8600 VERBENA STREET - JBS PIPELINE PHASE 2

GENERAL NOTES: 1. LIGHTING NOTE:

- IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.
- 2. TRASH ENCLOSURE NOTE: TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF SIX (6) FEET AND OF THE SAME OR COMPLEMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING. 3. SCREENING NOTE:
- ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.
- 4. SIGNAGE NOTE: APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL, SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT DISTANCE TRIANGLES AND EASEMENTS. HOWEVER, NO SIGNS WILL BE APPROVED BY THS DEVELOPMENT PLAN REVIEW PROCESS OR APPROVAL OF THIS DEVELOPMENT PLAN. ALL SIGNS MUST
- CONFORM TO THE CITY OF COMMERCE CITY'S SIGN CODE. 5. FENCING NOTE: APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL
- FENCES MUST CONFORM TO THE CITY OF COMMERCE CITY'S FENCING REQUIREMENTS. 6. DOWNSPOUT NOTE:
- NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTE. 7. AMERICANS WITH DISABILITIES NOTE:
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITES ACT. APPROVAL OF THE DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.
- 8. CONSTRUCTION NOTE: THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- 9. UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER LAND DEVELOPMENT CODE.

<u>LEGEND</u> FOUND PIN AND CAP MONUMENT 0 P/L______ PROPERTY LINE W/ SET PIN AND CAP ______SAN____XX% ▶⊘_____ SANITARY SEWER AND MANHOLE _____SS____XX%___O____ STORM SEWER AND MANHOLE WATER MAIN _____6"W_____ GAS MAIN —4"G— GUY WIRE, POLE, NO. POWER AND TELE. LINES UNDERGROUND UTILITY (TYPE AS NOTED) —U.G.— PROPOSED CONTOUR LINE EXISTING CONTOUR LINE FENCE (TYPE AND HEIGHT AS NOTED) FIRE HYDRANT SERVICE STOP AND BOX WATER METER GAS VALVE G SIGN -0-2 4 4 CONCRETE

BASIS OF BEARINGS

BEARINGS ARE BASED ON A LINE BETWEEN THE NORTH ONE-QUARTER CORNER OF SECTION 28 AND THE NORTHEAST CORNER OF SECTION 28 (ALL BEING TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN) MONUMENTED AS SHOWN ON SHEET 2 OF 2. SAID LINE IS ASSUMED TO BEAR N 89° 38' 49" E.

PROPERTY DESCRIPTION

LOT 1, BLOCK 1 8600 VERBENA SUBDIVISION (RECEPTION NO. 2014000014178), TOGETHER WITH LOT 15 THROUGH LOT 24, (INCLUSIVE) BLOCK 29 IRONDALE SUBDIVISION (FILE 8, 165),

TOGETHER WITH THE WEST 7.5 FEET OF THE 15 FOOT WIDE NORTH/SOUTH ALLEY EAST OF AND ADJACENT TO SAID LOT 15 THROUGH LOT 24 (INCLUSIVE), TOGETHER WITH NORTH/SOUTH WABASH STREET WEST OF AND ADJACENT TO SAID LOT 15 THROUGH LOT 24 (INCLUSIVE).

CONTAINING 112,403.00 SQUARE FEET OR 2.58 ACRES MORE OR LESS.

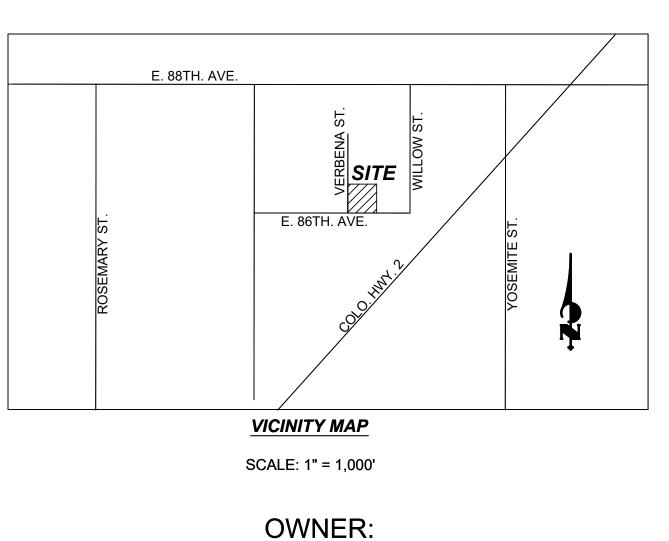
BENCHMARK DATA

PROJECT BENCHMARK: 3 1/4" ALUM. CAP IN RANGE BOX, STAMPED: LS 17488, AT THE INTERSECTION OF EAST 88TH AVENUE AND DAHLIA STREET. ELEVATION: 5,078.2' (NAVD 88 DATUM).

SITE BENCHMARK: FINISHED FLOOR, SOUTH ENTRY DOOR TO THE MAIN OFFICE AT 8600 VERBENA STREET.



A PORTION OF BLOCK 28, IRONDALE LOCATED IN THE NE1/4, SECTION 28 T2S, R67W 6TH PM CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO DEVELOPMENT PLAN



JAMES AND CATHY PARENT 8600 VERBEENA STREET COMMERCE CITY, CO 80022 303-289-4335

SITE DATA	
CURRENT LOT SIZE	71,674 SF. (1.65 AC)
LOT SIZE (FOLLOWING PLAT RECORDING	G) 11,238.5 SF. (2.58 AC.)
BUILDING AREA	8,424 SF.
PAVED PARKING LOT AREA	5,927 SF.
PERVIOUS SURFACE/ STORAGE YARD	83,635 S.F.
LANDSCAPE AREA	14,399 SF.
DETENTION POND	9,805 SF.
FLOOR AREA RATIO	7.5%
PARKING STALLS REQUIRED (1 PER 300	OF OFFICE BLDG) 7 SPACES
PARKING STALLS PROVIDED	7 SPACES
EX. BUILDING CONSTRUCTION TYPE (PE CURRENT ZONE REQUESTED ZONE	

REQUESTED ZONE ESTIMATED NUMBER OF EMPLOYEES 10 EMPLOYEES PROPOSED BUILDING TYPE V-B

CITY COUNCIL CERTIFICATE:

APPROVED BY THE DEPARTMENT OF COMMUNITY, THIS __ DAY OF _____, 20_____.

CITY SIGNATURE

		BY	3Y DATE
JBS PIPELINE - PHASE 2			
8600 VERBENA ST. COMMERCE CITY, CO	ENGINEERING SOLUTIONS, INC.		
COVER SHEET	501 S Cherry St, Suite 300 Denver, CO 80246 303-572-7997 www ees us com		

	SHEET INDEX
eet Number	Sheet Title
P1.0	COVER SHEET
P1.1	SITE PLAN
P1.2	GRADING PLAN
04	LANDSCAPE PLAN
05	LANDSCAPE DETAILS AND NOTES
6	PHOTOMETRIC SITE PLAN
7	LIGHTING CUT SHEETS
A0	FENCE ELEVATION
A4	EAST ELEVATIONS
A5	WEST ELEVATIONS
A6	SOUTH ELEVATIONS
A7	NORTH ELEVATIONS

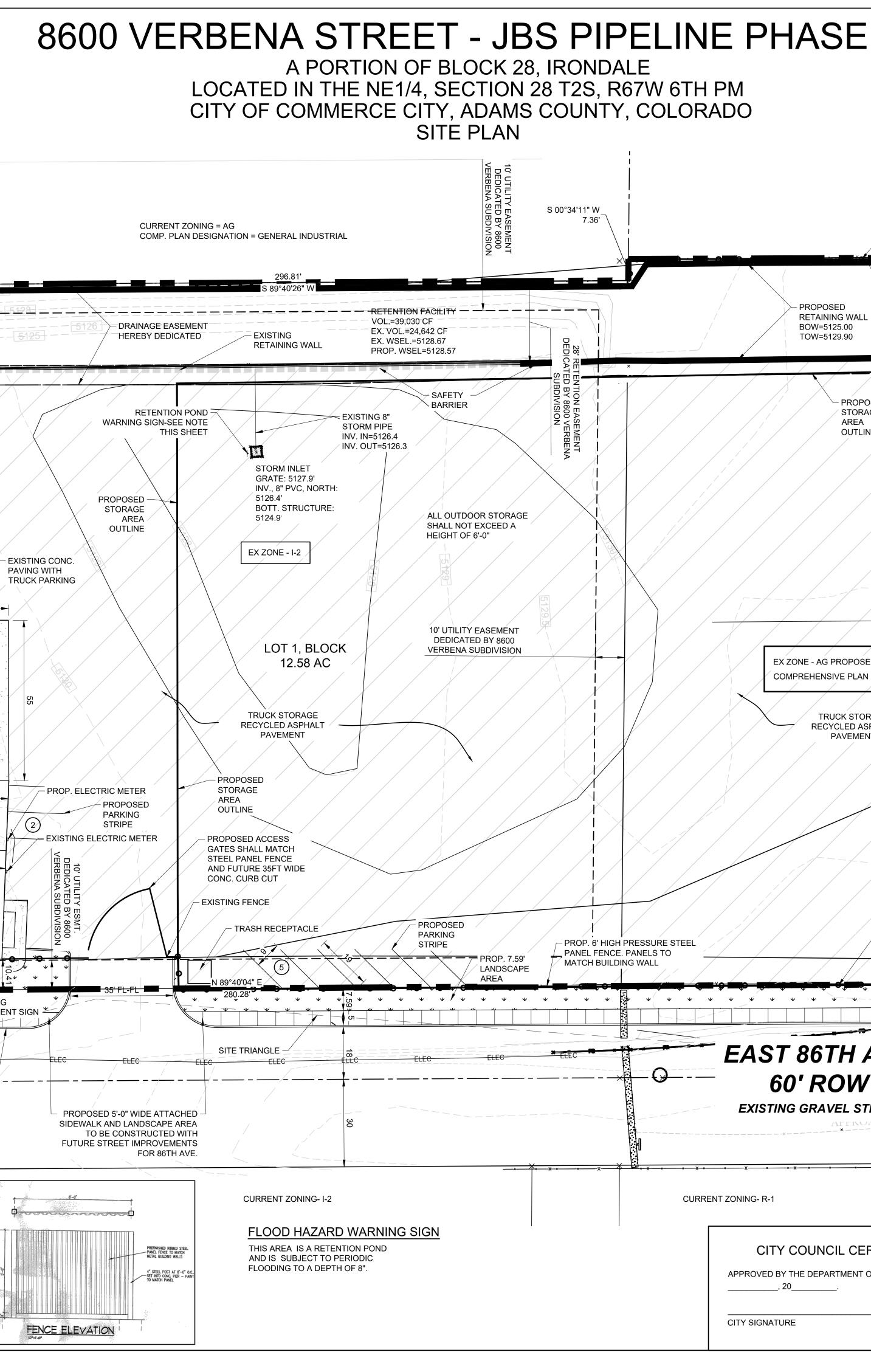
CITY STAFF CERTIFICATE:

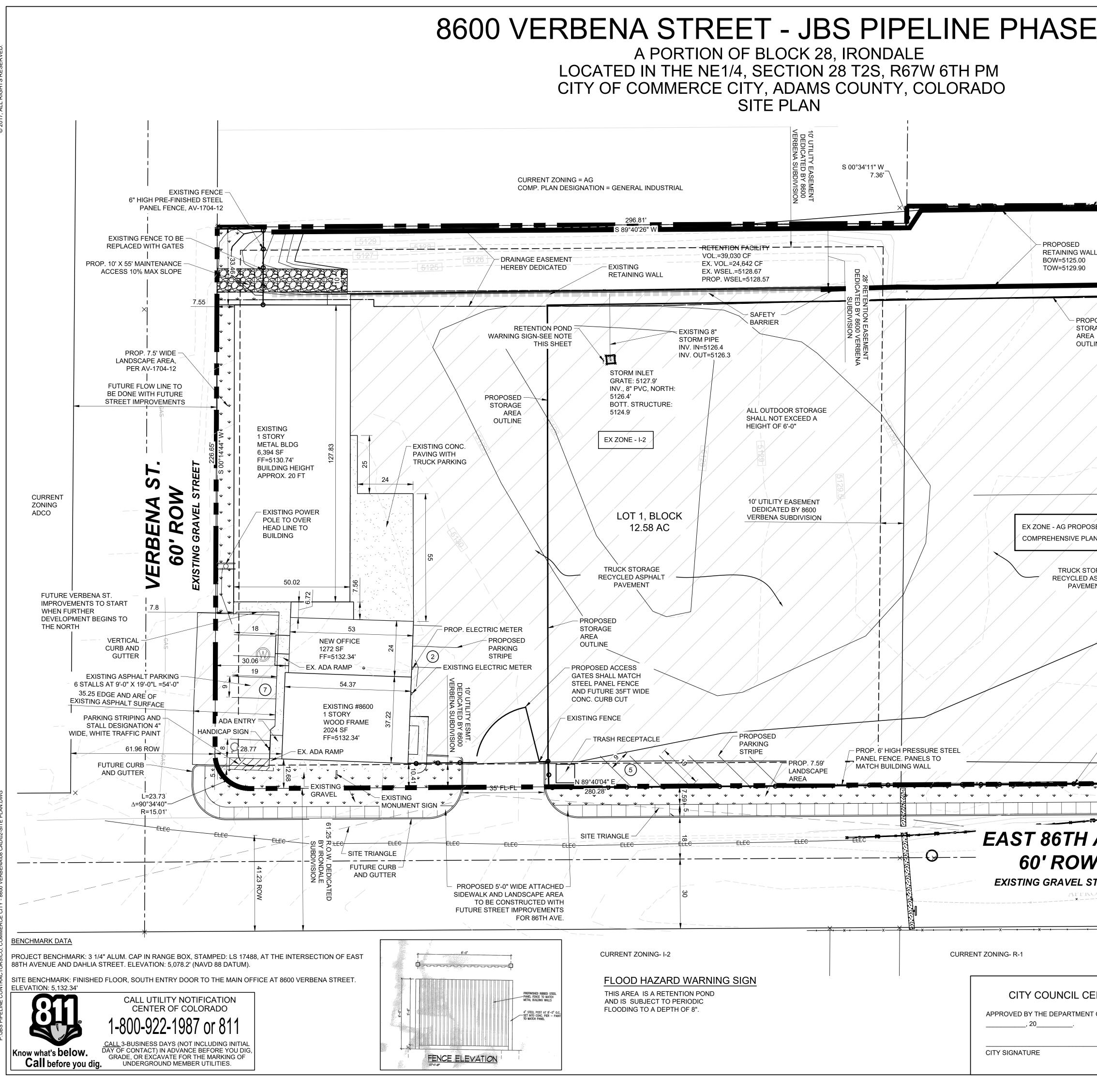
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY

DAY OF

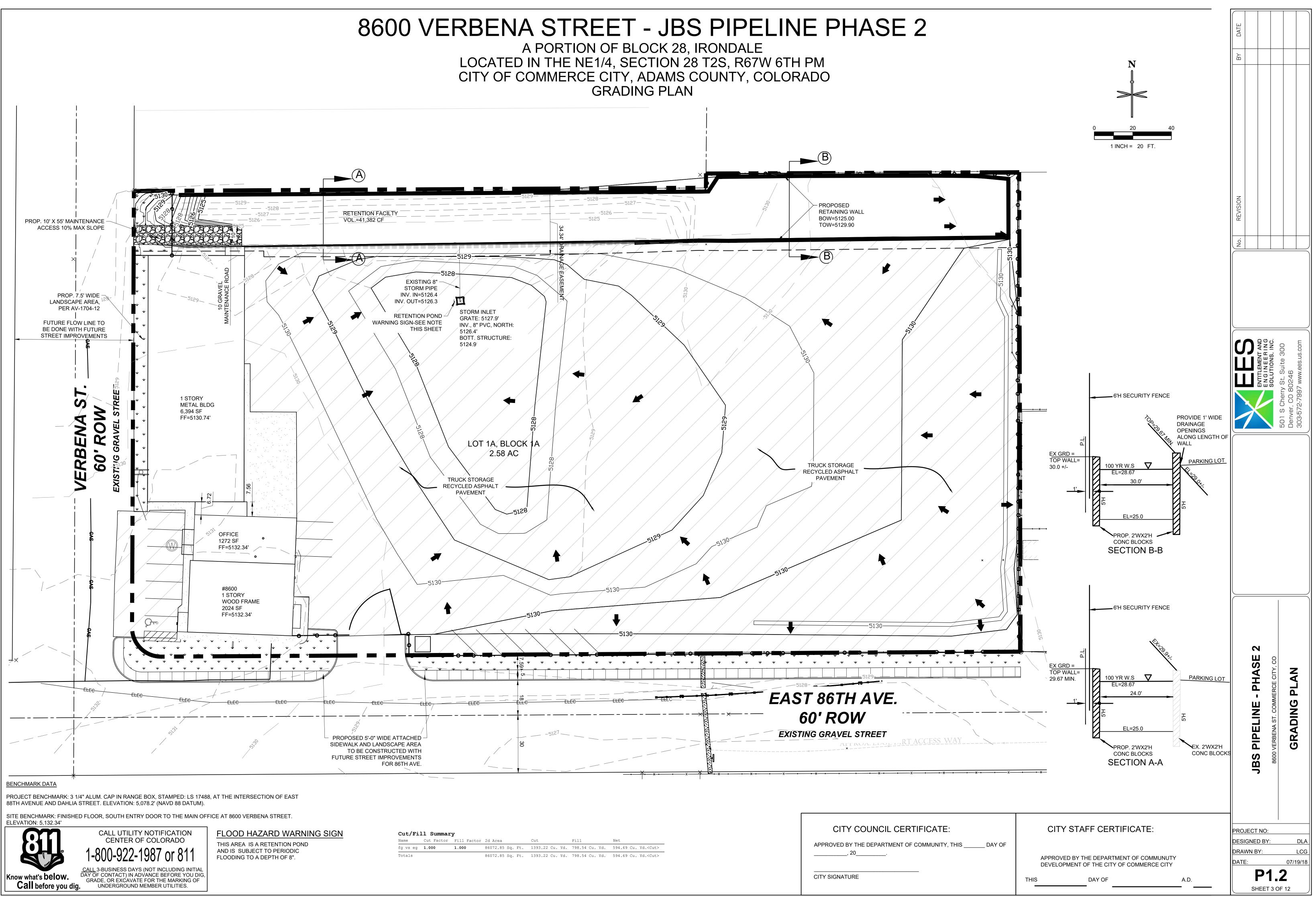
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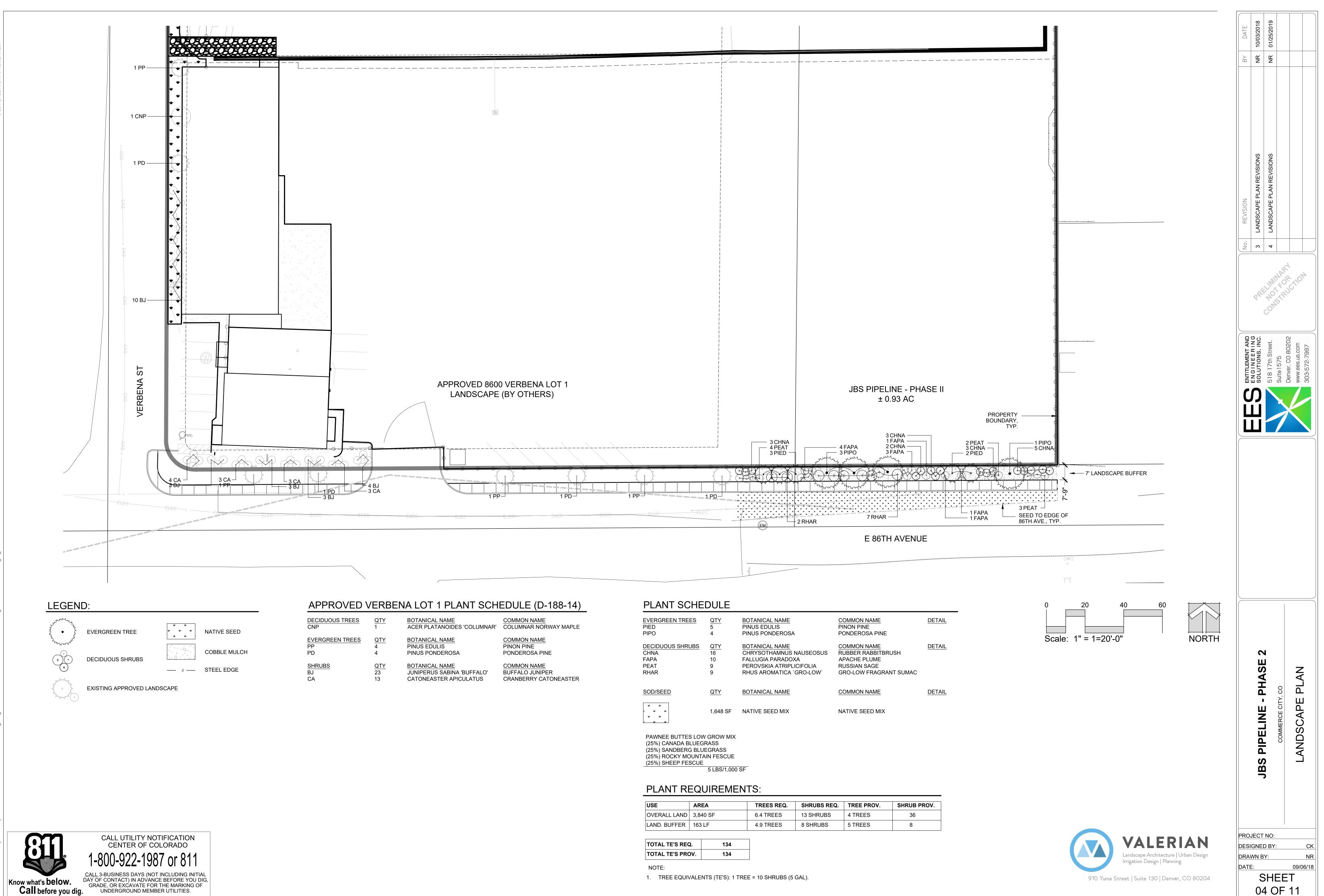
A.D.





2		DATE		
		BY		
CURRENT ZONING = AG COMP. PLAN DESIGNATION = GENERAL — EXISTING 6' HIGH SOLID WOOD FENCE	INDUSTRIAL 0 20 40 1 INCH = 20 FT.			
99.53' S 89°31'02" W DRAINAGE EASEMENT HEREBY DEDICATED		REVISION		
DSED GE NE	CURRENT ZONING- AG COMP. PLAN DESIGNATION - GENERAL INDUSTRIAL	o z		
EXISTING FENCE CHAIN LINK FENCE W NEW STEEL PANELS TO MATCH EXIST			ENGINEERING SOLUTIONS, INC.	501 S Cherry St, Suite 300 Denver, CO 80246 303-572-7997 www.ees.us.com
ED ZONE - I-2 ZONE - GENERAL INDUSTRIAL RAGE PHALT	NOTES NOTES 1. REMOVE EXISTING FENCE ON CURRENT PROPERTY LINE. PROPOSE NEW FENCE AT 10' SETBACK. ALLOW FOR FUTURE LANDSCAPE. PER AV-1704-12			501 S C Denver, (303-572-
	 CANDSCAPE. PER AV-17/04-12 CANDSCAPE. PER AV-17/04-12 EXISTING BUILDING SETBACK TO REMAIN AT 9'-2" VERBENA STREET CURRENTLY GRAVEL SURFACE. TIME OF FUTURE IMPROVEMENTS IS NOT DETERMINED. EXISTING TREE TO BE REMOVED PRIOR TO 86TH AVENUE IMPROVEMENTS 			
- EXISTING FENCE	 5. PROPOSED GATE IS 12' SETBACK, PER AV-1704-12. PROPOSED FENCE SETBACK VARIES, PER AV-1704-12 6. PROPOSED 0' SETBACK FOR THE FENCE, PER AV-1704-12 ALLOWS 7' OF LANDSCAPE PLUS THE 5' ATTACHED WALK. 			
		JBS PIPELINE - PHASE 2	VERBENA ST. COMMERCE CITY, CO	SITE PLAN
RTIFICATE:	CITY STAFF CERTIFICATE:	PROJECT N DESIGNED DRAWN BY	BY:	DLA
	APPROVED BY THE DEPARTMENT OF COMMUNUTY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS DAY OF A.D		Р 1 .	07/19/18 1





Call before you dig.

