THE MEDICAL CENTER OF AURORA
1444 POTOMAC MEDICAL OFFICE BUILDING

SOUTH

VESTED SITE PLAN

LOT 2
LEGAL DESCRIPTION:

LOT 2, BLOCK 1 EAST BY SOUTHEAST SUBDIVISION FILING NO. 4.

CONTACT LIST:
OWNER
MEDICAL CENTER OF AURORA
CONTACT: KEVIN KUCERA
HCA-HEALTHONE, LLC
4900 S. MONACO ST., #380
DENVER, CO 80237
PHONE: 303.788.2530
FAX: 303.779.4993
KEVIN.KUCERA@HEALTHONECARES.COM

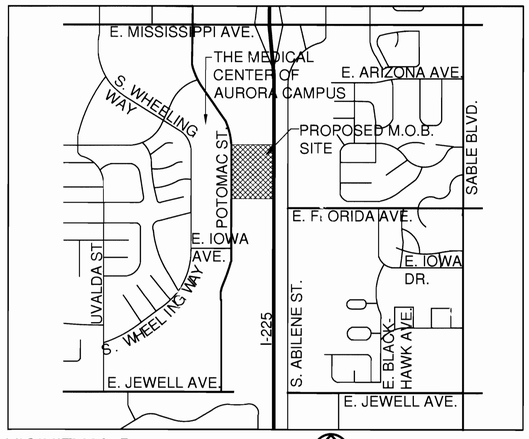
ARCHITECT/LANDSCAPE ARCHITECT
DAVIS PARTNERSHIP, P.C., ARCHITECTS
CONTACT: LYNN MOORE
2301 BLAKE ST., STE. 100
DENVER, CO 80205
PHONE: 303.861.8555
FAX: 303.861.3027
LMOORE@DAVISPARTNER.COM

CONTACT LIST (cont'd):
CIVIL ENGINEER
MARTIN/MARTIN
CONTACT: CHRIS STRAWN
12499 WEST COLFAX AVE.
P.O. BOX 151500
LAKEWOOD, CO 80215
PHONE: 303.431.6100
FAX: 303.431.4028
CSTRAWN@MARTINMARTIN.COM

ELECTRICAL ENGINEER
CATOR RUMA & ASSOCIATES, CO.
CONTACT: BRUCE OSBORN
1550 DOVER ST, STE #2
LAKEWOOD, CO 80215
PHONE: 303.232.6200
FAX: 303.233.3701
BOSBORN@CATORRUMA.COM

SHEET INDEX:

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VICINITY MAP

SCALE 1" = 1000'

DATA BLOCK

	EXISTING	PROPOSED (LOT 1)	(LOT 2)	TOTAL
LAND AREA WITHIN PROPERTY LINES	8.551 AC	0.73 AC (DISTURBED)	4.10 AC	8.551 AC
GROSS FLOOR AREA (PER 41-16 CITY CODE)	65,120 GSF PER GDP (67,500 GSF PER CITY OF AURORA CASE #1981-6056-01)	N/A	68,161 GSF	133,281 GSF (0.36 FAR)
NUMBER OF BUILDINGS	1	0	1	2
NUMBER OF STORIES	2	0	3	3
MAXIMUM HEIGHT OF BUILDINGS	35'-0"	N/A	51'-00" T.O. MECH.	51'-0" T.O. MECH.
TOTAL BUILDING COVERAGE	32,791sf - .75 AC (9%)	0sf - 0.00 AC (0%)	22,405sf - 0.51 AC (13%)	55,320sf - 1.27 AC (15%)
HARD SURFACE AREA	N/A	.58 AC (80%)	2.34 AC (57%)	N/A
LANDSCAPE AREA (PER 146-2 CITY CODE)	N/A	.15 AC (20%)	1.25 AC (30%)	N/A
PRESENT ZONING CLASSIFICATION	PD	N/A	PD	PD
PROPOSED USES	N/A	MEDICAL OFFICE BUILDING; AMBULATORY SURGERY CTR	MEDICAL OFFICE BUILDING; AMBULATORY SURGERY CTR	MEDICAL OFFICE BUILDING; AMBULATORY SURGERY CTR
PERMITTED MAXIMUM SIGN AREA	N/A	N/A	227 SF (ALLOWED ON A MAX. OF UP TO 5 SIGNS)	N/A
PROPOSED TOTAL SIGN AREA	N/A	N/A	227 SF	227 SF
PROPOSED NUMBER OF SIGNS	N/A	N/A	1	1
PROPOSED TYPES OF SIGNS	N/A	N/A	MONUMENT, FREESTANDING, WALL	MONUMENT, FREESTANDING, WALL
PARKING SPACES REQUIRED	290	(40 TO MEET REQUIREMENT FOR BOTH BUILDINGS) *	303	593**
PARKING SPACES PROVIDED (% COMPACT)	279 TO REMAIN OF 348 (0% COMPACT)	63 (0% COMPACT)	274 (0% COMPACT)	616 (0% COMPACT)
HANDICAP SPACES REQUIRED	7	0	8	12
HANDICAP SPACES PROVIDED	12	0	16	27
LOADING SPACES REQUIRED	N/A	0	2	2
LOADING SPACES PROVIDED	N/A	0	2 (1 @ 10'X20'; 1 @ 12'X50')	2
BICYCLE SPACES REQUIRED	N/A	0	10	10 (18 FOR BOTH BUILDINGS)
BICYCLE SPACES PROVIDED	6	0	16	22

Revised by 10/10 24 Mylar Change, see sheets 3 and 20

* 11 REQUIRED TO COMPLETE LOT 1 REQUIREMENTS
29 REQUIRED TO COMPLETE LOT 2 REQUIREMENTS

** (133,281 GSF) X (1 SPACE / 225 SF) = 593 REQUIRED SPACES

The Medical Center of Aurora - 1444 Potomac Medical Office Building Site Plan

LEGAL DESCRIPTION LOT 2, BLOCK 1 EAST BY SOUTHEAST SUBDIVISION FILING NO. 4

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 HCA-HealthOne LLC - Medical Center of Aurora has caused these presents to be executed this 1st day of February A.D. 2005

By: _____
Jeffrey A. Dorsey, Senior Vice President

Corporate Seal

NOTORIAL:
STATE OF COLORADO)SS
COUNTY OF Denver)
The foregoing instrument was acknowledged before me this 1st day of February AD 2005

By: Jeffrey A. Dorsey, Senior Vice President
(Principals or Owners)

Witness my hand and official seal
_____ (Notary Public)

Notary Seal

My commission expires 5/13/2006 Notary Business address: 4900 S. Monaco #380 Denver, Co 80237

CITY OF AURORA APPROVALS:
City Attorney: _____ Date: 2/7/05
Planning Director: _____ Date: 2/3/05
Planning Commission: _____ Date: 11/10/04
(Chairperson)
City Council: NA Date: NA
(Mayor)
Attest: _____ Date: _____
(City Clerk)

RECORDER'S CERTIFICATE:
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: _____

