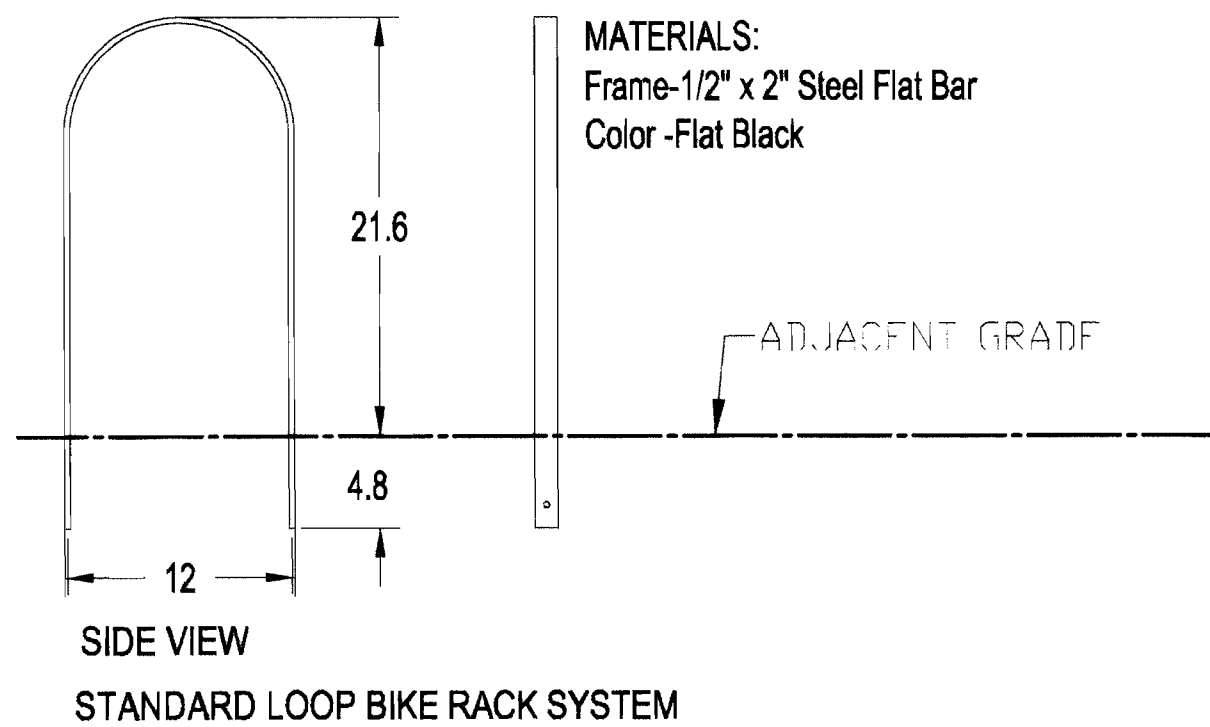
PLANTING SCHEDULE

WATER REQ.	SYM.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	
DECIDUOUS CANOPY TREES						
LOW		BO	BURR OAK	QUERCUS MACROCARPA	2 1/2" CAL., B&B, SPECIMEN	
LOW		HB	WESTERN HACKBERRY	CELTUIS OCCIDENTALIS	2 1/2" CAL., B&B, SPECIMEN	
HIGH		LAN	LANCELEAF COTTONWOOD	POPULUS X ACUMINATA	2 1/2" CAL., B&B, SPECIMEN	
LOW		MAR	MARSHALL'S SEEDLESS ASH	FRAX. PENN. 'MARSHALL'S SEEDLESS'	2 1/2" CAL., B&B, SPECIMEN	
LOW		PA	PATMORE ASH	FRAXINUS PENNSYLVANIA 'PATMORE'	2 1/2" CAL., B&B, SPECIMEN	
MOD.		WC	WESTERN CATALPA	CATALPA SPECIOSA	2 1/2" CAL., B&B, SPECIMEN	
EVERGREEN TREES						
MOD.		CS	COLORADO SPRUCE	PICEA PUNGENS	6' HT. MIN., B&B, SPECIMEN	
LOW		PP	PONDEROSA PINE	PINUS PONDEROSA	6' HT. MIN., B&B, SPECIMEN	
LOW		PE	PINON PINE	PINUS EDULIS	6' HT. MIN., B&B, SPECIMEN	
DECIDUOUS ORNAMENTAL TREES						
MOD.		AM	AMUR MAPLE	ACER GINNALA	2" CAL., B&B, SPECIMEN	
MOD.		GRT	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	2" CAL., B&B, SPECIMEN	
MOD.		TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL., B&B, SPECIMEN	
MED. EVERGREEN SHRUBS						
MOD.		DOG	DWARF OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM COMMPACTA	5 GAL. 1 GA. 24" O.C.	
LOW		BCJ	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL. 24" SPREAD MIN.	
LOW		HJ	HUGHES JUNIPER	JUNIPERUS SABINA 'HUGHES'	5 GAL. 36" SPREAD MIN.	
LOW		BJ	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL. 24" SPREAD MIN.	
LARGE EVERGREEN SHRUBS						
LOW		SG	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL. 24" SPREAD MIN.	
LOW		MP	MUGO PINE	PINUS MUGO MUGUS	5 GAL. 24" HT. MIN.	
LOW		TJ	TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	5 GAL. 36" SPREAD MIN.	
MEDIUM DECIDUOUS SHRUBS						
MOD.		CAC	COMPACT AMER. CRANBERRY	VIBURNUM TRILOBUM 'COMPACTUM'	5 GAL. 30" HT. MIN.	
LOW		POT	NATIVE POTENTILLA	POTENTILLA FRUTICOSA	5 GAL. 30" HT. MIN.	