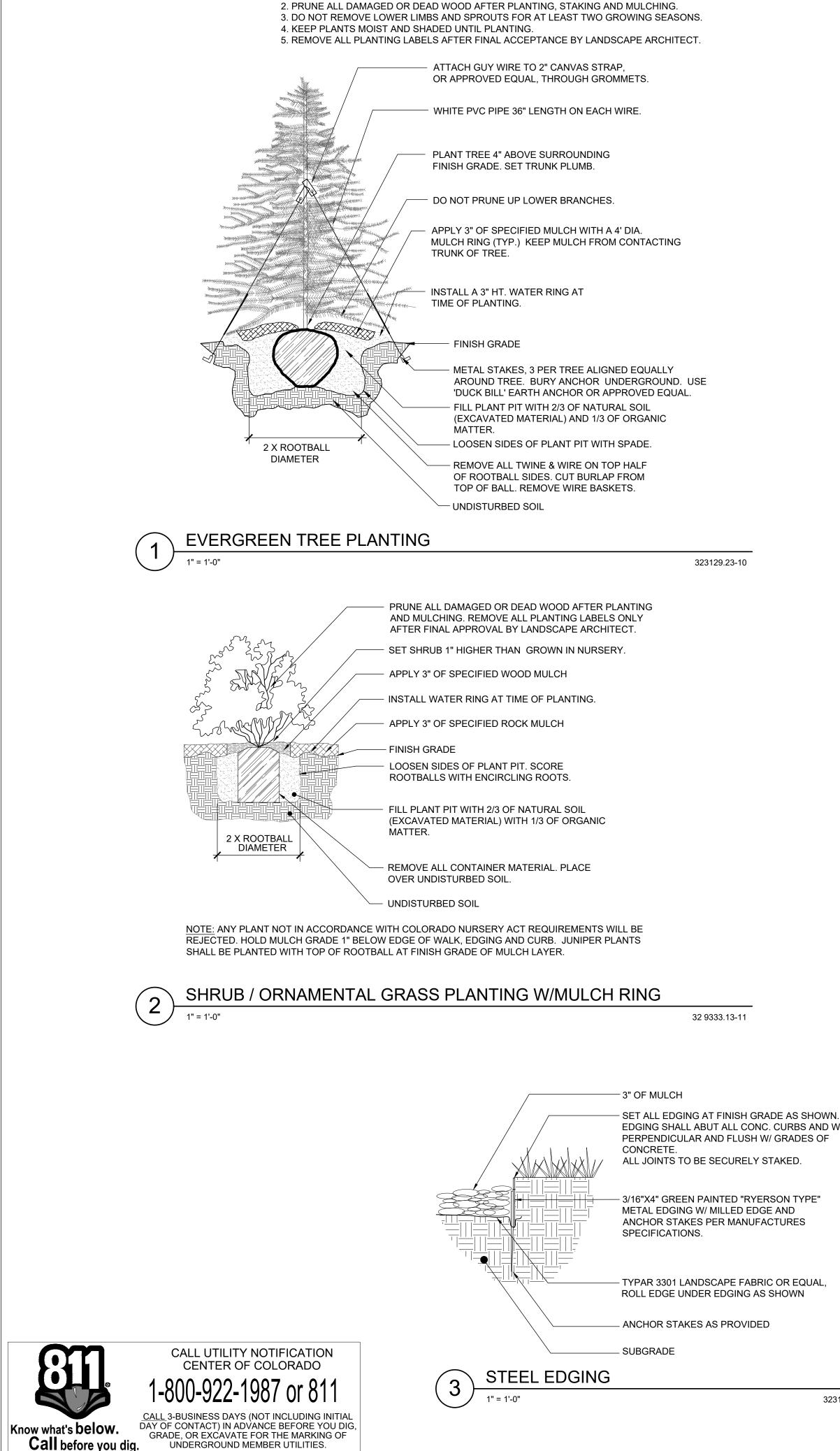
ICAL NAME	COMMON NAME
PLATANOIDES 'COLUMNAR'	COLUMNAR NORWAY MAPLE
ICAL NAME	<u>COMMON NAME</u>
EDULIS	PINON PINE
PONDEROSA	PONDEROSA PINE
ICAL NAME	<u>COMMON NAME</u>
RUS SABINA 'BUFFALO'	BUFFALO JUNIPER
EASTER APICULATUS	CRANBERRY CATONEASTER

EVERGREEN TREES PIED PIPO	<u>QTY</u> 5 4	BOTANICAL NAME PINUS EDULIS PINUS PONDEROSA	<u>COMMON NAME</u> PINON PINE PONDEROSA PINE
DECIDUOUS SHRUBS CHNA FAPA PEAT RHAR	<u>QTY</u> 16 10 9 9	BOTANICAL NAME CHRYSOTHAMNUS NAUSEOSUS FALLUGIA PARADOXA PEROVSKIA ATRIPLICIFOLIA RHUS AROMATICA `GRO-LOW`	<u>COMMON NAME</u> RUBBER RABBITBRUSH APACHE PLUME RUSSIAN SAGE GRO-LOW FRAGRANT SUM
SOD/SEED	<u>QTY</u>	BOTANICAL NAME	COMMON NAME
	1,648 SF	NATIVE SEED MIX	NATIVE SEED MIX
PAWNEE BUTTES LOW (25%) CANADA BLUEG			

USE	ARI	EA		TREES REQ.	SHRUB	S REQ.	TREE P	ROV.	SHRU
OVERALL LAND	3,84	10 SF	6	6.4 TREES	13 SHRI	JBS	4 TREE	S	3
LAND. BUFFER	163	LF	4	4.9 TREES	8 SHRU	BS	5 TREE	S	8
									•
TOTAL TE'S REC	2 .	134							
TOTAL TEID DDG	N/	40.4							

1. TREE EQUIVALENTS (TE'S): 1 TREE = 10 SHRUBS (5 GAL).

04 OF 11



1. DO NOT REMOVE OR CUT LEADER.

GENERAL NOTES:

- 1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
- 2. COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
- 3. CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR UNRECOGNIZED CONDITIONS AFTER START OF WORK. 4. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED
- WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.

CLEARING & GRADING:

- 1. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL CODES AND DEVELOPMENT STANDARDS; UNIFORM BUILDING CODES; PERMIT CONDITIONS; AND ALL OTHER APPLICABLE CODES, ORDINANCES, STANDARDS, AND POLICIES.
- 2. A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS. 3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR (1) TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND (2) TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

SOIL SPECIFICATIONS:

- 1. ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT OWNER/OWNERS REPRESENTATIVES DISCRETION. 2. LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER/OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO BEGINNING SOIL PREP WORK. SOIL PREP NOT INSPECTED BY OWNER/OWNERS REPRESENTATIVE IS SUBJECT TO REJECTION AT ANYTIME PRIOR TO INITIAL ACCEPTANCE.
- 3. LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO OWNER/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY 4. IMPORTED TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM FROM THE 'A' HORIZON AND SHALL BE FREE OF STONES OVER .75" IN DIAMETER, REFUSE, PLANTS OR THEIR ROOTS, STICKS, NOXIOUS
- WEEDS, SALTS, SOIL STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH. 5. ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS I TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALES. PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE NOT ACCEPTABLE. SUBMIT DATED RECENT MATERIAL ANALYSIS TO OWNER/OWNERS REPRESENTATIVE TO GUARANTEE PRODUCT
- CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE PRESENT. 6. SOIL PREPARATION FOR AREAS TO BE SODDED SHALL INCLUDE TOPSOIL AND ORGANIC MATTER ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED EIGHT (8) INCHES INTO THE SOIL.
- 7. PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.

PLANTING NOTES:

- 1. LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT
- 2. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. VALERIAN LLC. SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
- 3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS: A) ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
- B) PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
- C) LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES. D) PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT
- RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. E) PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
- CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE 5. LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM
- DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/DRIP TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTOR APPLICATION.

EDGING:

1. ALL EDGING SHALL BE 3/16" X 5 1/2" GREEN PAINTED "RYERSON TYPE" METAL EDGING W/ MILLED EDGE AND ANCHOR STAKES PER MANUFACTURE'S SPECIFICATIONS OR EQUAL

MULCH

1. PLANTING BEDS SHALL CONTAIN 2"-4" RIVER ROCK COBBLE MULCH OVER FABRIC AT A MINIMUM DEPTH OF 3" WITH A DOUBLE SHREDDED WOOD MULCH RING AROUND EACH TREE, SHRUB, GRASS, AND PERENNIAL. WOOD MULCH RING SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUB, GRASS OR PERENNIAL. TREE MULCH RING SHALL BE GREEN INDUSTRY STANDARD SIZE. 2. GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT SHALL BE MIRAFI, MIRASCAPE, DUPONT TYPAR 3301 OR APPROVED EQUAL (SUBMIT SAMPLE).

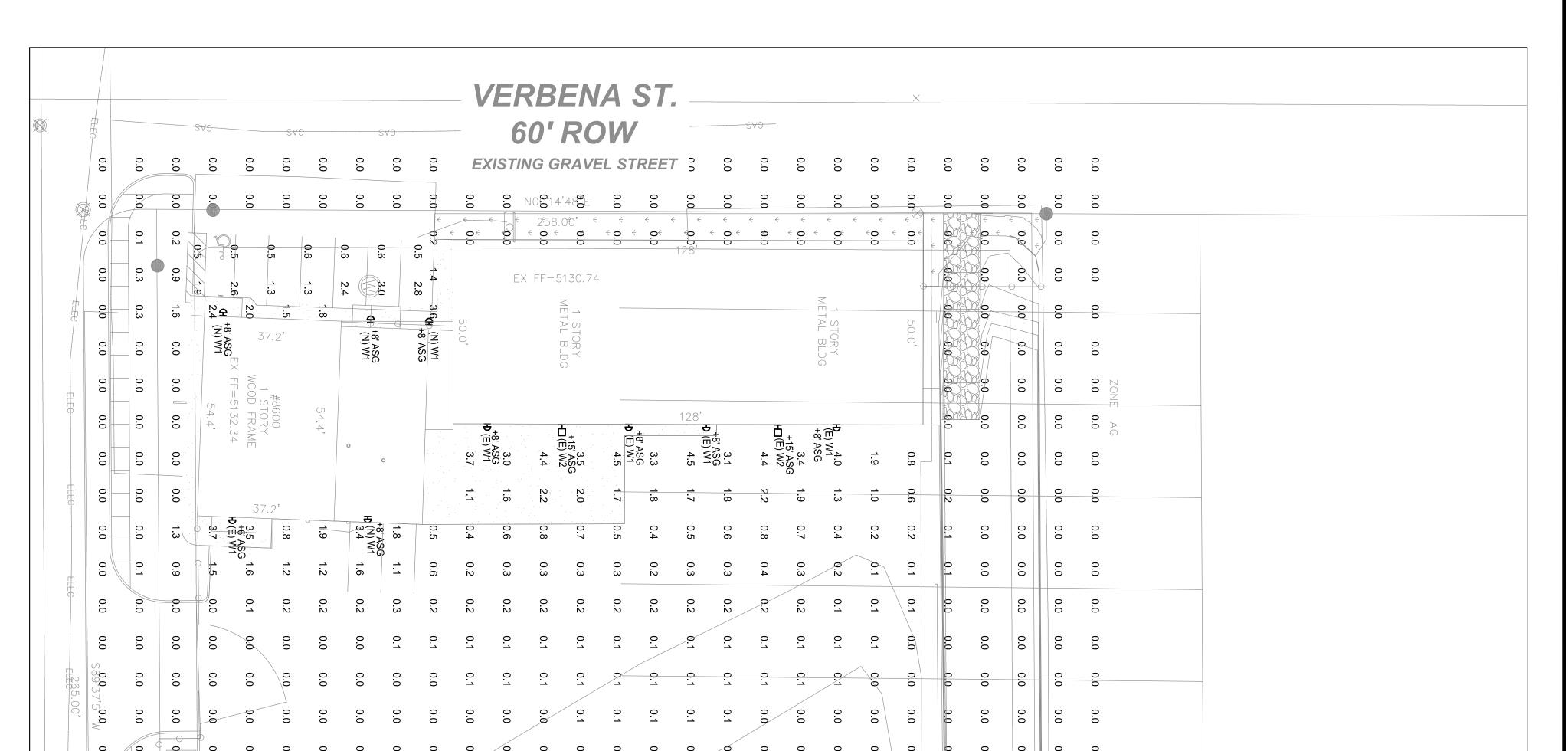
COMMERCE CITY NOTES:

- REFERENCE THE COMMERCE CITY LANDSCAPE STANDARDS "FACTS TO KNOW" DOCUMENT FOR ALL LANDSCAPE STANDARDS AND SPECS. MINIMUM PLANT SIZE REQUIREMENTS AND SOIL PREPARATION: MINIMUM PLANT SIZE REQUIREMENTS ARE 2-INCH DIAMETER (CALIPER) FOR DECIDUOUS TREES, 1.5 INCH DIAMETER FOR ORNAMENTAL TREES AND 6' HEIGHT FOR EVERGREEN TREES. MINIMUM SIZE REQUIREMENTS FOR SHRUBS IS #5 GALLON CONTAINER; ORNAMENTAL GRASSES #1 GALLON CONTAINER; PERENNIALS AND GROUND COVERS 2-¹/₄" POTS. PLANTS SHOULD BE MIXED APPROXIMATELY 50% CONIFEROUS (EVERGREEN) AND 50% DECIDUOUS (TREE LAWN AREAS BETWEEN CURBS AND DETACHED WALKS SHALL BE ALL DECIDUOUS SHADE TREES). MINIMUM SOIL PREPARATION FOR PLANTING SHALL BE 5 CUBIC YARDS OF ORGANIC SOIL AMENDMENT TILLED TO A DEPTH OF 6 INCHES FOR EVERY 1,000 SF OF LANDSCAPE
- 3. STREET TREES: THE PLANNING DIVISION HAS IDENTIFIED SPECIFIC DECIDUOUS TREE SPECIES TO BE PLANTED WITHIN TREE LAWN AREAS. ALL TREES CHOSEN FOR TREE LAWN APPLICATIONS MUST BE SELECTED FROM THE APPROVED PLANT LIST.
- 4. WEED BARRIER: POROUS WEED FABRIC MUST BE USED IN PLANTED BEDS. PLASTIC WEED BARRIERS ARE PROHIBITED. EDGING:PLASTIC OR FIBERGLASS EDGING IS FAVORABLE TO METAL. HOWEVER, METAL EDGING MAY BE USED PROVIDED IT HAS A ROLLOVER TOP OR A PROTECTIVE CAP. 6. IMPLEMENTATION AND COORDINATION OF THE LANDSCAPE PLAN: THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS CLOSELY COORDINATED WITH PLANS PREPARED BY OTHER
- CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH OR PRECLUDE THE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THE LANDSCAPE PLAN. 7. IRRIGATION: ALL LANDSCAPE AREAS AND PLANT MATERIALS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND
- MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS OF THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT (SACWSD). APPROVAL OF THIS LANDSCAPE PLAN DOES NOT CONSTITUTE APPROVAL FROM THE SACWSD. 8. MAINTENANCE:
- 8.1. THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN, INCLUDING THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
- 8.2. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN (A TREE MUST REPLACE A TREE OR A SHRUB MUST REPLACE A SHRUB). ANY REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN NO CASE SHALL REPLACEMENT EXCEED 1 YEAR.
- 8.3. THIS APPROVED LANDSCAPE PLAN SHALL BE ON FILE IN THE PLANNING DIVISION. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY
- 12. VEHICLE PARKING NOTE: NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA. 13. SIGHT LINE CONSIDERATIONS: ANY AREA DETERMINED BY THE CITY ENGINEER TO BE WITHIN A SIGHT-DISTANCE-TRIANGLE MAY CONTAIN PLANT MATERIAL THAT, AT THE TIME OF PLANTING OR AT MATURITY, EXCEEDS 36 INCHES ABOVE THE GUTTER FLOW LINE EXCEPT TREES, WHICH MUST BE LIMBED TO 8 FEET AT ADEQUATE MATURITY. TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM LIGHT OR UTILITY POLES. ALL OTHER LANDSCAPE FEATURES SHALL NOT EXCEED 36 INCHES IN HEIGHT WITHIN SIGHT – DISTANCE-TRIANGLES. INFORMATION ON THE SIGHTDISTANCE-TRIANGLES MAY BE
- **OBTAINED FROM THE** 14. CITY OF COMMERCE CITY ENGINEERING STANDARDS.IMPLEMENTATION AND COORDINATION OF LANDSCAPE PLAN: THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS CLOSELY COORDINATED WITH PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH OR PRECLUDE THE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THE LANDSCAPE PLAN.
- 15. NATIVE GRASS NOTE: ALL AREAS OF THE LOT NOT PAVED OR FORMALLY LANDSCAPED, SHALL BE, AT A MINIMUM, SEEDED WITH NATIVE GRASSES.

EDGING SHALL ABUT ALL CONC. CURBS AND WALKS

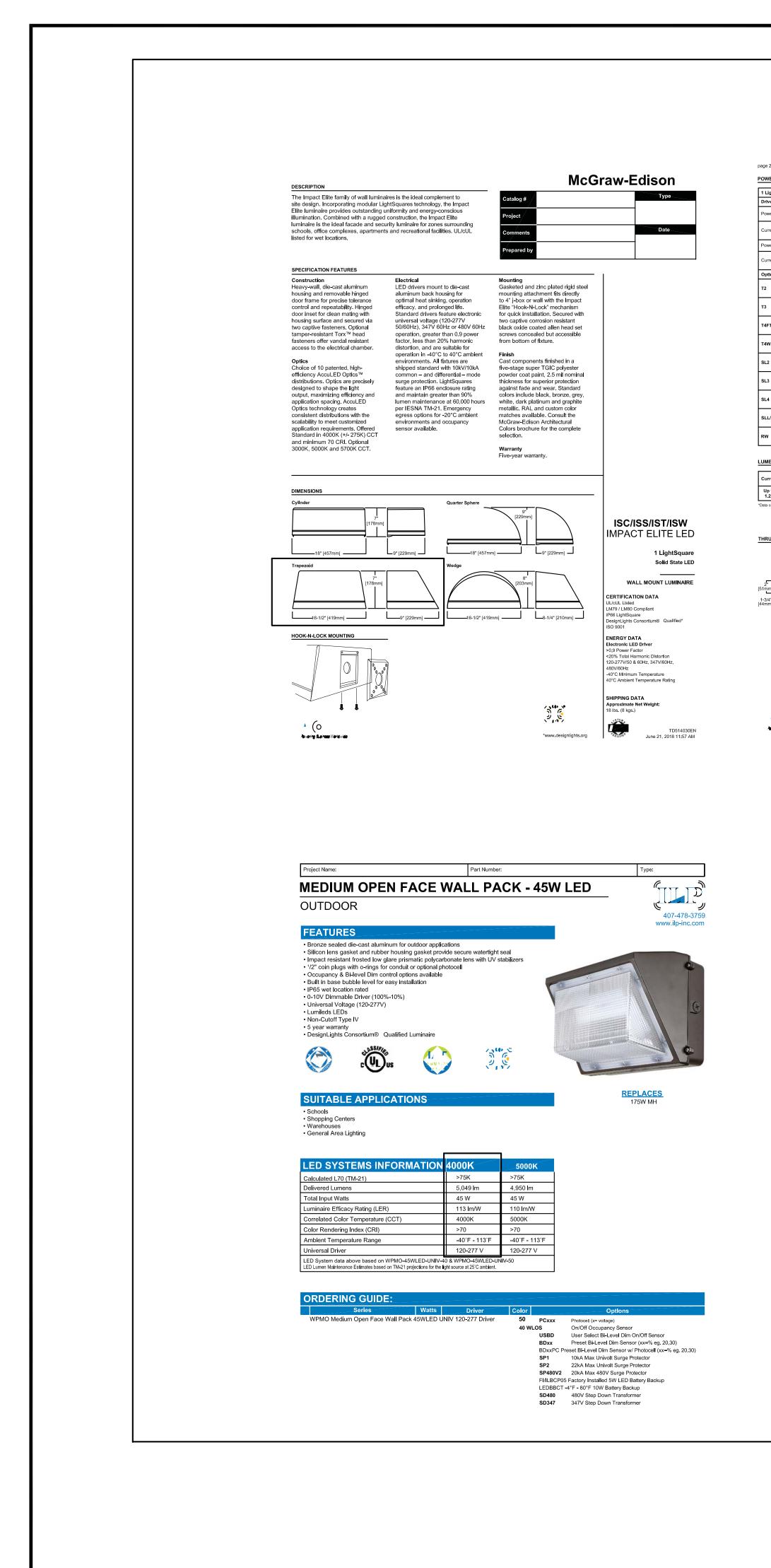
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970 Yuma Street | Suite 130 | Denver, CO 80204



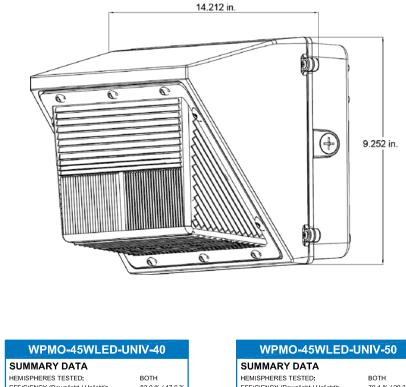
CITY STAFF CERTIFICATE: INITIAL PLAN RELEASE:	CE CORNER 00 00 00 00 00 00 00 00 00 00 00 00 00	PK ELECTRICAL, INC. @ 2007 S. BALLASTS, MOUNTING RESEARCE STATUS PRE-BID RESEARCE PRE-BID RESEARCE STATUS PRE-BID RESEARCE PRE-BID R

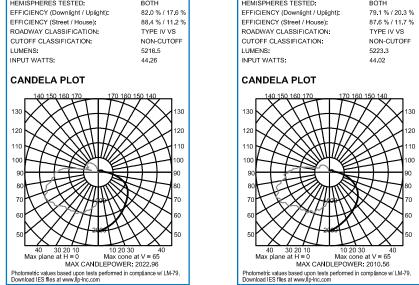
CITY STAFF CERTIFICATE:	
INITIAL PLAN RELEASE: 9/2018 DESIGNED BY: <u>RP</u> DRAWN BY: <u>RP</u> CHECKED BY: <u>MG</u> JOB NO. A.D. A.D. A.D. A.D. A.D. A.D.	Image: Note of the set o



														page 3 ISC/ISS/IST/ISW IMPACT ELITE LED
age 2										ISC/IS	SS/IST/ISW I	MPACT ELITE	ELED	CONTROL OPTIONS
OWER AN	D LUMENS													0-10V (DIM)
1 LightSqu	are (AF)		Cylin	der (ISC) and	Quarter Sphe	ere (ISS)			Tra	pezoid (IST) a	and Wedge (ISW)		This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.
Drive Curre		350	450	600	800	1000	1200	350	450	600	800	1000	1200	Photocontrol (PC1, PC2 and PER7)
Power (Wat			25.5	33.4	43.9	++				33.4	43.9	55.1		Optional button-type photocontrol provides a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels.
Current (A)	120V 277V	0.17	0.22	-	0.38			0.17	0.22		0.38	0.48		After Hours DIm (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night.
Power (Wat	ts) 347V or 4	80V 23 <u>.</u> 3	28.7	36.6	49.5	60.7	70.1	23.3	28.7	36.6	49 <u>.</u> 5	60.7	70.1	The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim
Current (A)	347V	0.07	0.08	0.11	0.15	0.18	0.21	0.07	0.08	0.11	0.15	0.18	0.21	supplemental guide for additional information.
Optics	480V	0.05	0.06	0.08	0.11	0.13	0.16	0.05	0.06	0.08	0.11	0.13	0.16	Dimming Occupancy Sensor (MS/DIM-LXX) These sensors are factory Installed In the luminalre housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected
T2	Lumens	2,336	2,934	3,827	4,791	5,663	6,444	2,498	3,136	4,091	5,122	6,054	6,889	to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes.
	BUG Rating	B1-U0-G ²	B1-U0-G1 B' 2,994									6.068	6.905	
Т3	BUG Rating	B1-U0-G	_									0,000	0,000	harvesting the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other
T4FT	Lumens	2,360 B1-U0-G	2,963	3,866	4,839	5,720	6,509	2,530	3,177	4,145	5,188	6,133	6,979	
	BUG Rating Lumens	2,386	2,996	3,908	4,892	5,783	6,581	2,500	3,139	4,095	5,126	6,059	6,895	
T4W	BUG Rating	B1-U0-G	-	-				U1-G2 B1-U1						For mounting heights up to 8' (-L08 - Cutoff 8' to 24')
SL2	Lumens BUG Rating	2,257 B1-U0-G	2,834 61-U0-G1 B ²									5,849	6,656	
SL3	Lumens	2,220	2,787	3,636	4,552	5,380	6,122	2,365	2,970	3,874	4,849	5,732	6,523	
	BUG Rating Lumens	B1-U0-G1 2,110	B1-U0-G1 B ² 2,649	-								5 4 1 5	6 162	36 24 18 736 70 5 5 18 24 Coverage Side Area (Feet)
SL4	BUG Rating	B0-U0-G	_	-								0,410	0,102	20
SLL/SLR	Lumens	1,990	2,498	3,259	4,080	4,823	5,488	2,154	2,705	3,529	4,418	5,222	5,942	For mounting heights up to 40° (-L40)
	BUG Rating Lumens	B1-U0-G ⁻ 2,380	2,988	3,898	4,880	5,768	6,564	2,465	-G2 B1-U1-G. 3,095	4,037	1-01-G2 5,054	5,974	6,798	0 30 22 15 7.5 07.5 15 22 30 Coverage Side Area (Feet)
RW	BUG Rating	B2-U0-G0	62-U0-G0 B2	2-U0-G0 B2-U										
UMEN MA	NTENANCE					LUMEN MU	JLTIPLIER							20
Current		25000 50000 Iours* Hours*												
Up to 1.2A		>95% >91%	>90% >83	%	20,4000		_							8
Data calculated	l based on TM-21 calc	ulator.					_							30 20 12 6 0 6 12 20 30 20 15 10 5 0 5 10 15 20
HRUWAY	ВАСК ВОХ													The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires
Cyl	Inder		Qua	arter Sphere		T	rapezoid			V	Wedge			valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and
				\neg	$\overline{\ }$				`					
(P		<u></u> ()		2"	-@		\backslash	2"	-@	``	\backslash	For mounting heights from 8' to 16' (LWR-LW) 0 For mounting heights from 16' to 40' (LWR-LN) 0 For mounting heights from 16' to 40' (LWR-LN)
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1-3/4" 4mm] —			^{1-3/4} "	- 	nm]	[44mm] -		-1/4" [311mm]		[44mm]	-	[305mm] —		
														30
														Coverage Side Area (Feet) Coverage Side Area (Feet)
														Eaton 1121 Highway 74 South
• ((r	Eaton 1121 Highway 7 Peachtree Clty,	4 South	Specifications	and									Constraints of the full o
Pawaring S	Leinese Wentiwide	P: 770-486-480 www.eaton.con)	dimensions su change without	ubject to							June 21, 20	TD514030E)18 11:57 AM	