3 Mylar Change: 10/10/24 Update master sign program for freestanding, directional and wall signs on site.

1 MA - 10/13/05 Remove planned fence add L/S, show detention pond / sheets 2-8 changed.

2 ROOFTOP CMRS FACILITY AND EQUIPMENT PLATFORM

Davis Partnership Architects
2301 BLAKE ST., STE. #100
DENVER, COLORADO 80205
303.861.8555 F.303.861.3027

0137 MAIN STREET, UNIT C106
POST OFFICE BOX 2711
EDWARDS, COLORADO 81632
970.926.8960 F.970.926.8961

ISSUE/REVISION	DATE	NO.
VESTED SITE PLAN SUBMITTAL	08.09.04	
REQUIRED 2ND SUBMISSION	10.04.04	
AMENDED 2ND SUBMISSION	11.01.04	
TECHNICAL CORRECTIONS	01.07.05	
TECHNICAL CORRECTIONS	01.26.05	

VESTED SITE PLAN
THE MEDICAL CENTER OF AURORA - 1444 POTOMAC MEDICAL OFFICE BUILDING
AURORA, COLORADO

COVER SHEET

DATE	01.26.05
DRAWN BY	PFG
CHK'D BY	PFG, LAM
SHEET FILE	SHEET1.DWG

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SHEET NUMBER:
1 OF 11
D.P.A. PROJECT # 0262100

THE MEDICAL CENTER OF AURORA
1444 POTOMAC MEDICAL OFFICE BUILDING
SOUTH

VESTED SITE PLAN

SITE PLAN 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 routeshall 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./A.N.S.I. 117.1.

5. The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.

6. 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.

7. All crossings or encroachmants by landscape irrigation systems and/or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said landscape irrigation systems and/or private utilities.

8. 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 issuance of building permits.

9. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.

10. 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 free-standing screen wall. Screens may be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.

11. Notwithstanding any surface improvements, landscaping, planting or changes shown in the 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 wood 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.

SITE PLAN NOTES (CONT'D):

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.

17. HCA HealthONE, 4900 S. Monaco St., #380, Denver, CO 80237, (303) 788-2530, shall be responsible for the funding of 100% of the signal installation costs at the intersection of the main entrance and Potomac Street if and when signal warrants are satisfied. Traffic signal warrants to consider shall be Nos. 1 through 8 as described in the 2003 'Manual on Uniform Traffic Control Devices'. For warrant purposes, minor street approach traffic shall be comprised of all the thru and left-turn lane movements and 50% of the right turn movements.

18. HCA HealthONE shall install stop signs at the access points onto public streets. All stop signs shall be furnished and installed per the MUTCD.

19. A signing and striping plan for Potomac Street shall be submitted with the Civil Drawings for approval by the Traffic Engineer.

Davis Partnership Architects

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ISSUE/REVISION	DATE	NO.
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TECHNICAL CORRECTIONS	01.26.05	

VESTED SITE PLAN
THE MEDICAL CENTER OF AURORA - 1444 POTOMAC MEDICAL OFFICE BUILDING
AURORA, COLORADO

GENERAL PLAN NOTES

DATE	01.26.05
DRAWN BY	PFG
CHK'D BY	PFG, LAM
SHEET FILE	SHEET2.DWG

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SHEET NUMBER:
2 OF 11

D.P.A. PROJECT # 0262100

THE MEDICAL CENTER OF AURORA
1444 POTOMAC MEDICAL OFFICE BUILDING

VESTED SITE PLAN

CLICK ON SIGN NUMBER FOR LINK TO SIGN DETAIL PAGE

LEGEND

- PA — PERVIOUS AREA
- (13) — NUMBER OF PARKING SPACES IN ROW
- ACCESSIBLE ROUTE
- ACCESSIBLE SIGNAGE
- PEDESTRIAN LIGHTS
- APPROXIMATE LIMITS OF WORK
- CURB RAMP WITH TRUNCATED DOMES

PAGE 11 036a | PAGE 16 031 | PAGE 19 032 | PAGE 20 033 | PAGE 40 035 | PAGE 11 034a

INTERSTATE 225

M-1 OFFICE / WAREHOUSE

EXISTING PARKING LOT TO REMAIN

EXISTING FIRE HYDRANT

APPROXIMATE LIMIT OF WORK

17.19' SETBACK

358.06' (M) S 00°29'18" E (M)
358.00' (R) N 00°31'42" W (R)

STEEL EDGER (TYP.)

34.13' SETBACK

EXACT LOCATION OF 6" WATER LINE IS UNKNOWN

NEW ASPHALT PARKING LOT

LOT 1 / LOT 2

499.63' (M) N 89°25'51" E (M)
499.98' (R) S 89°28'18" W (R)

STANDARD GRAY CONCRETE WALK

19.00' 9.00' 23.00'

00'-0" BUILDING SETBACK

BRICK TRASH ENCLOSURE WITH METAL COPING TO MATCH BUILDING

EXISTING M.O.B.
65,120 GSF
2 STORIES
35'-0" HEIGHT

COLORED CONCRETE

5' TREE GRATE

8.00' 9.00' 5.00'

NEW CONCRETE CURB AND GUTTER (TYP.)

LANDICAPPED SIGNAGE

4' X 8' TREE GRATE

WHEELSTOPS AND FLUSH CURB

PROPOSED M.O.B.
68,161 GSF
FF= 5598.50'
3 STORIES
51'-0" HEIGHT

BENCH
TRASH RECEPTACLE
(8) BICYCLE PARKING SPACES (4 INVERTED "U" RACKS)

COLORED CONC. BANDS

ROCK MULCH

ORGANIC MULCH

TRASH RECEPTACLE
BENCH

STEEL EDGER (TYP.)

RECESSED KNOX BOX LOCATION

50' X 12' LOADING SPACE

RECESSED KNOX BOX LOCATION

STANDARD GRAY CONCRETE WALK (TYP.)

PEDESTRIAN LIGHTS, (TYP.)

20' X 18' LOADING SPACE

10.00' DROP-OFF

FLUSH CURB

TAPER CURB

CONC. CAP SET ON GROUND

BRICK OR CONC. SEAT WALL WITH CONCRETE CAP, 18" & 36" HEIGHT

BENCH

WHEEL STOPS

FLUSH CURB

HANDI-CAPPED SIGN

EXISTING PARKING ISLAND TO REMAIN

EXISTING FIRE HYDRANT

PAINTED PEDESTRIAN CROSSWALK (TYP.)

COLORED CONCRETE

COLORED CONC.

APPROXIMATE LIMIT OF WORK

STANDARD GRAY CONCRETE WALK (TYP.)

EXISTING PARKING LOT TO REMAIN

NEW CONCRETE CURB AND GUTTER (TYP.)

(8) BICYCLE PARKING SPACES (4 INVERTED "U" RACKS)

PAINTED PEDESTRIAN CROSSWALK (TYP.)

PEDESTRIAN LIGHTS

FIRE HYDRANT

NEW ASPHALT PARKING LOT

SHARED ACCESS WITH NEIGHBORING LOT

EXISTING SIGN TO REMAIN

APPROXIMATE LIMIT OF WORK

STANDARD GRAY CONCRETE WALK (TYP.)