MOD.		BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL. 18" HT. MIN.	
HIGH		BSW	BLUE STEM WILLOW	SALIX IRRORATA	5 GAL. 24" HT. MIN.	
LOW		RB	RUSSET BUFFALOBERRY	SHEPHERDIA CANADENSIS	5 GAL. 24" HT. MIN.	
LOW.		NC	NATIVE CHOKECHERRY	PRUNUS VIRGINIANA MELANOCARPA	5 GAL. 30" HT. MIN.	
LOW		GC	GOLDEN CURRANT	RIBES AUREUM	5 GAL. 30" HT. MIN.	
LOW		RSG	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL. 30" HT. MIN.	
LARGE DECIDUOUS SHRUBS						
LOW			CMM	CURLLEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	5 GAL. 30" HT. MIN.
LOW	MN		MOUNTAIN NINEBARK	PHYSOCARPUS OPULIFOLIUS 'MOUNTAIN'	5 GAL. 30" HT. MIN.	
MOD.	RTD		RED TWIG DOGWOOD	CORNUS STOLONIFERA 'BAILEY'	5 GAL. 30" HT. MIN.	
MOD.	SB		SASKATOON SERVICEBERRY	AMELANCHIER CANADENSIS	5 GAL. 30" HT. MIN.	
PERENNIALS						
MOD.		COR	COREOPSIS	COREOPSIS LANCEOLATA	1 GAL. CONT. - 12" O.C.	
MOD.		CVM	COREOPSIS	COREOPSIS VERTICILLATA 'MOONBEAM'	1 GAL. CONT. - 12" O.C.	
MOD.		DL	STELLA D' ORO DAYLILLY	HEMEROCALLIS	1 GAL. CONT. - 12" O.C.	
MOD.		GF	GAY FEATHER	LIATRIS PYCNOSTACHYA	1 GAL. CONT. - 12" O.C.	
ORNAMENTAL GRASSES						
MOD.		BB	BIG BLUESTEM	ANDROPOGON GERARDII GRASS	1 GAL. 20" HT. MIN.	
HIGH		FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA	1 GAL. 18" HT. MIN.	
MOD.		FG	FOUNTAIN GRASS	'KARL FOERSTER' GRASS	1 GAL. 18" HT. MIN.	
MOD.		MG	DWARF MAIDEN GRASS	PENNISETUM ALOPECUROIDES 'HADELIN'	1 GAL. 20" HT. MIN.	
				MISCANTHUS SINENSIS 'JAKU JIMA'	1 GAL. 20" HT. MIN.	

WESTERN HACKBERRY
LANCELEAF COTTONWOOD
~~MARSHALL'S SEEDLESS ASH~~
~~PATMORE ASH~~
WESTERN CATALPA

NO ASH TREES
WILL PLANTED
MINOR
AMENDMENT
3-28-19

BIKE RACK DETAIL



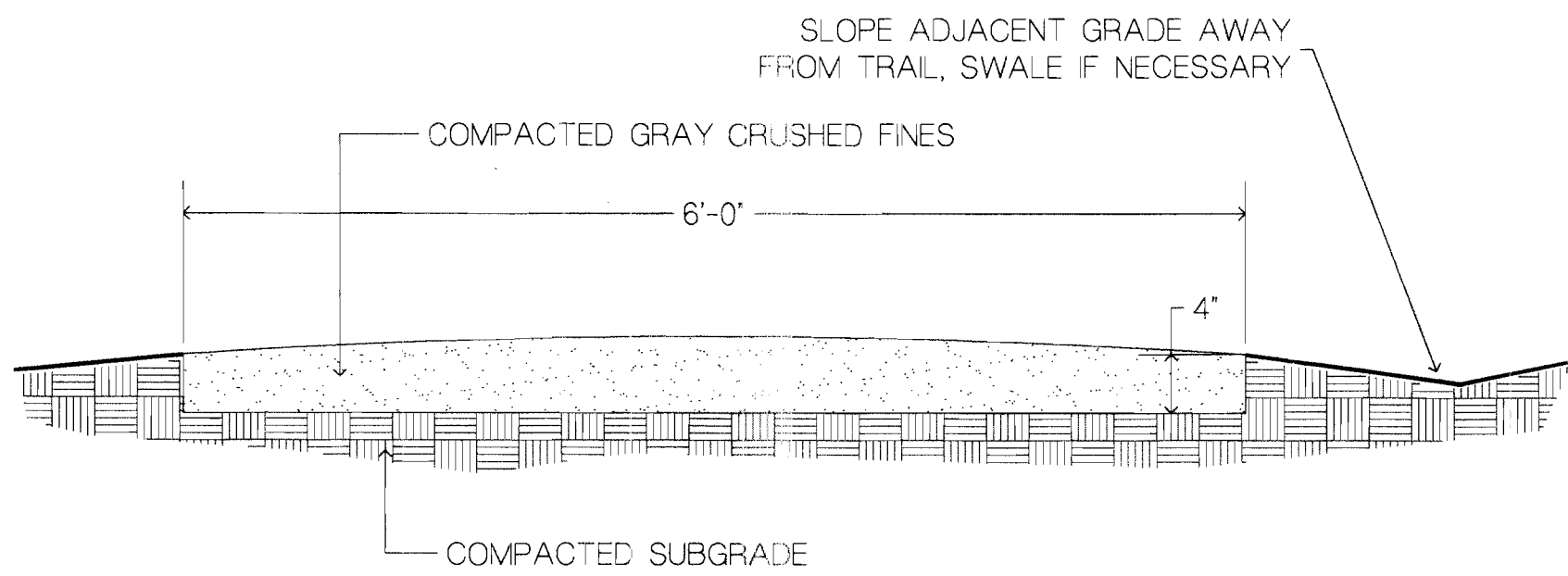
NATURALIZED DRYLAND SEEDING
ALL DISTURBED AREAS WILL BE SEEDED AS SHOWN ON THE PLAN. DRILL SEED .25" TO .5" INTO THE TOPSOIL WHERE POSSIBLE. IN AREAS NOT ACCESSIBLE TO A DRILL HAND BROADCAST AT TRIPLE THE BELOW RATE AND RAKE .25" TO .5" INTO THE TOPSOIL.