MEDIUM OPEN FACE WALL PACK - 45W LED





RDERING INFORMATION						
ample Number: ISC-AF-1200- Product Family 1	LED-E1-13-BZ	Drive Current	Lamp Type	Voltage	Distribution	Color
ISC= Impact Eilte LED Small Cylinder ISS= Impact Eilte LED Small Quarter Sphere ST= Impact Eilte LED Small Trapezoid ISW= Impact Eilte LED Small Wedge	AF=(1) LightSquare 3	0=Drive Current Factory Set to 350mA 450=Drive Current Factory Set to 450mA 600=Drive Current Factory Set to 600mA 800=Drive Current Factory Set to 800mA 1000=Drive Current Factory Set to 1000mA 1200=Drive Current Factory Set to 1200mA 2	LED= Solid State Light Emiting Diodes	E1= Electronic (120-277V) 347-347V2 480=380V2.3	T2=Type II T3=Type III T4FT=Type IV Forward Throw T4W=Type IV Wide SL2=Type II w/SpIII Control SL4=Type II w/SpIII Control SL4=Type IV w/SpIII Control SL4=90* SpIII Light Eliminator Left SLR= 90* SpII Light Eliminator Right RW=Rectangular Wide Type I	AP=Grey BZ=Bronze BK=Black DP= Dark Platinum GM= Graphit Metallic WH=White
Options (Add as Suffix)				Accessorles (Orc	er Separately) 17	
HA=50°C High Amblent 7 AHD145=After Hours Dim, 5 Hc AHD245=After Hours Dim, 6 Hc AHD255=After Hours Dim, 8 Hc AHD355=After Hours Dim, 8 Hc MS/DIM-LXX=Motion Sensor fo LWR-LVM=LumaWatt Pro Wirelet	vailable in 120, 208, 240 purs, 50% 8 purs, 50% 8 purs, 50% 8 purs, 50% 8 purs, 50% 8 rol Dimming Operation 9, 7 ses Sensor, Narrow Lens for ss Sensor, Narrow Lens for ss Sensor, Narrow Lens for the Back Box (Specification 1) act with Back Box (Specification 1) atches Housing Finish	or 277V. Must Specify Voltage) 2, 6 10, 11 r 8' - 16' Mounting Height 6, 11, 12 for 16' - 40' Mounting Height 6, 11, 12 /) 13		MA1254-XX=Thr MA1255-XX=Thr MA1256-XX=Thr MA1257-XX=Thr	Ircult Module Replacement Jway Back Box - Impact Elite Trape; Jway Back Box - Impact Elite Quind Jway Back Box - Impact Elite Quart Jway Back Box - Impact Elite Wedge ss Configuration Tool for Occupanc	er er Sphere e

b. not available for 50°C provided no options other than motion sensor are included and driver output set to 1.A or less.
7. Suitable for 50°C provided no options other than motion sensor are included and driver output set to 1.A or less.
8. Requires the use of P photocontrol or the PER7 photocontrol receptacle with photocontrol accessory. Not available with 350mA drive current. See After Hours Dim supplemental guide for additional Information.
9. Specify lens in place of XX. Round to next highest option based on mounting height. Available options are of 08, 20 and 40W.
10. The FSR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
11. Includes Integral photocell.
12. LumAVAIT Pro whetess sensors are factory installed and requiring network components in a ppropriate quantities. See www.eaton.com/lighting for LumaWait Pro application Information.
13. LED standard integral battery pack is rated for minimum operating temperature 47° (°C°). Operates downlight for 90-minutes.
14. LED cod weather hingeral battery pack is rated for minimum operating temperature 47° (°C°). Operates downlight for 60-minutes.
15. Only for use with SL2. SL3 and SL4 distributions. The LightSquare trim plate is painted black when the HSS option is selected.
16. Removes additional surge module.
17. Specify color in place of XX.

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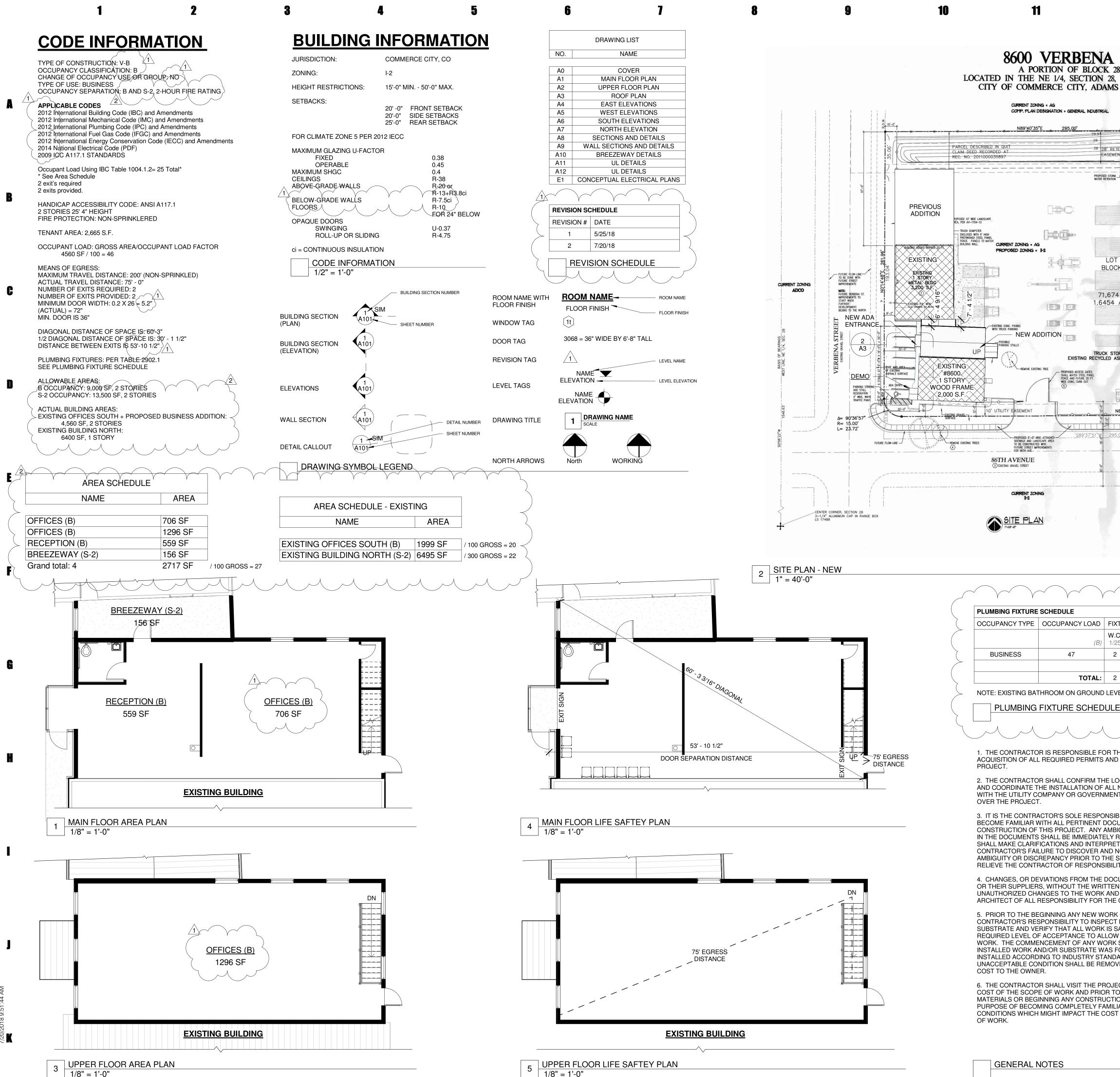
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REVISIONS

2-BUSINESS DAYS IN ADVANCE BEFORE YOU GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CALL DIG, O

N ш S **PHA** SHEETS 00 CITY, S IJ **PIPELINE** LIGHTING CUT COMMERCE S 60 INITIAL PLAN CITY STAFF CERTIFICATE: RELEASE: <u>9/2018</u> DESIGNED BY: RP DRAWN BY: RP CHECKED BY: MG APPROVED BY THE DEPARTMENT OF COMMUNUTY JOB NO. DEVELOPMENT OF THE CITY OF COMMERCE CITY DAY OF A.D. THIS SHEET 7<u>of I</u>I



8600 VERBENA STREET A PORTION OF BLOCK 28, IRONDALE LOCATED IN THE NE 1/4, SECTION 28, T. 2 S., R. 67 W., 6TH P.M.

11

CURRENT ZONING = AG COMP. PLAN DESIGNATION = GENERAL INDUSTRIAL N89'40'35"E

ENCE AND FUTURE 35 IDE CONC. CURB CUT

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- NEW ADDITION

- REMOVE EXISTING TR

PROPOSED -5'-0" WIDE ATT

CURRENT ZONING

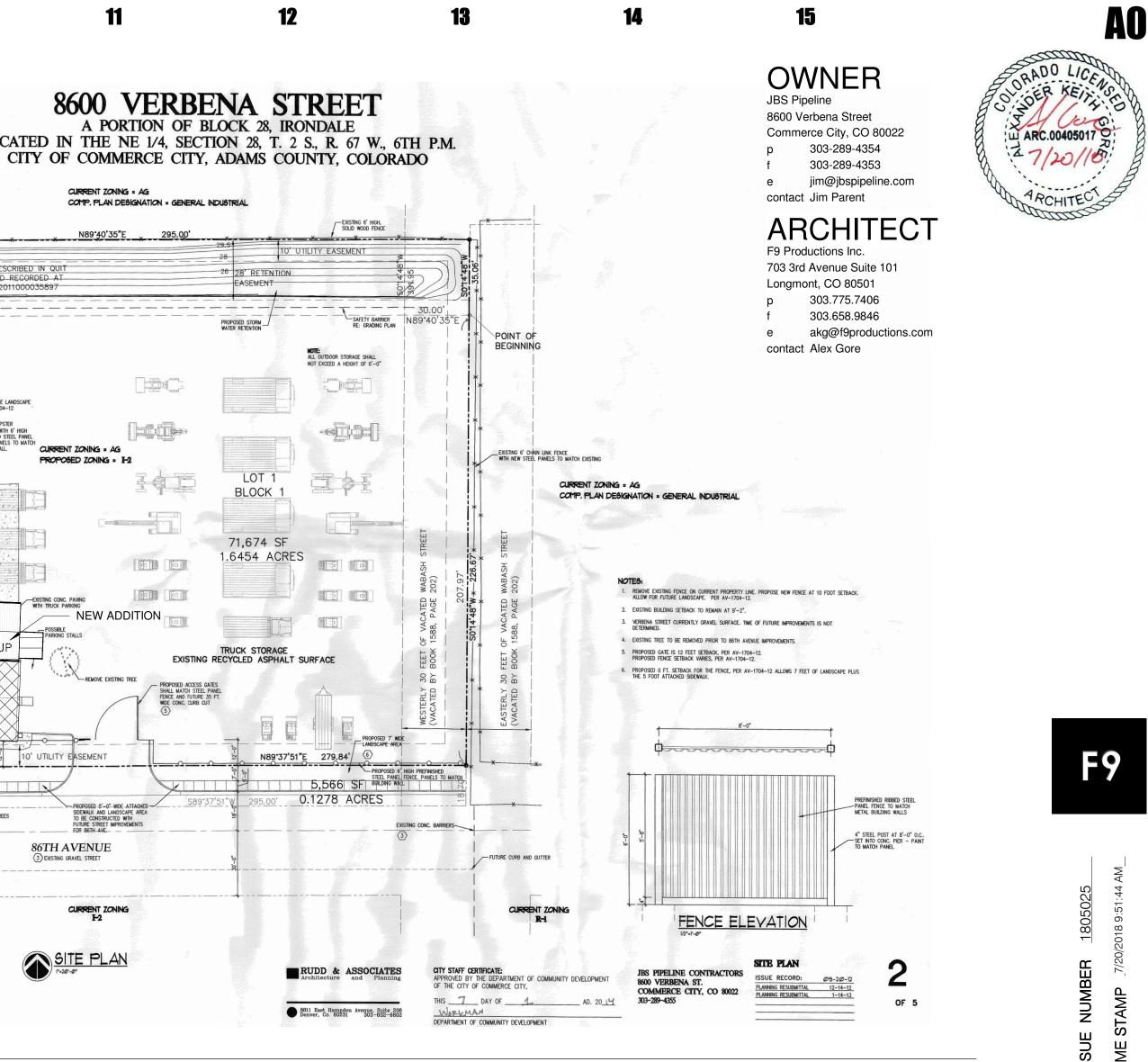
1. THE CONTRACTOR IS RESPONSIBLE FOR THE PAYMENT FOR AND THE ACQUISITION OF ALL REQUIRED PERMITS AND FEES ASSOCIATED WITH THE PROJECT. 2. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND COORDINATE THE INSTALLATION OF ALL NEW UTILITIES AND METER LOCATIONS WITH THE UTILITY COMPANY OR GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER THE PROJECT. 3. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO THOROUGHLY REVIEW AND BECOME FAMILIAR WITH ALL PERTINENT DOCUMENTS AVAILABLE REGARDING THE CONSTRUCTION OF THIS PROJECT. ANY AMBIGUITY OR DISCREPANCY DISCOVERED