STEEL EDGER

357.82' (M) N 00°29'18" W (M)
358.00' (R) S 00°20'18" E (R)

STEEL EDGER

NEW 5.00' WIDE STANDARD GRAY CONCRETE WALK

NEW 8.00' TREE LAWN WITH DETACHED 5.00' WALK

EXISTED CURB RAMP TO REMAIN

APPROXIMATE LIMIT OF WORK

LIGHTED MONUMENT SIGN

30' SITE DISTANCE TRIANGLE

NEW CONCRETE CURB AND GUTTER

NEW CONCRETE CURB AND GUTTER

20'-0" SETBACK REQUIRED
21'-6" SETBACK PROVIDED

CURB CUT TO BE REALIGN WITH NEW MOB ENTRANCE IN FUTURE

S. Potomac Street
(70' R.O.W.)

499.39' (M) N 89°27'32" E (M)
499.98' (R) S 89°28'18" W (R)

TRANSFORMER

BRICK TRASH ENCLOSURE WITH METAL COPING TO MATCH BUILDING

M-1 MEDICAL OFFICE

029 PAGE 41 | 028 PAGE 13 | 027 PAGE 41 | 025 PAGE 41 | 026 PAGE 14 | 024 PAGE 13 | 023 PAGE 41

RELOCATE EXISTING FIRE HYDRANT

SHARED ACCESS WITH NEIGHBORING LOT

0'-0" SETBACK REQUIRED PER GDP
1'-5" SETBACK PROVIDED

23.00' FIRELANE AND UTILITY EASEMENT

25.00' BUILDING SETBACK

037 PAGE 19 | 017 PAGE 6 | 018 PAGE 40 | 019 PAGE 9 | 022a PAGE 11 | 021 PAGE 40 | 020 PAGE 40

These should be color coded by type, similar to the 1501 S Potomac Sign Plan.

SITE PLAN
1" = 30'-0"
0 15' 30'
NORTH

PD, MEDICAL CENTER OF AURORA

Davis Partnership Architects

2301 BLAKE ST., STE. #100
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TECHNICAL CORRECTIONS	01.26.05	
MINOR AMENDMENT	09.21.05	

VESTED SITE PLAN
THE MEDICAL CENTER OF AURORA - 1444 POTOMAC MEDICAL OFFICE BUILDING
AURORA, COLORADO

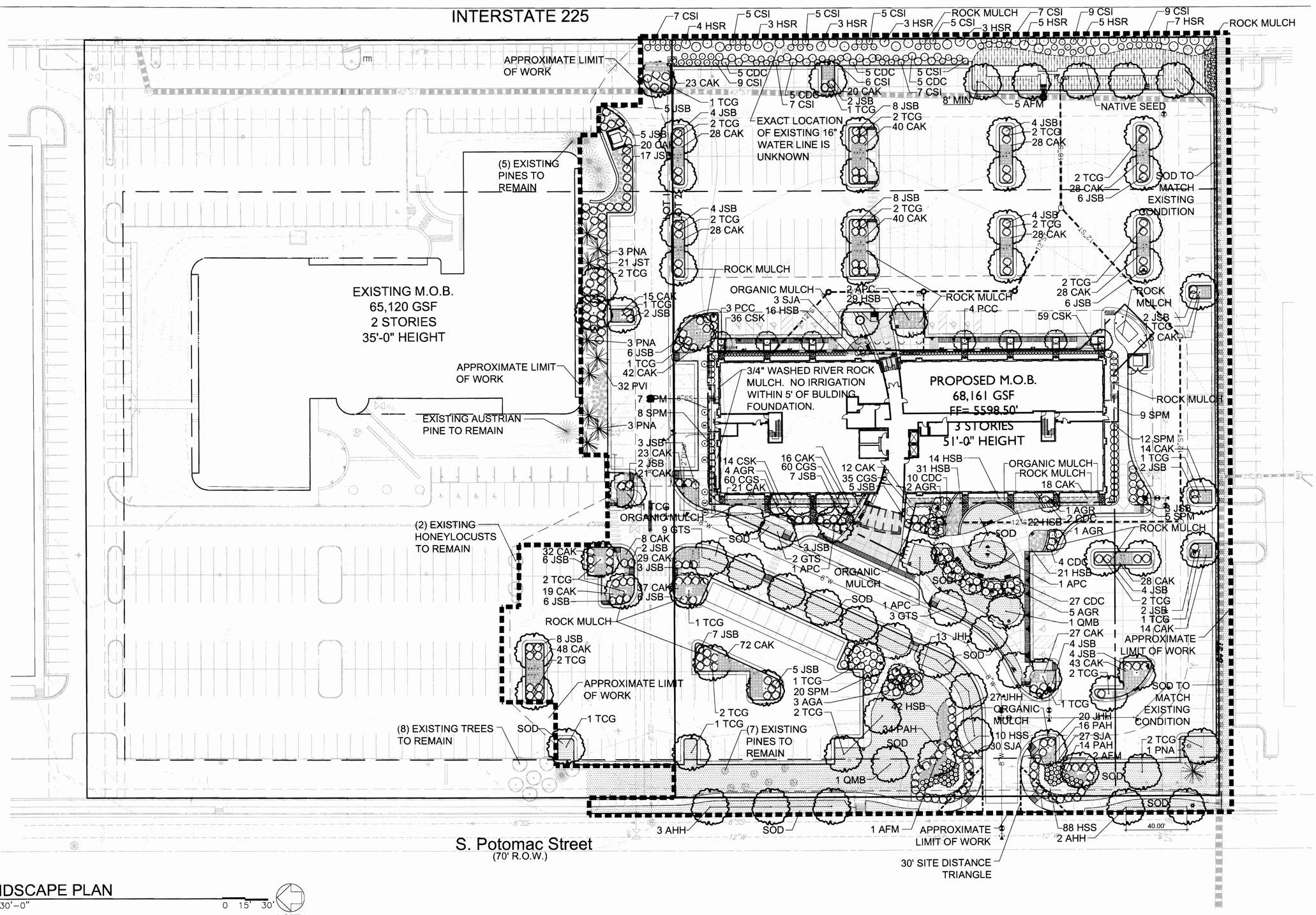
AMENDED SITE PLAN

DATE	09.21.05
DRAWN BY	PFG, RDB
CHK'D BY	PFG, LAM
SHEET FILE	SHEET3.DWG

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SHEET NUMBER:
3 OF 11
D.P.A. PROJECT # 0262100

THE MEDICAL CENTER OF AURORA
1444 POTOMAC MEDICAL OFFICE BUILDING
VESTED SITE PLAN



LANDSCAPE PLAN
1" = 30'-0"
0 15' 30'
NORTH

Davis Partnership Architects

2301 BLAKE ST., STE. #100
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303.861.8555 F.303.861.3027

0137 MAIN STREET, UNIT C106
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MINOR AMENDMENT	09.21.05	

VESTED SITE PLAN
THE MEDICAL CENTER OF AURORA -
1444 POTOMAC MEDICAL OFFICE BUILDING
AURORA, COLORADO

AMENDED LANDSCAPE PLAN

DATE	09.21.05
DRAWN BY	PFG, RDB
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SHEET FILE	SHEET4.DWG