MULCHING APPLICATION:
1.5 TONS OF CERTIFIED WEED FREE HAY PER ACRE MECHANICALLY CRIMPED INTO THE TOPSOIL IN COMBINATION WITH AN ORGANIC MULCH TAKCIFIER.

LANDSCAPE NOTES

1. AREAS INDICATED AS FESCUE MIX SOD SHALL BE PREPARED WITH 3CY/1000S.F. COMPOSTED ORGANICS AND 5CY/1000S.F. TRIPLE SUPERPHOSPHATE ROTOTILLED TO A 4-6' DEPTH..
2. SITE LIGHTS WILL CONSIST OF 3' BOLLARD LIGHTS ON THE ENTRY DRIVE AND POLE LIGHTS IN PARKING AREA.
3. ALL WALKS WILL BE MADE OF CONCRETE, PLAZAS WILL BE A MIXTURE OF CONCRETE TOPPING SLAB AND DECOMPOSED GRANITE CRUSHER FINES, VEHICULAR DRIVES AND PARKING LOTS WILL BE ASPHALT.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPE AREAS AND PLANT MATERIAL MUST BE WATERED BY AN UNDERGROUND IRRIGATION SYSTEM. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS.
7. BICYCLE PARKING INCREASED FROM 5 REQUIRED SPACES TO 6 TOTAL SPACES (3 INVERTED U-TYPE RACKS) IN ORDER TO REDUCE REQUIRED VEHICLE PARKING 3 SPACES.

CRUSHER FINES PATH



- COMPACTION NOTES:
1. COMPACT WET FOR BEST RESULTS.
 2. USE A SMALL (4") RIDING ROLLER TO COMPACT TRAIL.
 3. CROWN TRAIL IN FLAT AREAS (AS SHOWN).
 4. CROSS-SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
- REVEGETAION NOTES:
1. RE-SEED DISTURBED EDGES OF TRAIL UPON COMPLETION OF TRAIL CONSTRUCTION.
 2. FOLLOW SEEDING SPECIFICATIONS AS PROVIDED BY LANDSCAPE ARCHITECT.

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No.	Revision	Description	Date

Sheet Title: Landscape Details

Project Number: 21357
Drawn By: L-2

Issue Date: 05.18.05

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TREE MITIGATION/PRESERVATION NOTES

- WHERE POSSIBLE, ALL TREES ON THE SITE WILL BE PRESERVED.
- IN SOME CASES, DUE TO FIRE LANE ACCESS, TREES WILL HAVE TO BE REMOVED OR MOVED TO OTHER LOCATIONS ON THE SITE.
- ALL EXISTING TREES WILL BE INTEGRATED WITH THE IRRIGATION PLAN AND WILL BE SURROUNDED AND COMPLEMENTED BY LIKE OR COMPATIBLE SPECIES.
- 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 PRESERVED OR MOVED AS DELINEATED ON THE PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

TREE MITIGATION/PRESERVATION LEGEND

- EXISTING DECIDUOUS TREE, PROTECT IN PLACE
- EXISTING CONIFER TREE, PROTECT IN PLACE
- TREE TO BE REMOVED
(3 DEAD DECIDUOUS TREES)
(2 ALIVE DECIDUOUS TREES)

TREE MITIGATION SUMMARY

TOTAL TREES TO BE MOVED	0
TOTAL CALIPER INCHES REMOVED (EVERGREEN HEIGHT DIVIDED BY TWO EQUALS CALIPER INCHES)	56
TOTAL CALIPER INCHES ADDED BY L/S PLAN 3 (6' HT.) EVERGREEN TREES 19 (2.5" CAL.) DECIDUOUS TREES (EVERGREEN HEIGHT DIVIDED BY TWO EQUALS CALIPER INCHES)	56