IN THE DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT WHO SHALL MAKE CLARIFICATIONS AND INTERPRETATIONS IN A TIMELY MANNER. THE CONTRACTOR'S FAILURE TO DISCOVER AND NOTIFY THE ARCHITECT OF SAID AMBIGUITY OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY RELATING TO THE MATTER.

4. CHANGES, OR DEVIATIONS FROM THE DOCUMENTS, MADE BY THE CONTRACTOR OR THEIR SUPPLIERS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, ARE UNAUTHORIZED CHANGES TO THE WORK AND AS SUCH SHALL RELIEVE THE ARCHITECT OF ALL RESPONSIBILITY FOR THE CONSEQUENCES ARISING THEREFROM

5. PRIOR TO THE BEGINNING ANY NEW WORK OR INSTALLATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT PREVIOUSLY INSTALLED WORK AND/OR SUBSTRATE AND VERIFY THAT ALL WORK IS SATISFACTORY AND COMPLETE TO THE REQUIRED LEVEL OF ACCEPTANCE TO ALLOW FOR THE START OF SUBSEQUENT WORK. THE COMMENCEMENT OF ANY WORK SHALL INDICATE THAT ALL PREVIOUSLY INSTALLED WORK AND/OR SUBSTRATE WAS FOUND TO BE ACCEPTABLE AND INSTALLED ACCORDING TO INDUSTRY STANDARDS. ANY WORK FOUND TO BE IN UNACCEPTABLE CONDITION SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO ESTIMATING THE COST OF THE SCOPE OF WORK AND PRIOR TO ORDERING OR FABRICATING MATERIALS OR BEGINNING ANY CONSTRUCTION RELATED ACTIVITIES FOR THE PURPOSE OF BECOMING COMPLETELY FAMILIAR THE SITE AND ALL EXISTING CONDITIONS WHICH MIGHT IMPACT THE COST OF, OR PERFORMANCE OF THE SCOPE



OCCUPANCY TYPE OCCUPANCY LOAD FIXTURES REQUIRED FIXTURES PROVIDED W.C. | LAV. | DRINKING | SERVICE SINK | W.C. | LAV. | DRINKING | SERVICE SINK | LOCATION *(B)* 1/25 1/40 1/100 1/100 EXISTING BUSINESS 2 2 1 1 0 1 1 NEW BUSINESS 1 0 **TOTAL:** 2 2 2 2 1

NOTE: EXISTING BATHROOM ON GROUND LEVEL IN THE EXISTING BUSINESS BUILDING IS ADA COMPLIANT

7. ALL CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND THE REQUIREMENTS OF ALL REGULATORY AGENCIES HAVING JURISDICTION OVER THE PROJECT. UNDER NO CONDITION DOES THE ARCHITECT HAVE RESPONSIBILITY FOR THE MEANS OR METHODS USED BY THE CONTRACTOR IN THE PERFORMANCE OF THE WORK OR FOR CONDITIONS OF SAFETY AT THE JOB SITE.

8. THE CONTRACTOR SHALL COORDINATE ALL FINISHES, MATERIALS, AND COLORS WITH THE ARCHITECT, OWNER AND TENANT.

9. ALL EXPOSED STEEL SURFACES THAT ARE WELDED ARE TO BE GROUND SMOOTH (PRIMED AND PAINTED).

10. DIMENSIONS OF AND FROM EXISTING CONDITIONS HAVE BEEN TAKEN FROM EXISTING DRAWINGS AND/OR FIELD MEASUREMENTS. ALL EXISTING DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE ON DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PERTAINING TO THE EXISTING CONDITIONS, INCLUDING ALL WORK ALREADY IN PLACE, PRIOR TO ORDERING OR FABRICATING MATERIALS, AND PRIOR TO START OF CONSTRUCTION.

11. IF, DURING THE COURSE OF ANY REQUIRED DEMOLITION WORK PERFORMED BY THE CONTRACTOR(S), OWNERS, OR OTHERS UNDER THE TERMS OF THE SUBCONTRACT OR OTHER AGREEMENT, HAZARDOUS WASTE IS ENCOUNTERED, SAME SHALL BE REMOVED AND DISPOSED OF AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. THE ARCHITECT AND GENERAL CONTRACTOR IS NOT KNOWLEDGEABLE OF THE EXISTENCE OF HAZARDOUS WASTE AND SHALL NOT BE HELD RESPONSIBLE FOR THE REMOVAL OF HAZARDOUS WASTE.

12. THE CONTRACTOR(S) SHALL KEEP PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS.

13. ALL DIMENSIONS OF NEW WALLS ARE TO FACE THE FRAMING UNLESS OTHERWISE NOTED ON DRAWING.

14. DO NOT SCALE THE DRAWINGS, IF QUESTIONS ARISE AS TO DIMENSIONAL REQUIREMENTS, CONTACT THE ARCHITECT FOR CLARIFICATION.

15. PROVIDE WATER-RESISTANT SHEET ROCK AT ALL APPLICATIONS WHICH MAY BE SUBJECT TO THE ADVERSE EFFECTS OF MOISTURE.

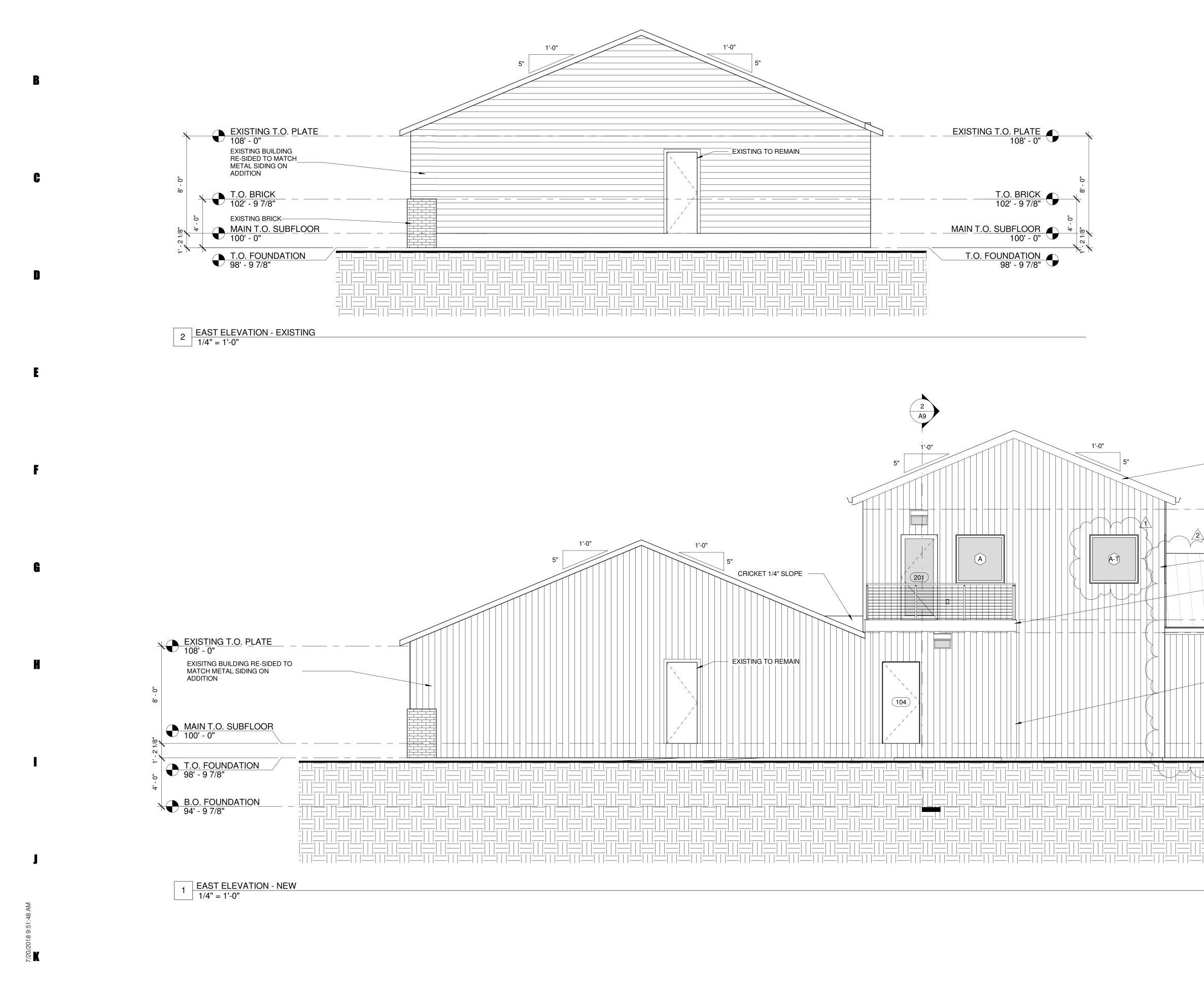
16. FRAME DOOR OPENINGS SUCH THAT EACH ROUGH OPENING JAMB IS A MINIMUM OF 4 INCHES TO THE NEAREST INSIDE CORNER UNLESS OTHERWISE NOTED, TO ALLOW FOR FULL CASING AND TRIM.