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SHEET NUMBER:
4 OF 11

D.P.A. PROJECT # 0262100

1444 S. POTOMAC MEDICAL OFFICE BLDG 2004-6050-01

THE MEDICAL CENTER OF AURORA
1444 POTOMAC MEDICAL OFFICE BUILDING
VESTED SITE PLAN

TABLE OF STREET FRONTAGE / NON-STREET FRONTAGE LANDSCAPE BUFFER REQUIREMENTS

BUFFER DESCRIPTION/ADJACENT LAND USE/BUFFER LENGTH	STANDARD BUFFER WIDTH/ BUFFER WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# TREES PROVIDED	# SHRUBS REQUIRED	# SHRUBS PROVIDED
NORTH BUFFER ADJACENT TO MEDICAL CENTER OF AURORA EXISTING M.O.B.	0'-0" REQUIRED (STANDARD) 0'-0" PROVIDED	N/A	N/A	N/A	N/A	N/A
STREET FRONTAGE EAST BUFFER ADJACENT TO I-225, 359' OF PROPERTY	25'-0" REQUIRED (STANDARD) 17'-3" PROVIDED FOR 199' 34'-0" PROVIDED FOR 159'	UNKNOWN UTILITIES PREVENT INSTALL OF 6' HT. WOOD FENCE AS APPROVED. REVISED LANDSCAPE HAS BEEN PROVIDED @ 17'-3" BUFFER	13	5	127	139
STREET FRONTAGE SOUTH BUFFER ADJACENT TO M-1, MEDICAL OFFICE USE 513' OF PROPERTY	0'-0" REQUIRED (PER GDP) 1'-5" PROVIDED	N/A	N/A	0	N/A	0
STREET FRONTAGE WEST BUFFER ADJACENT TO PUBLIC RIGHT OF WAY, 415' OF PROPERTY	20'-0" REQUIRED (STANDARD) 21'-6" PROVIDED	N/A	10	7 EXISTING 4 NEW	0	MIN. 2.5' BERM

BUILDING ELEVATION LANDSCAPE INFORMATION

ELEVATION	ELEVATION LENGTH	# TREES REQUIRED	# TREES PROVIDED	TOTAL LENGTH OF REQUIRED PLANTERS/BEDS	TOTAL LENGTH OF PROVIDED PLANTERS/BEDS
NORTH	91'-0"	0	0	0'-0"	81'-0"
SOUTH	91'-0"	0	0	0'-0"	86'-0"
EAST	256'-4"	9	9	85'-6"	57'-0"
WEST	256'-4"	9	10	85'-6"	228'-0"

PLANTING PLAN NOTES:

1. AREAS INDICATED AS PLANTING AREAS SHALL BE PREPARED WITH 4 CY/1000 SF TRIPLE SUPERPHOSPHATE ROTOTILLED TO A 4-6" DEPTH.

2. ALL NEW FREESTANDING LIGHTS ARE TO MATCH EXISTING FIXTURES ON SITE. COLOR, HEIGHT, AND FOOTCANDLE LEVELS ARE TO MEET GDP REQUIREMENTS.

3. THE SURFACE MATERIAL OF WALKS AND PLAZA SPACES IS TO BE CONCRETE AT A DEPTH OF 4". THE SURFACE MATERIAL OF VEHICULAR DRIVES AND PARKING LOTS IS TO BE ASPHALT AT A DEPTH AS SPECIFIED IN THE GEOTECHNICAL REPORT.

4. ALL UTILITY EASEMENT 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 OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

6. ALL LANDSCAPED AREAS AND PLANT MATERIAL MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS.

7. DETENTION POND SEED MIX SHALL BE "WETLAND MIX", BY ARKANSAS VALLEY SEED, CONSISTING OF: 50% REED CANARY GRASS, 25% MEADOW BROME, 20% GARRISON FOXTAIL, AND 5% CLIMAX TIMOTHY. SEED SHALL BE BROADCAST AT A RATE OF 15 LBS. PER ACRE. THE DETENTION POND SEED AREA ARE TO BE IRRIGATED FOR A MINIMUM OF THREE YEARS WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM THAT SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS.

8. FINAL PLANT SELECTION MAY VARY PENDING CITY OF AURORA PLANTING RESTRICTIONS FOR THE 2005 PLANTING SEASON.

PLANT SCHEDULE

LEGEND	SYM.	BOTANIC NAME/COMMON NAME	SIZE	REMARKS	WATER
DECIDUOUS SHADE TREES					
	AFM	Acer x freemanii 'Autumn Blaze' Autumn Blaze Maple	3.0" cal.	Specimen Quality, B&B, Staked	Moderate
	AHH	Aesculus hipposcastanum Horsechestnut	2.5" cal.	Specimen Quality, B&B, Staked	Moderate
	APC	Acer platanoides 'Crimson King' Crimson King Norway Maple	3.0" cal.	Specimen Quality, B&B, Staked	Moderate
	COH	Celtis occidentalis Hackberry	3.0" cal.	Specimen Quality, B&B, Staked	Low, Xeric
	GTS	Gleditsia triacanthos inermis 'Sunburst' Sunburst Honeylocust	3.0" cal.	Specimen Quality, B&B, Staked	Low, Xeric
	PCC	Pyrus calleryana Chanticleer Pear	2.5" cal.	Specimen Quality, B&B, Staked	Moderate
	QMB	Quercus macrocarpa Burr Oak	3.0" cal.	Specimen Quality, B&B, Staked	Low, Xeric
	TCG	Tillia cordata 'Greenspire' Greenspire Linden	3.0" cal.	Specimen Quality, B&B, Staked	Moderate
EVERGREEN TREES					
	PNA	Pinus nigra Austrian Pine	8' height	Specimen Quality, B&B, Staked	Low, Xeric
DECIDUOUS ORNAMENTAL TREES					
	AGA	Acer ginnala Amur Maple	6'-8' Clump	Specimen Quality, B&B, Staked Multi-stemmed	Moderate
	AGR	Amelanchier grandiflora 'Autumn Brillance' Autumn Brilliance Serviceberry	6'-8' Clump	Specimen Quality, B&B, Staked Multi-stemmed	Moderate
DECIDUOUS SHRUBS					
	CDC	Cotoneaster dammeri 'Coral Beauty' Coral Beauty Cotoneaster	5 gal.	5 Cane min., 12" Ht. min.	Moderate - High
	CSI	Cornus sericea 'Isanti' Isanti Dogwood	5 gal.	5 Cane min., 12" Ht. min.	Moderate - High
	CSK	Cornus sericea 'Kelseyi' Kelsey Dogwood	5 gal.	5 Cane min., 12" Ht. min.	Moderate - High
	HSR	Hibiscus syriacus Rose of Sharon	5 gal.	5 Cane min., 12" Ht. min.	Moderate
	SJA	Spiraea japonica 'Anthony Waterer' Anthony Waterer Spirea	5 gal.	5 Cane min., 12" Ht. min.	Moderate
	SPM	Syringa patula 'Miss Kim' Miss Kim Lilac	5 gal.	5 Cane min., 12" Ht. min.	Low, Xeric
EVERGREEN SHRUBS					
	JHH	Juniperus horizontalis 'Hughes' Hughes Juniper	5 gal.	Plant 18" O.C.	Low, Xeric
	JSB	Juniperus sabina 'Buffalo' Buffalo Juniper	5 gal.	Plant 18" O.C.	Low, Xeric
	JST	Juniperus sabina 'Tamariscifolia' Tammy Juniper	5 gal.	Plant 18" O.C.	Low, Xeric
PERENNIALS/GRASSES					
	CAK	Calamagrostis arundinacea 'Karl Foerster' Feather Reed Grass	5 gal.	Plant 24" O.C.	Moderate
	HSB	Helictotrichon sempervirens Blue Avena Grass	5 gal.	Plant 24" O.C.	Moderate
	HSS	Hemerocalis sp. 'Stella D'Oro' Stella D'Oro Daylily	1 gal.	Plant 12" O.C.	Low, Xeric
	PAH	Pennistetum alopecuroides 'Hameln' Hardy Fountain Grass	1 gal.	Plant 24" O.C.	Low, Xeric
	PVI	Panicum virgatum Switchgrass	1 gal.	Plant 36" O.C.	Low, Xeric
	SOD	Bluegrass - Fescue Blend			