TREE PROTECTION NOTES

- ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
- TO PREVENT TREE ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN A TREE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
- TRENCHES SHALL BE HAND DUG WITHIN THE DRIP LINE IN AREAS WHERE ROOTS TWO INCHES IN DIAMETER AND GREATER ARE PRESENT, OR WHEN IN CLOSE PROXIMITY TO LOW BRANCHING TREES. WHENEVER POSSIBLE, ROOTS TWO INCHES OR GREATER IN DIAMETER SHALL BE TUNNELED OR BORED UNDER AND SHALL BE COVERED TO PREVENT DEHYDRATION.
- WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, TREE ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
- WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
- AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE OR TREE.
- FENCING MATERIAL SHALL ENCIRCLE ANY TREE WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
- FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.

TREE PROTECTION DETAIL

Trunk Protection

REQUIRED IF WHEELED CONSTRUCTION EQUIPMENT INVOLVED WITHIN 20' OR LESS. 1" BOARDS NOT LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.

Branch Protection

PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE (MIN.)

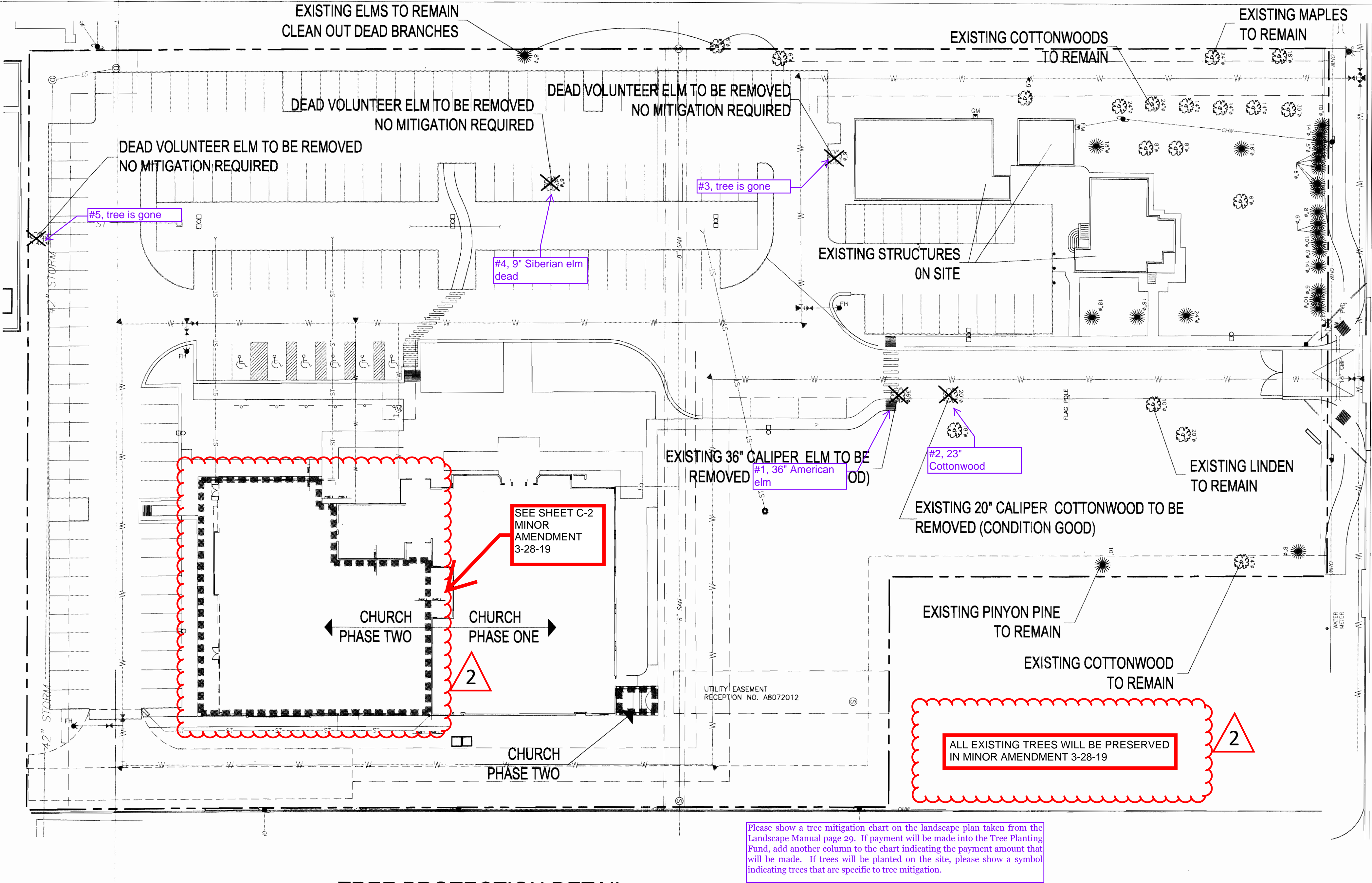
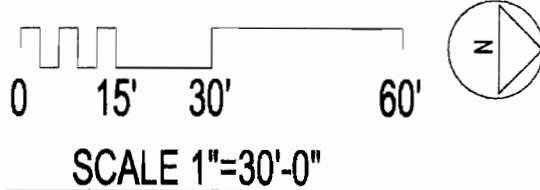
PLACE SIGNS:

KEEP OUT
TREE PROTECTION
AREA

EVERY 50' ATTACHED TO FENCING



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No. Revision Description Date

Sheet Title:

Tree
Mitigation

Project Number: 21357 Sheet Number:

Drawn By:

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05.18.05

L-3

DATE	DESC.
11-05-18	PRELIM.
11-21-18	PRELIM.
12-18-18	PRICING SET
03-28-19	MINOR AMENDMENT

KEYNOTES - PLAN

- 1 PROVIDE BACKING AND A.V. FOR MONITOR SCREEN THIS WALL, SEE ELEC. DRAWINGS
- 2 RETRACTABLE PROJECTOR SCREEN, SEE ELEVATION ON A6.1.
- 3 OPERABLE PARTITION WALLS, 11'-0" TALL. MODERNFOLD OR EQUIVALENT.
- 4 SIDEWALK CHASE.

WALL LEGEND - METAL STUD FRAMING

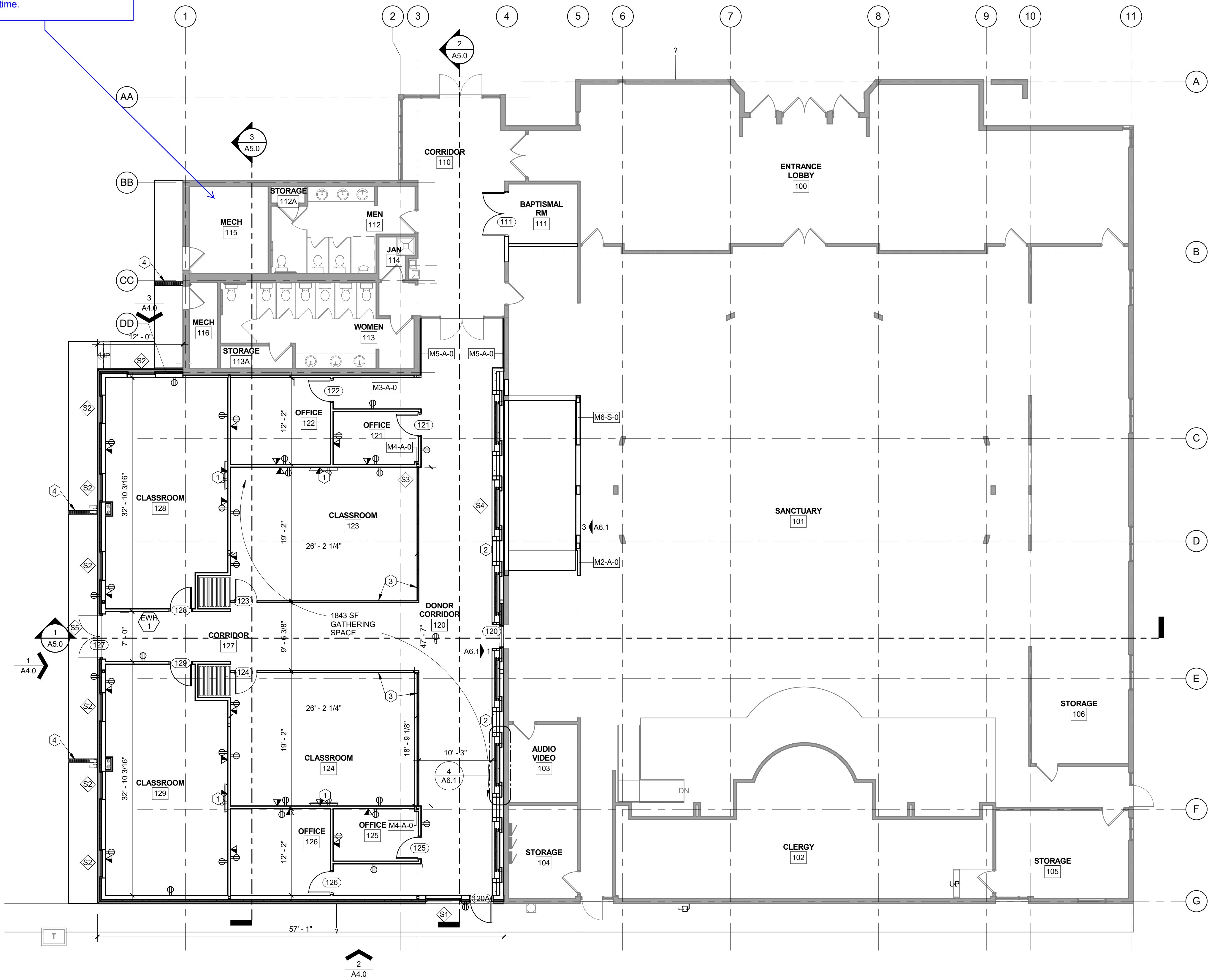
WALL HEIGHT KEY (AS INDICATED ON PLANS):
P = PARTIAL HEIGHT WITH TOP CAP. PROVIDE STEEL BRACE BOLTED TO FLOOR AT END OF WALL.
C = TO UNDERSIDE OF CEILING GRID
A = TO 4" ABOVE CEILING, BRACE TO STRUCTURE
S = TO UNDERSIDE OF DECK, PROVIDE SLIPHEAD WITH X" OF COMPRESSION AND X" OF EXTENSION
B = BEARING WALL - SEE STRUCTURAL
E = EXTERIOR WALL - SEE ELEVATIONS