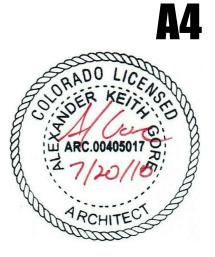
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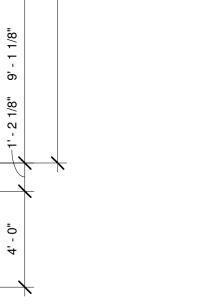


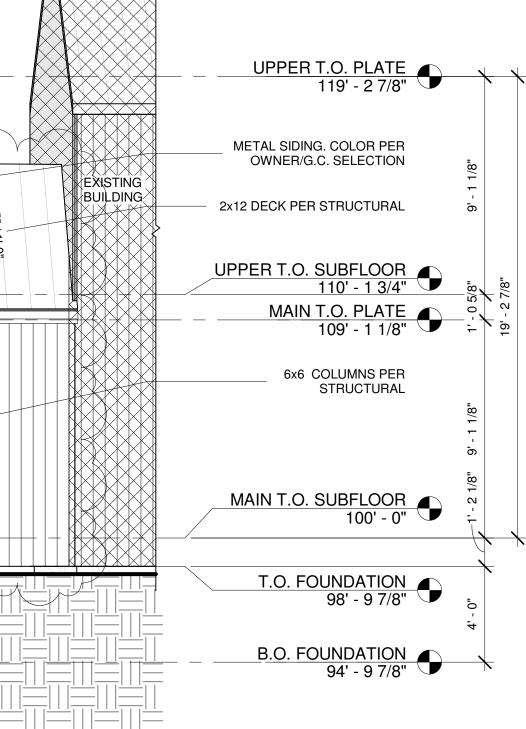
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EAST ELEVATIONS

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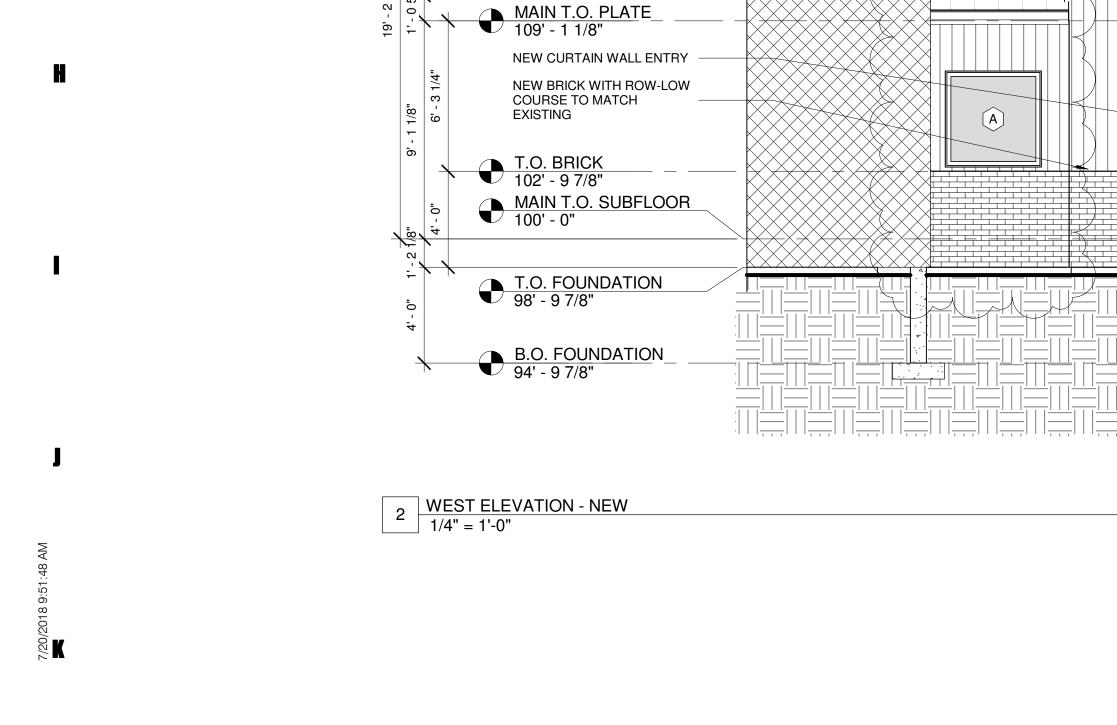






—1x8 FASCIA TRIM

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UPPER T.O. PLATE 119' - 2 7/8"

METAL SIDING. COLOR PER OWNER/G.C. SELECTION

UPPER T.O. SUBFLOOR 110' - 1 3/4"

153

1x8 FASCIA TRIM-

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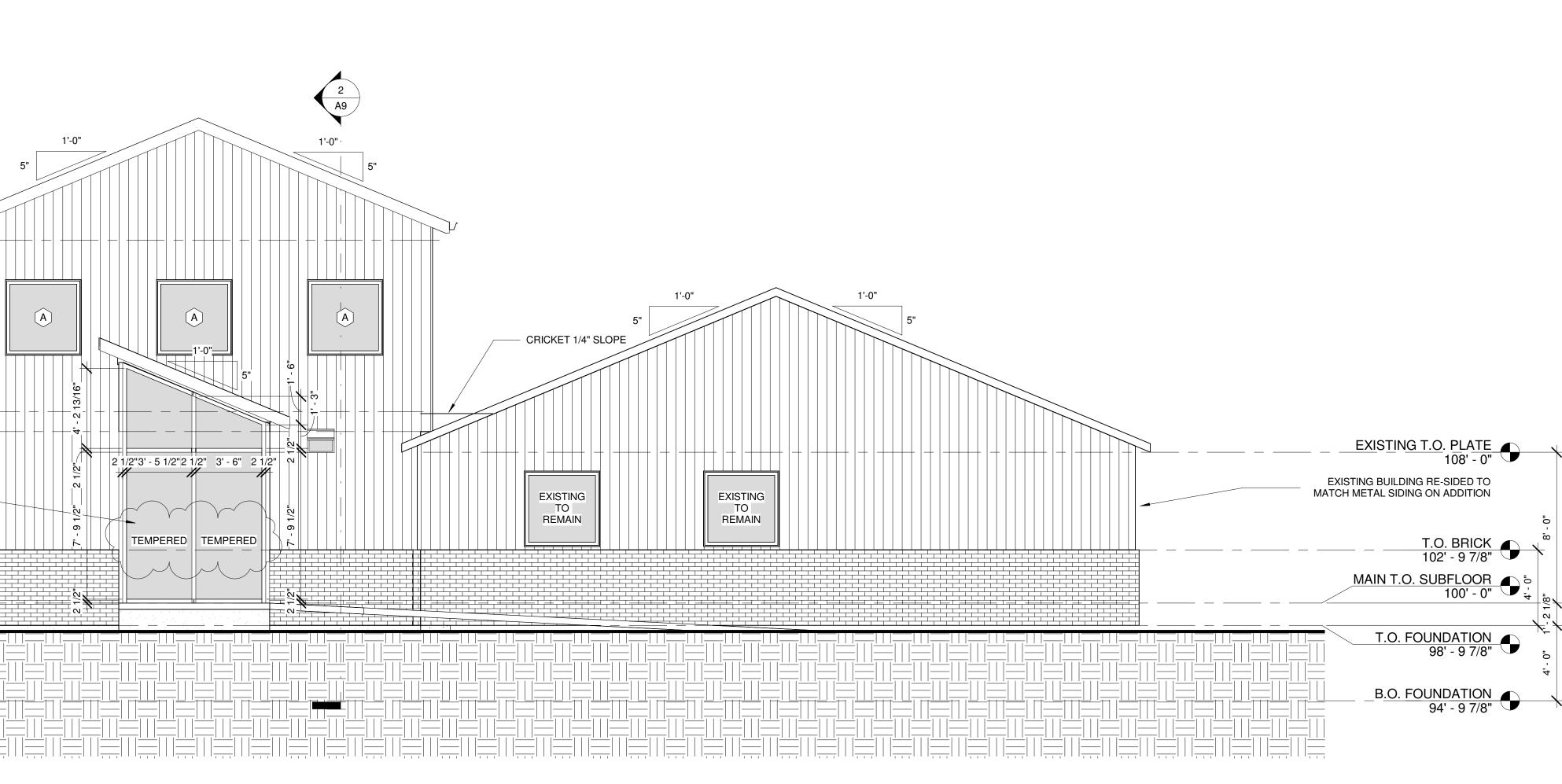
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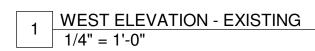
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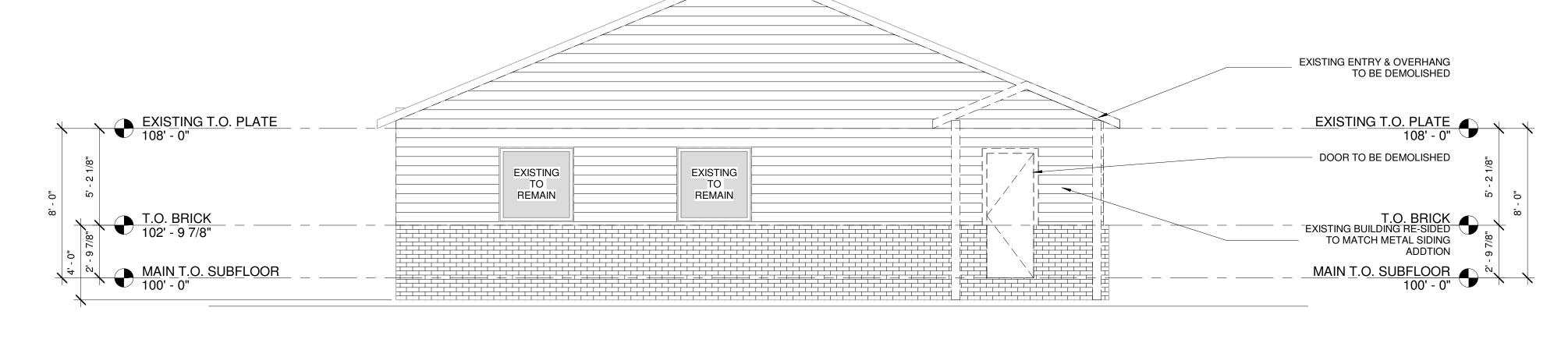
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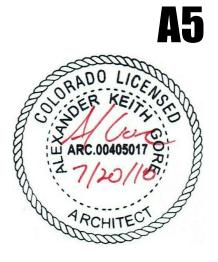
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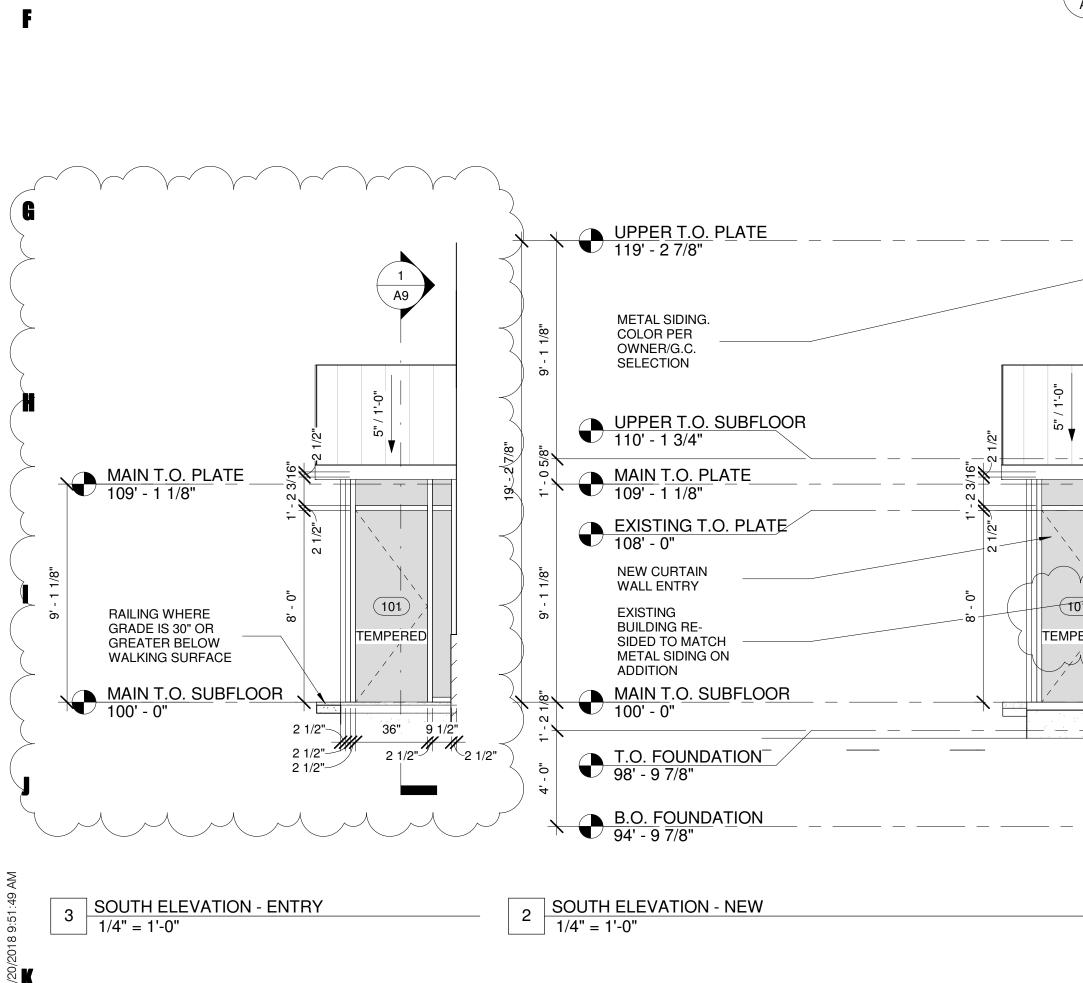