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TECHNICAL CORRECTIONS	01.07.05	
TECHNICAL CORRECTIONS	01.26.05	
MINOR AMENDMENT	09.21.05	

VESTED SITE PLAN
THE MEDICAL CENTER OF AURORA - 1444 POTOMAC MEDICAL OFFICE BUILDING
AURORA, COLORADO

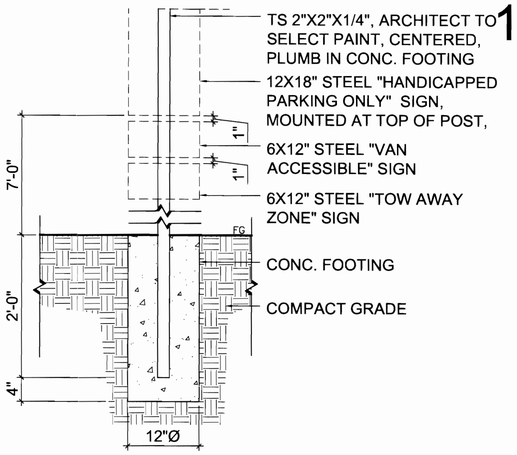
PLANTING NOTES AND SCHEDULES

DATE	09.21.05
DRAWN BY	PFG
CHK'D BY	PFG, LAM
SHEET FILE	SHEET5.DWG

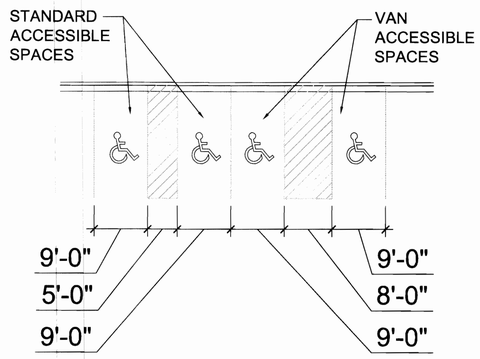
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5 OF 11
D.P.A. PROJECT # 0262100

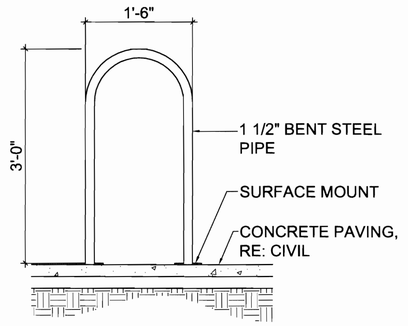
THE MEDICAL CENTER OF AURORA
1444 POTOMAC MEDICAL OFFICE BUILDING
VESTED SITE PLAN



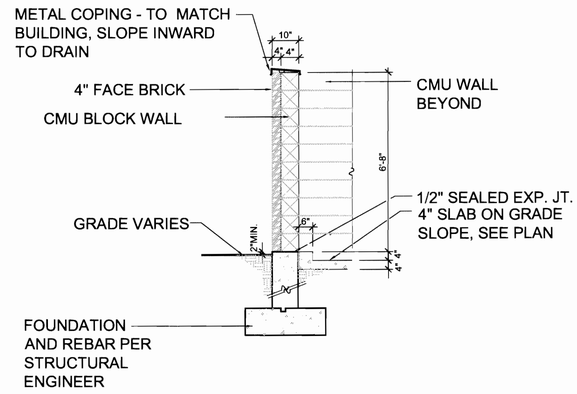
1 HANDICAP PARKING SIGN DETAIL
1" = 1'-0"



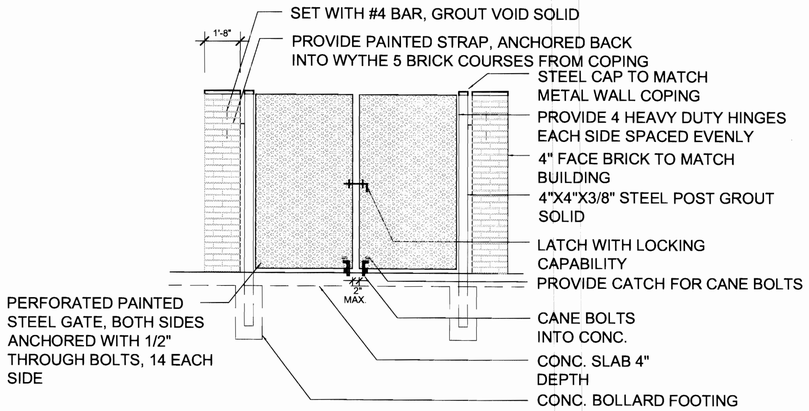
2 HANDICAP PARKING STALL DETAIL
1" = 1'-0"



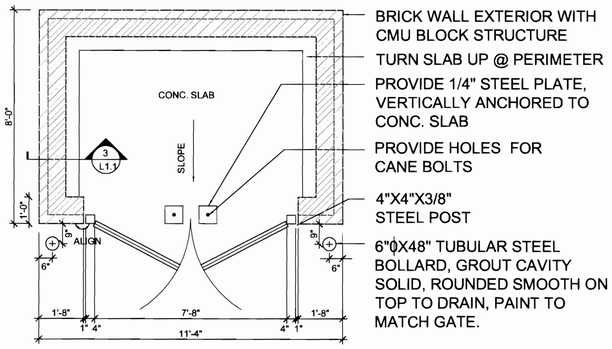
3 INVERTED "U" BIKE RACK
1" = 1'-0"



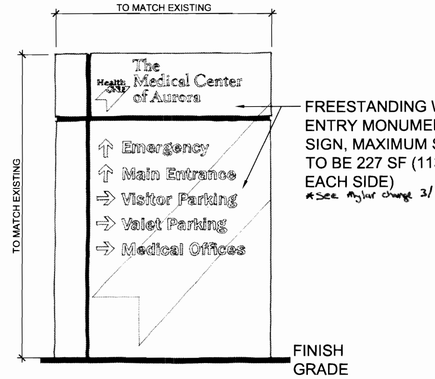
4 TRASH ENCLOSURE WALL SECTION
3/8" = 1'-0"