WALL TYPE
HEIGHT (SEE KEY)
FIRE RATING (HOURS)
WALL TAG

NOTE: *AT GYPSUM BOARD WALLS AND CEILINGS PROVIDE CONTROL JOINTS AT A MINIMUM OF EVERY 30 LINEAR FEET OF UNINTERRUPTED SURFACE.

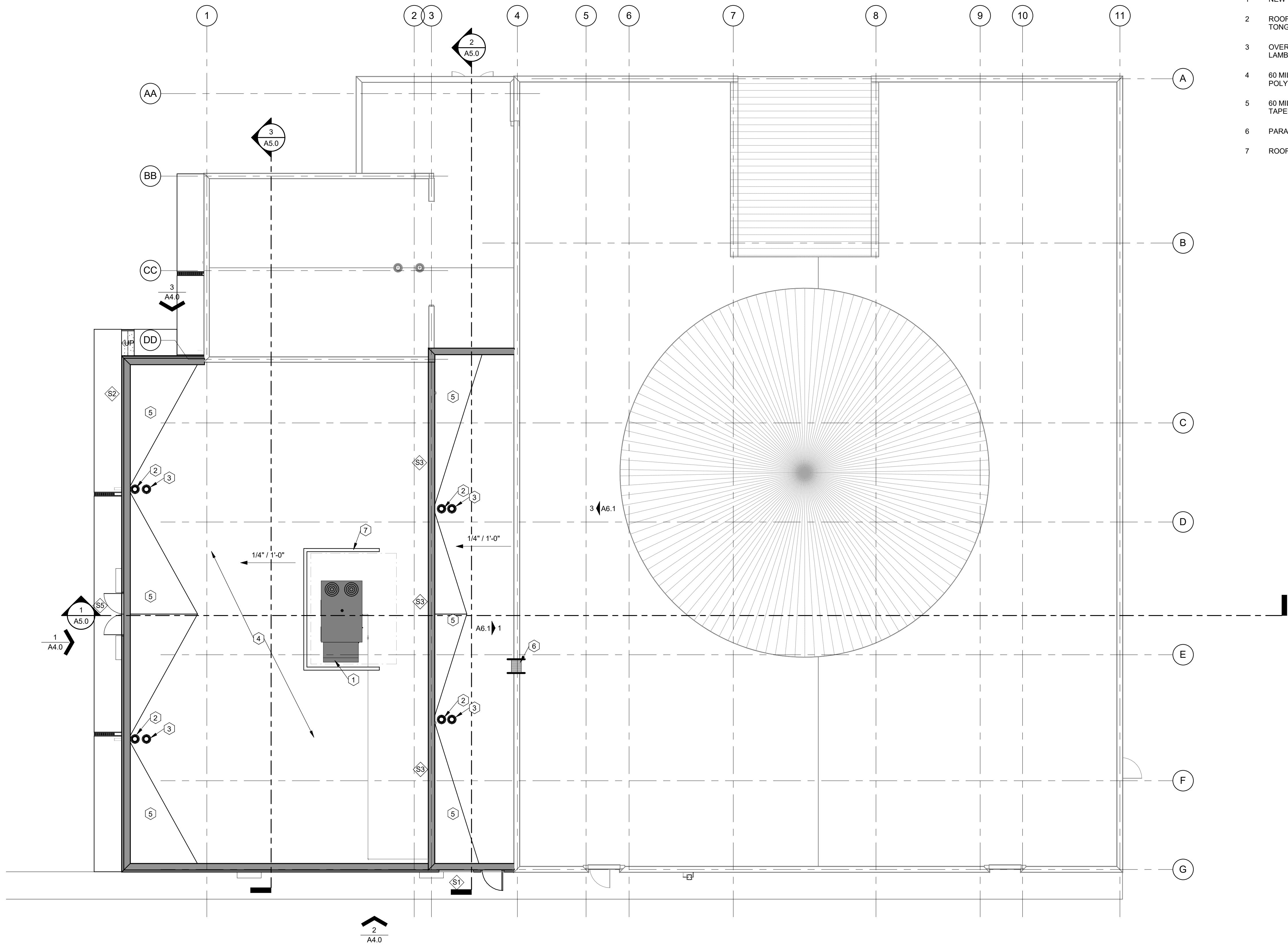
*ALL WALLS ARE M1-A-0 U.N.O.