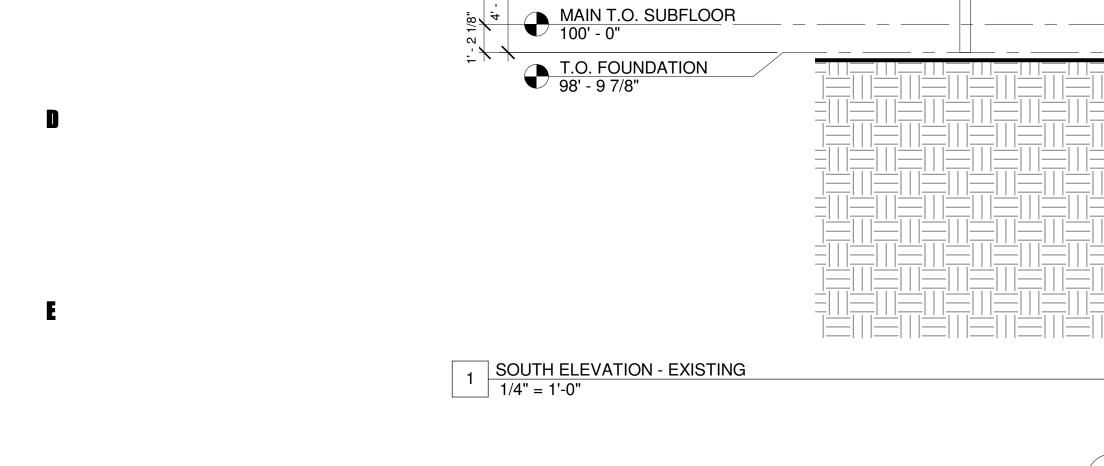
A5 WEST ELEVATIONS

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EXISTING T.O. PLATE 108' - 0"

EXISTING ENTRY OVERHANG TO BE DEMOLISHED

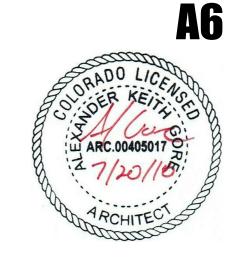
T.O. BRICK 102' - 9 7/8" 4

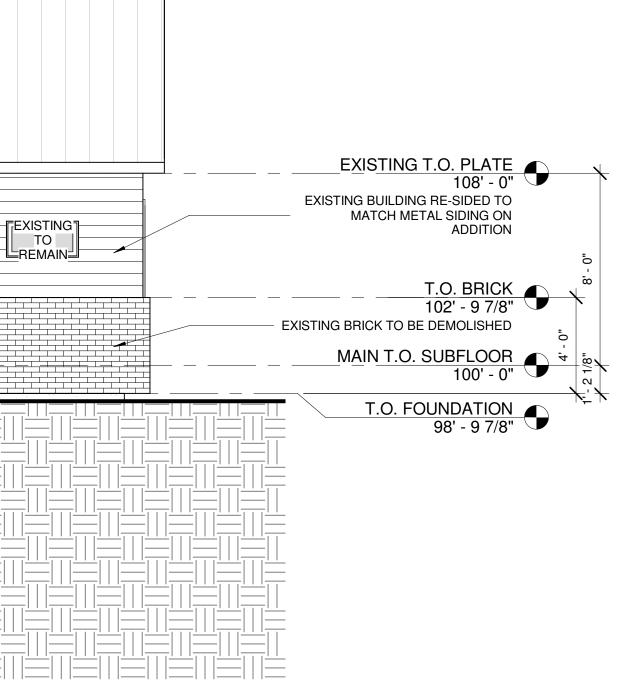
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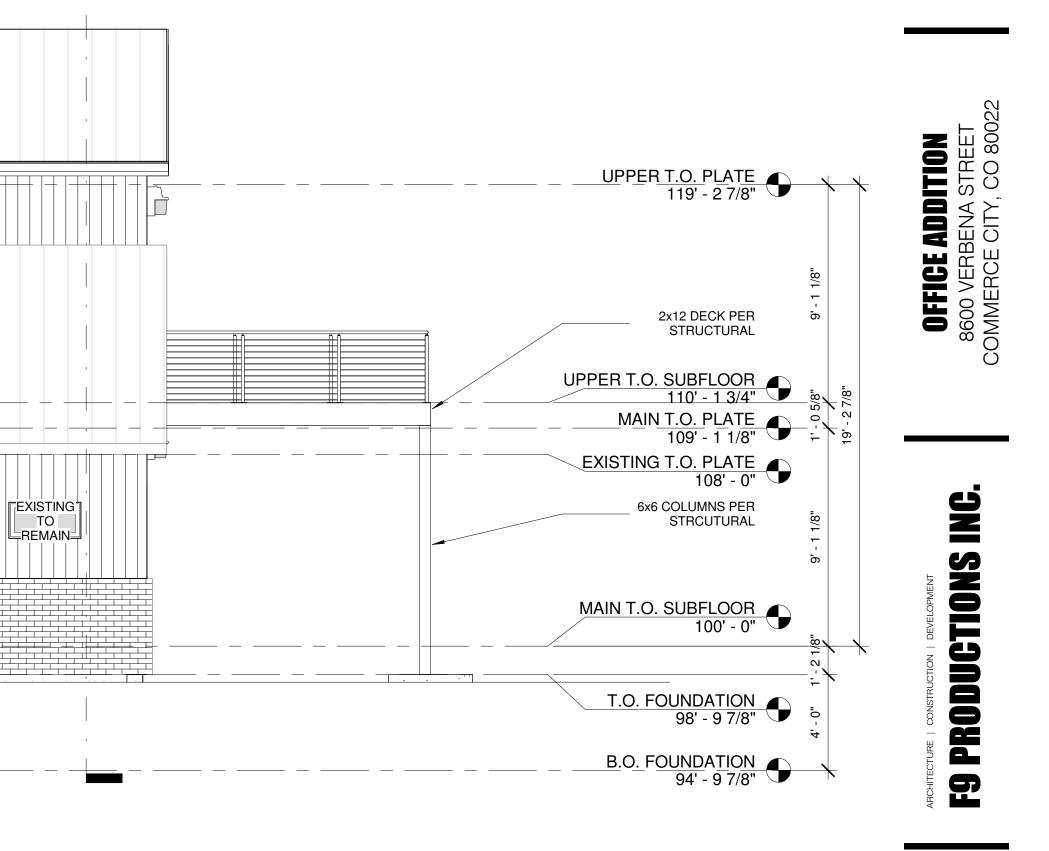
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			5" / 1'-0"		
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1 A9	3 A10				
			5"/1'-0"		
			5"/1"-0"		
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_ +				<u></u>	







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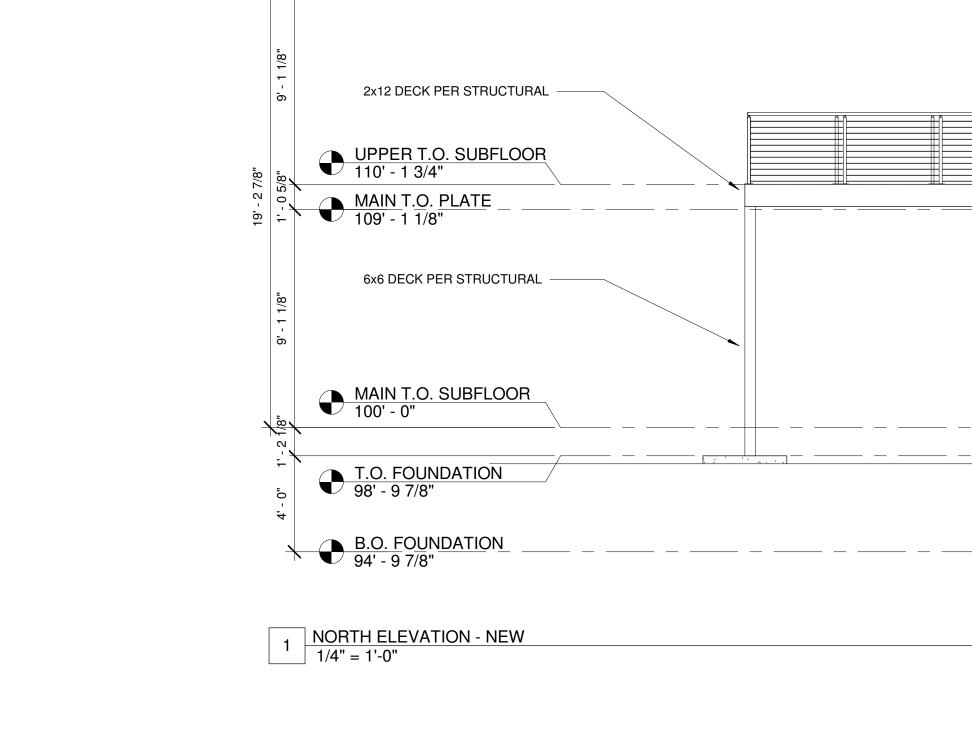
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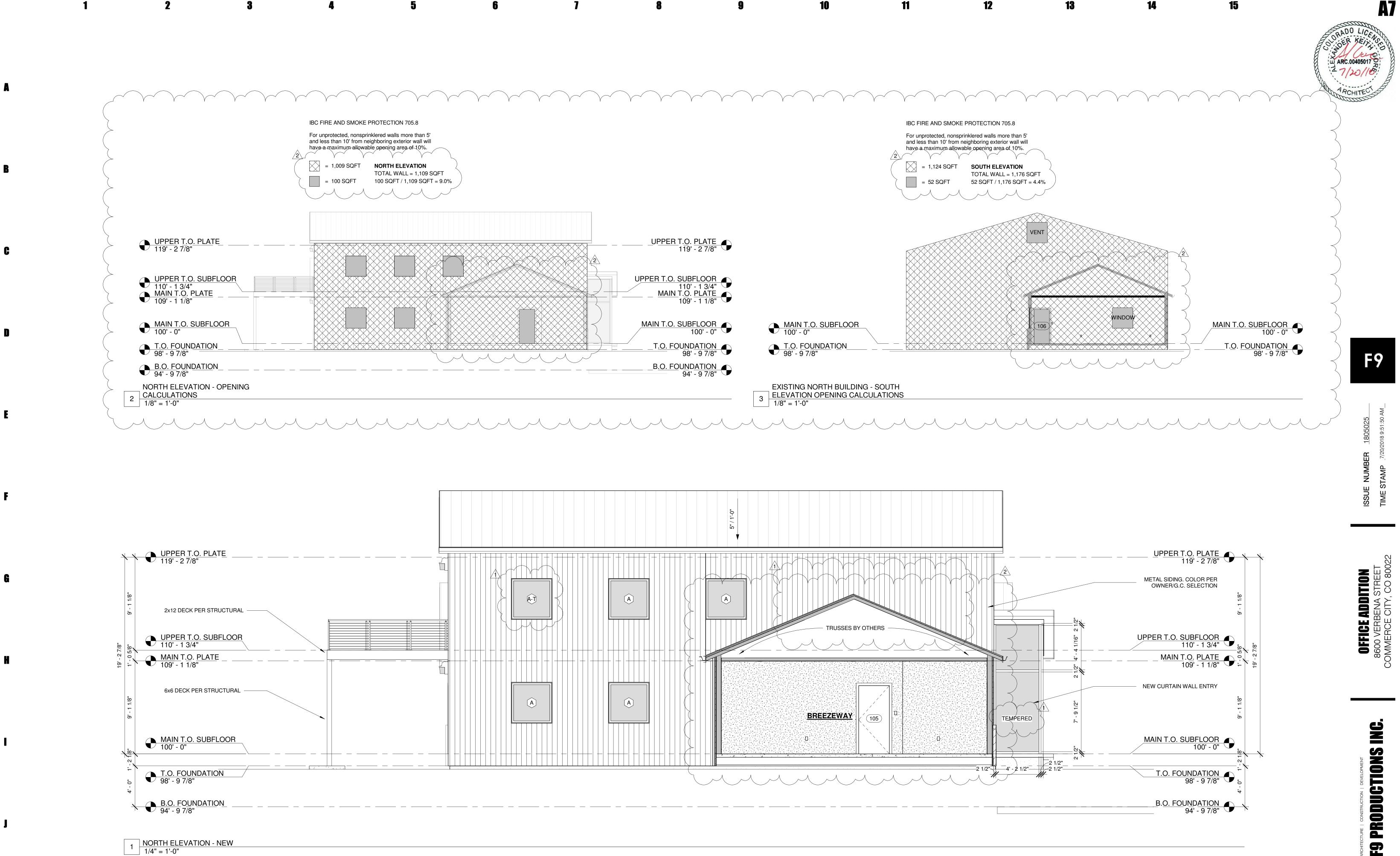
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