5 TRASH ENCLOSURE ELEVATION
3/8" = 1'-0"

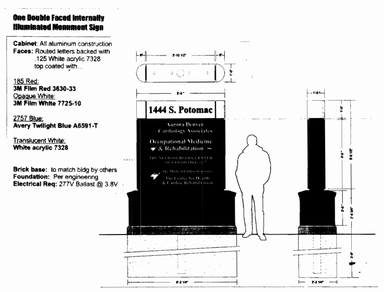


6 TRASH ENCLOSURE PLAN
3/8" = 1'-0"

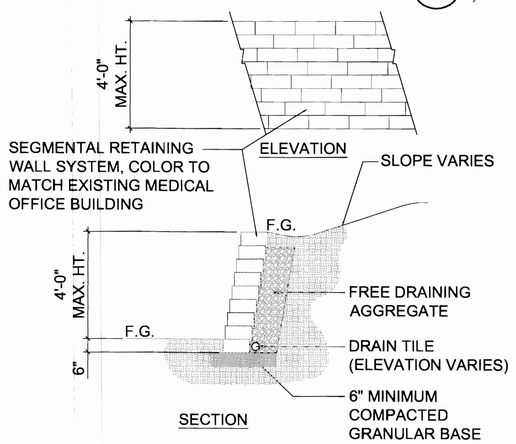


7 ENTRY MONUMENT SIGN
1" = 1'-0"

* Mylar change 3/9/06 50.0 SF each side



NOT USED



8 SCREEN WALL ELEVATION
1" = 1'-0"

9 SEGMENTAL RETAINING WALL DETAIL
1/8" = 1'-0"

Mylar change 3/9/06

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VESTED SITE PLAN
THE MEDICAL CENTER OF AURORA -
1444 POTOMAC
MEDICAL OFFICE BUILDING
AURORA, COLORADO

SITE DETAILS

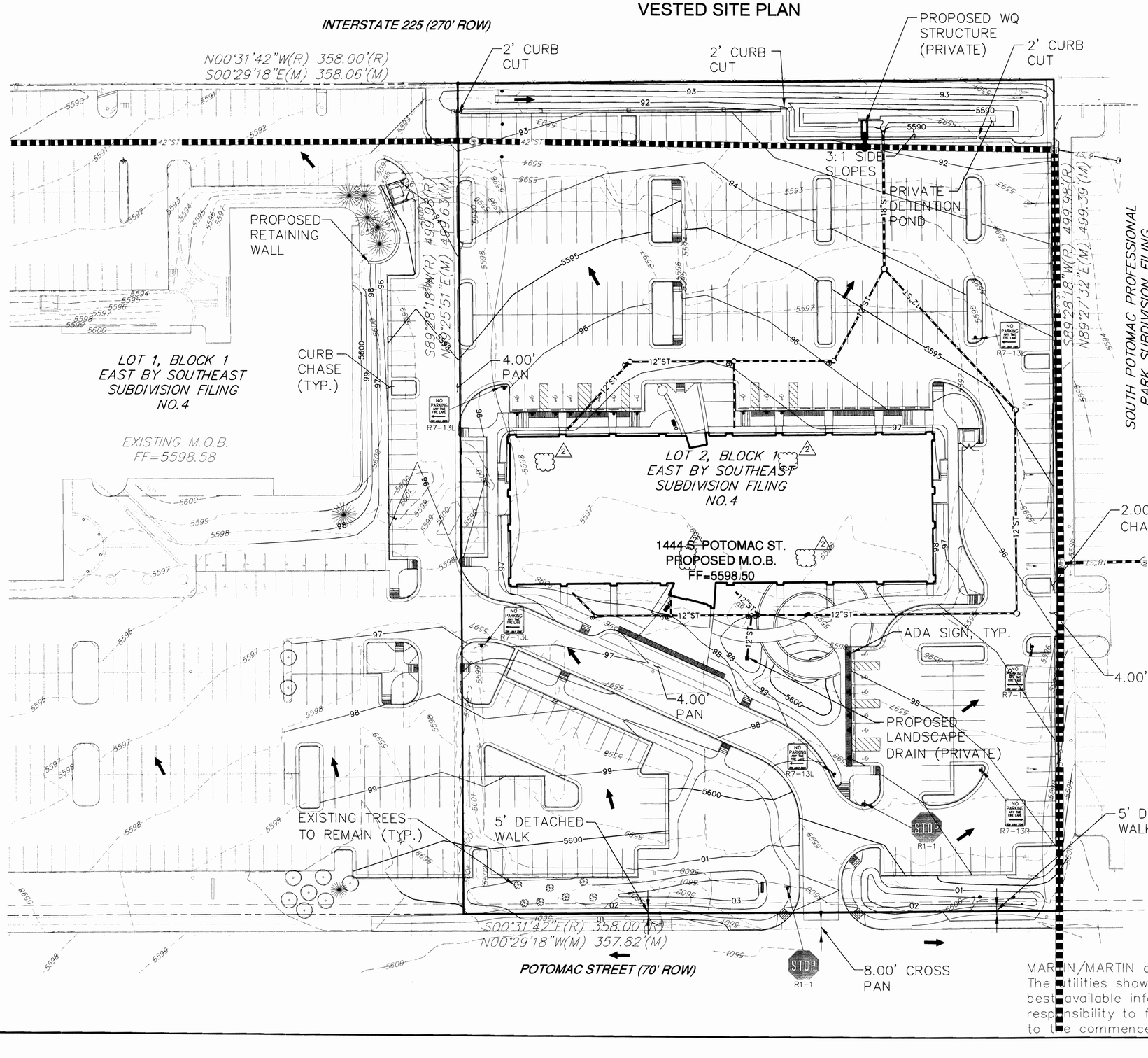
DATE	09.21.05
DRAWN BY	PFG
CHK'D BY	PFG, LAM
SHEET FILE	SHEET6.DWG

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6 OF 11
D.P.A. PROJECT # 0262100

1444 S. POTOMAC MEDICAL OFFICE BLDG 2004-6050-01

THE MEDICAL CENTER OF AURORA
1444 POTOMAC MEDICAL OFFICE BUILDING
VESTED SITE PLAN

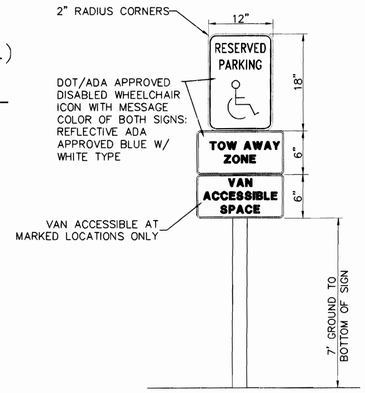


LEGEND

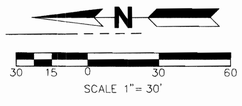
EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
	CURB & GUTTER	
5750	CONTOURS	5750
	MANHOLE	
ST	STORM SEWER	ST
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	DIRECTION OF FLOW	
	TREE	
DRIVE	DESCRIPTIONS	DRIVE



SIGN LEGEND HAS RED LETTERING ON A WHITE BACKGROUND. SIGN PLATE SHOULD BE MADE OF .08 INCH THICK ALUMINUM AND HAVE ROUNDED CORNERS. THERE ARE NO SPECIFIC STANDARDS FOR PLACEMENT OF THESE SIGNS. GENERALLY, SIGNS SHOULD BE PLACED WHERE VEHICLES ARE MOST LIKELY TO ILLEGALLY PARK. SIGNS SHOULD BE INSTALLED AT LEAST 7 FEET OFF THE GROUND AND BETWEEN 100 AND 200 FEET APART. SEE COA TRAFFIC STANDARDS, DETAIL TE-13 FOR SIGN POLE AND INSTALLATION DETAILS.