TYPE	VERTICAL SECTION	DESCRIPTION
M1		20 GA. 3 5/8" X 1 3/8" FLANGE STEEL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE WITH ACCOUSTIC BATT IN THE CAVITIES
M2		20 GA. 3 5/8" X 1 3/8" FLANGE STEEL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE
M3		20 GA. 3 5/8" X 1 3/8" FLANGE STEEL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
M4		20 GA. 2 1/2" X 1 3/8" FLANGE STEEL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
M5		20 GA. 7/8" HAT CHANNELS AT 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
M6		20 GA. 7/8" HAT CHANNELS AT 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



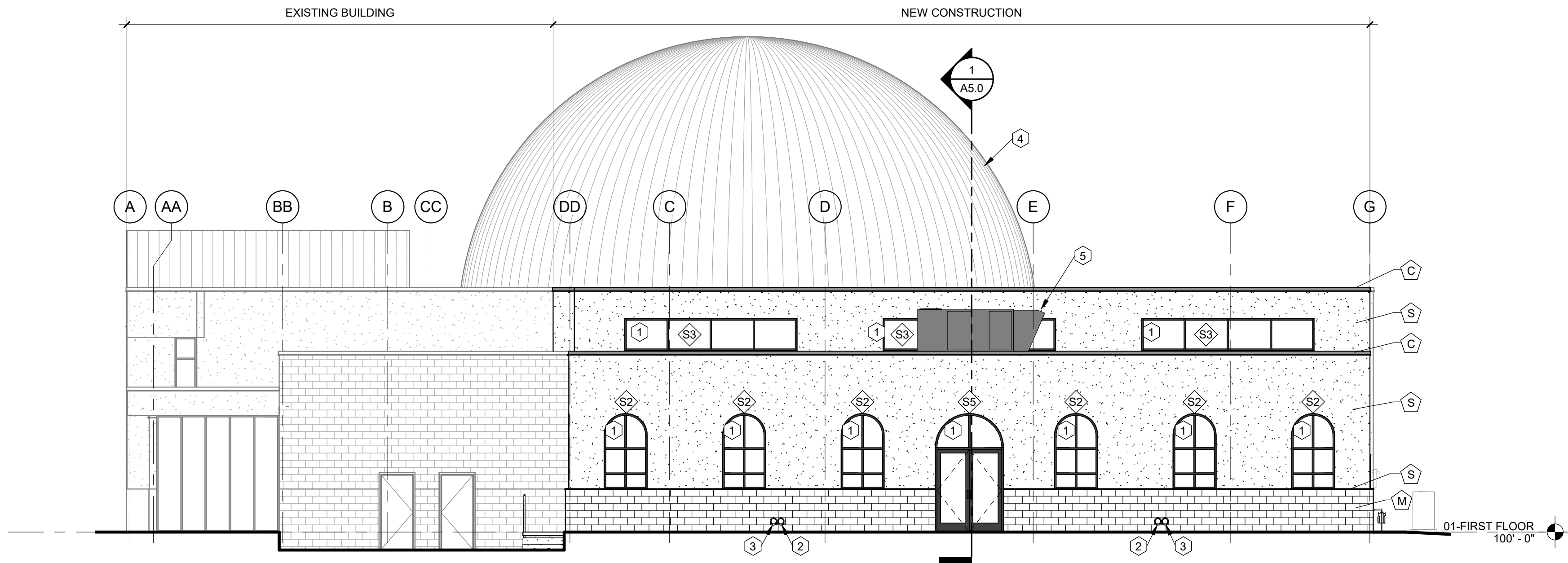


1 ROOF PLAN
SCALE: 1/8" = 1'-0"

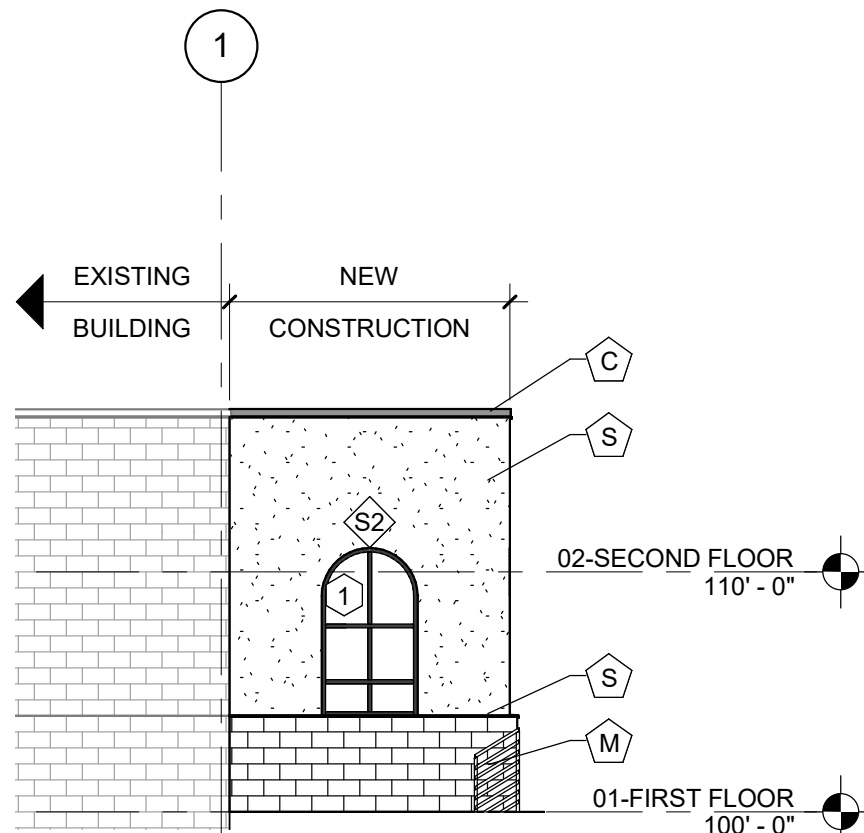
KEYNOTES - ROOF PLAN

- 1 NEW MECHANICAL UNIT ON CURB, RE: MECHANICAL AND STRUCTURAL
- 2 ROOF DRAIN CONNECTED TO INTERIOR LEADER CONNECTED TO LAMBS TONGUE, RE: PLUMBING.
- 3 OVERFLOW ROOF DRAIN CONNECTED TO INTERIOR LEADER CONNECTED TO LAMBS TONGUE, RE: PLUMBING.