ADA PARKING SIGN
ONE PER SPACE
NTS



MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

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MINOR AMENDMENT	09.21.05	

VESTED SITE PLAN
THE MEDICAL CENTER OF AURORA - 1444 POTOMAC MEDICAL OFFICE BUILDING
AURORA, COLORADO

GRADING PLAN

DATE	09.21.05
DRAWN BY	S.LOPEZ
CHK'D BY	P.KRIEBLE/C.STRAWN
SHEET FILE	GRADING.DWG

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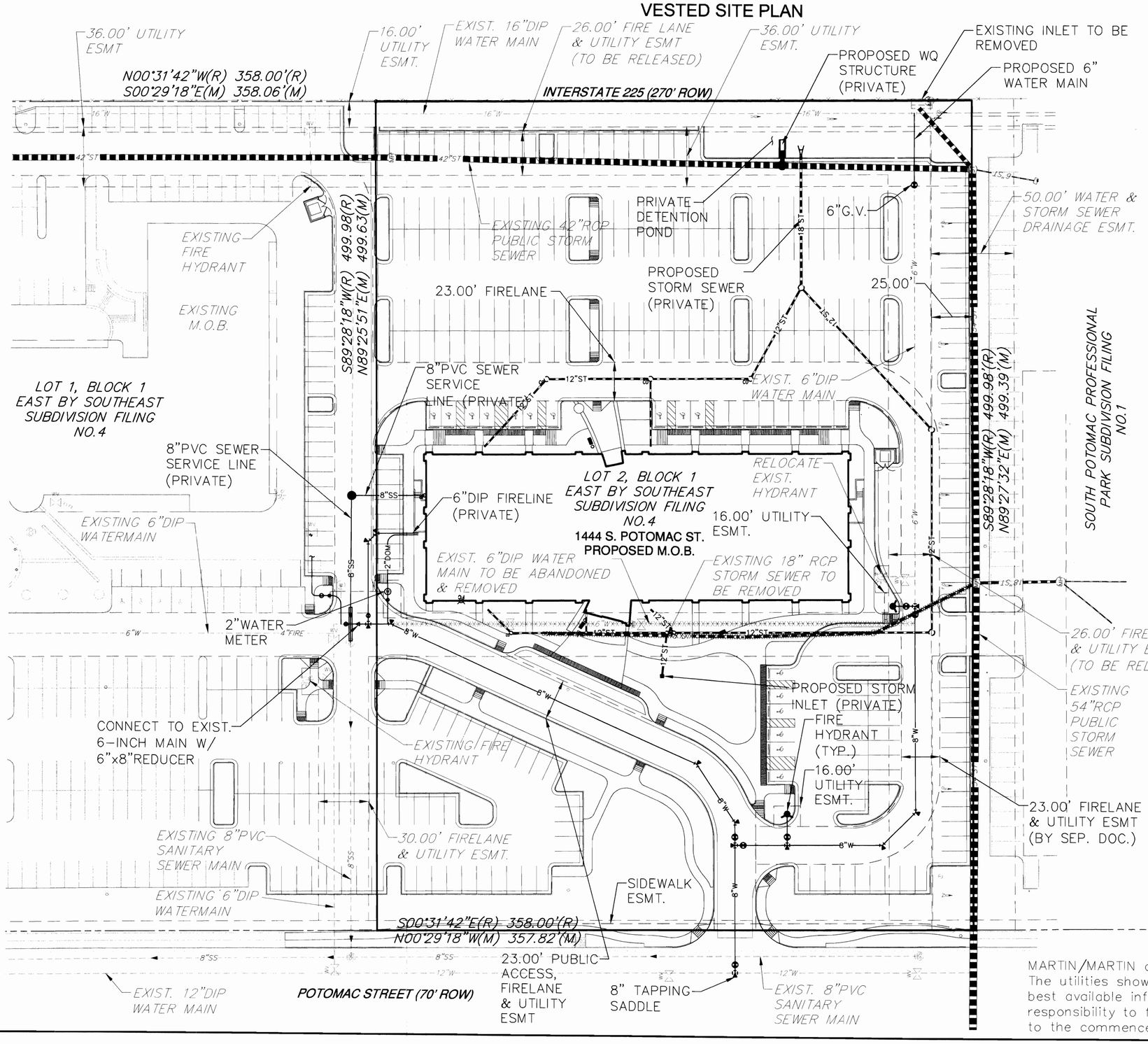
SHEET NUMBER:
7 OF 11
D.P.A. PROJECT # 0262100

1444 S. POTOMAC MEDICAL OFFICE BLDG 2004-6050-03

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THE MEDICAL CENTER OF AURORA
1444 POTOMAC MEDICAL OFFICE BUILDING

VESTED SITE PLAN



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LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
	CURB & GUTTER	
	HANDICAP RAMPS	
	MANHOLE	
ST	STORM SEWER	ST
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
	CLEANOUT	
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	
IRR	IRRIGATION CONTROL	
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	
CT	CABLE TV	CT
	SIGN	
	TREE	
O.W.	MONITOR WELL	
G	GAS LINE	G
DRIVE	DESCRIPTIONS	DRIVE

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VESTED SITE PLAN
THE MEDICAL CENTER OF AURORA - 1444 POTOMAC MEDICAL OFFICE BUILDING
AURORA, COLORADO