- 4 60 MIL FULLY ADHERED EPDM ROOF MEMBRANE ON 1/4" COVER BOARD ON 5" POLYISO INSULATION ON METAL DECK.
- 5 60 MIL FULLY ADHERED EPDM ROOF MEMBRANE ON 1/4" COVER BOARD ON TAPERED INSULATION SLOPED AT 1/4"/1'-0" TOWARDS DRAINS ON METAL DECK.
- 6 PARAPET LADDER.
- 7 ROOF MOUNTED EQUIPMENT SCREENING.

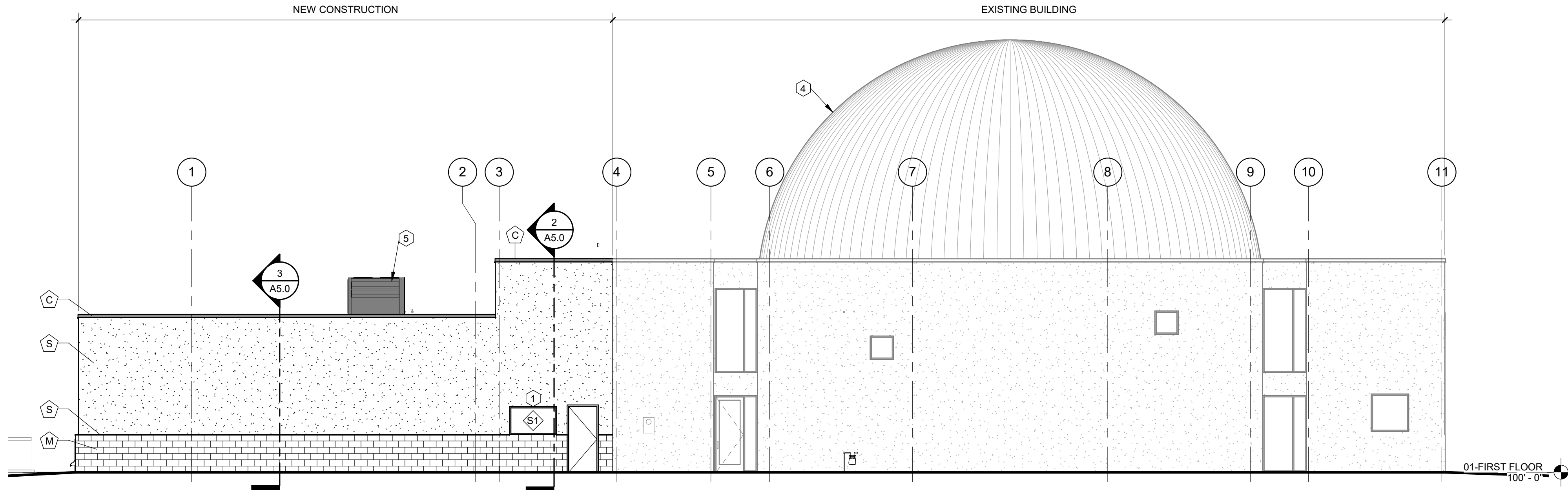
DATE	DESC.
11-05-18	PRELIM.
11-21-18	PRELIM.
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03-28-19	MINOR AMENDMENT



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



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
M		4"x8"x16" SPLIT FACE CMU	TBS / TBS
S		THREE COAT STUCCO	MATCH (E) BUILDING STUCCO COLOR AND FINISH AS CLOSELY AS POSSIBLE
C		CAP FLASHING	MATCH (E) BUILDING GOLD COLOR
SF		SILL FLASHING	MATCH (E) BUILDING GOLD COLOR

KEYNOTES - EXTERIOR ELEVATIONS

- 1 STOREFRONT TUBELITE SERIES T14000.
- 2 LAMBS TONGUE CONNECTED TO ROOF DRAIN, RE: PLUMBING.
- 3 LAMBS TONGUE CONNECTED TO ROOF OVERFLOW DRAIN, RE: PLUMBING.
- 4 (E) DOME BEYOND.
- 5 RTU, RE: MECH.