UTILITY PLAN

DATE	09.21.05
DRAWN BY	S.LOPEZ
CHK'D BY	P.KRIEBLE/C.STRAWN
SHEET FILE	UTILITY.DWG

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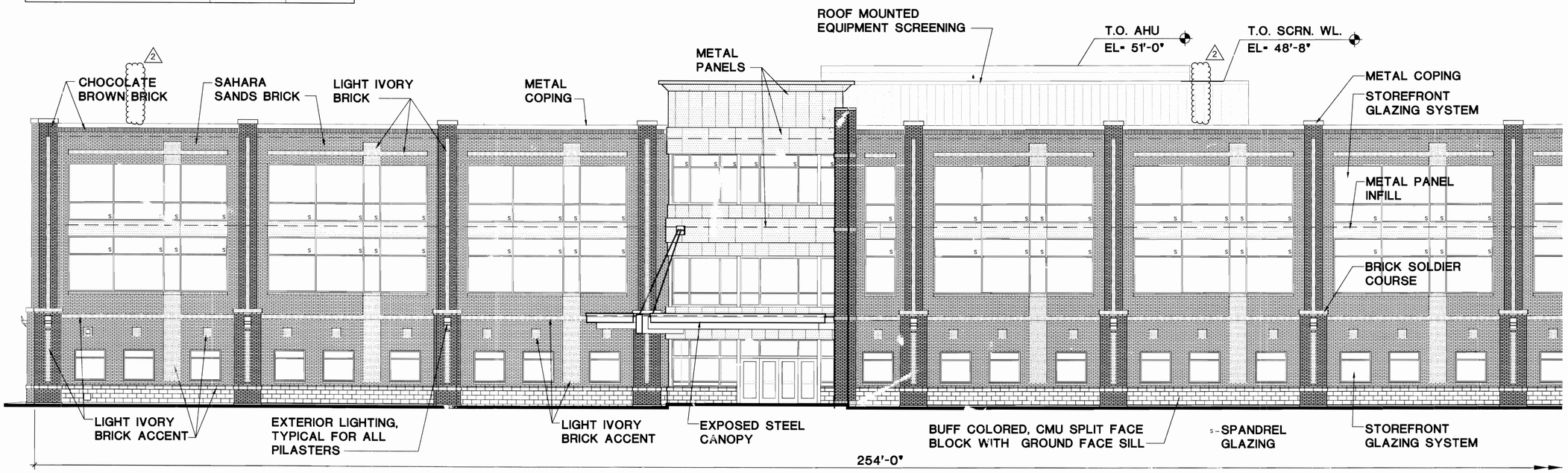
1444 S. POTOMAC MEDICAL OFFICE BLDG 2004-6050-01

THE MEDICAL CENTER OF AURORA
1444 POTOMAC MEDICAL OFFICE BUILDING
SOUTH

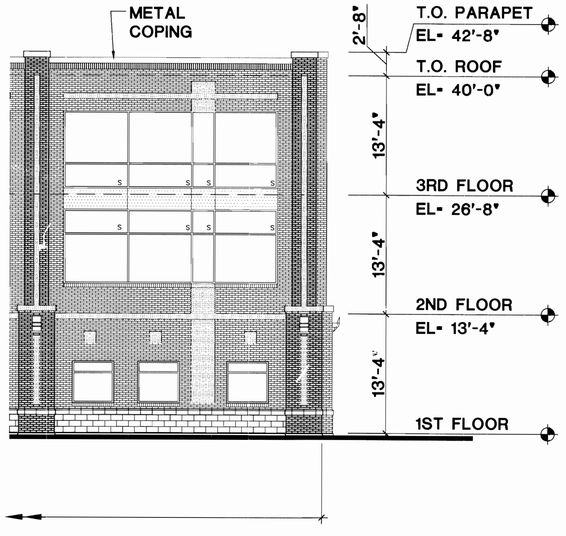
VESTED SITE PLAN

BUILDING FACADE MATERIALS		
GLASS AREA:	10,147 SF	31%
SOLID AREA:	22,245 SF	69%
BRICK AREA (52%):	16,694 SF	
NON-BRICK AREA (17%):	5,551 SF	
TOTAL FACADE AREA:	32,392 SF	100%

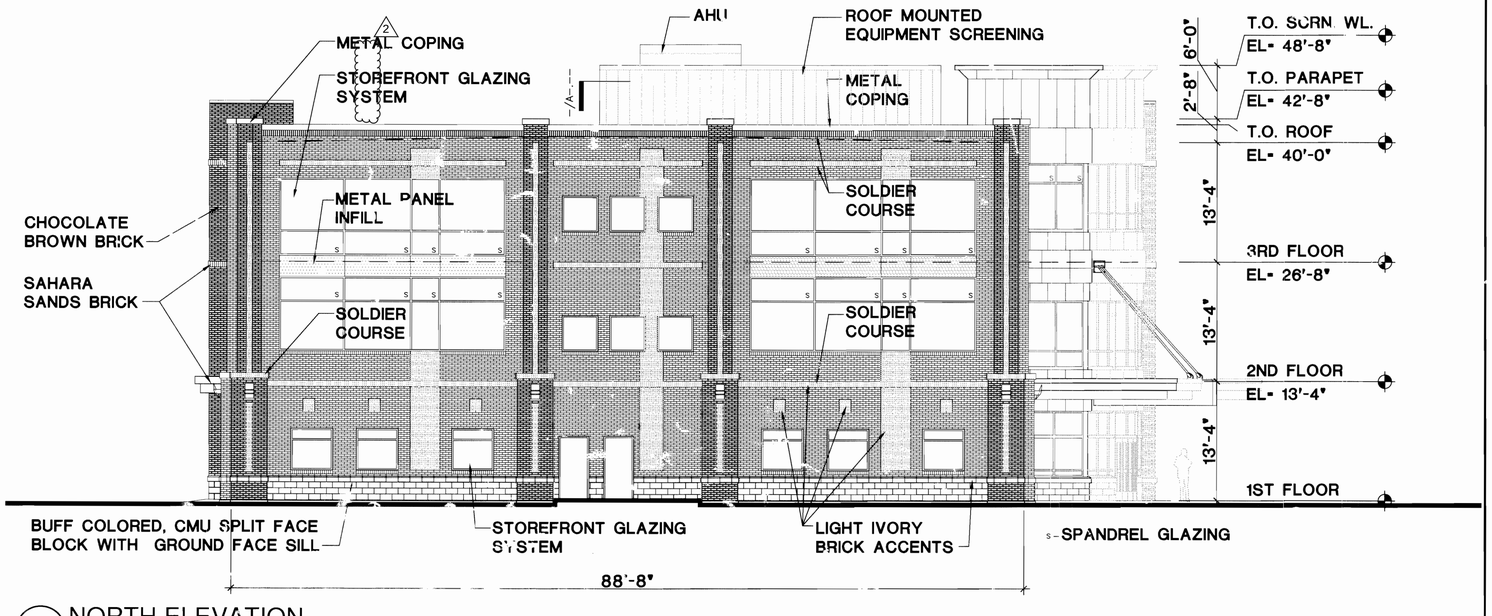
SOLID MATERIALS		
BRICK AREA:	16,694 SF	75%
CMU BLOCK:	1,657 SF	7%
METAL PANEL:	3,894 SF	18%
TOTAL SOLID AREA:	22,245 SF	100%



1 WEST (FRONT) ELEVATION
Scale: 1/8" = 1'-0"



1A WEST ELEVATION (CONTINUED)
Scale: 1/8" = 1'-0"



2 NORTH ELEVATION
Scale: 1/8" = 1'-0"

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TECHNICAL CORRECTIONS	01.26.05	

VESTED SITE PLAN
THE MEDICAL CENTER OF AURORA - 1444 POTOMAC MEDICAL OFFICE BUILDING
AURORA, COLORADO

NORTH AND WEST BUILDING ELEVATIONS

DATE	01.26.05
DRAWN BY	DEL
CHK'D BY	PFG, LAM
SHEET FILE	SHEET9.DWG

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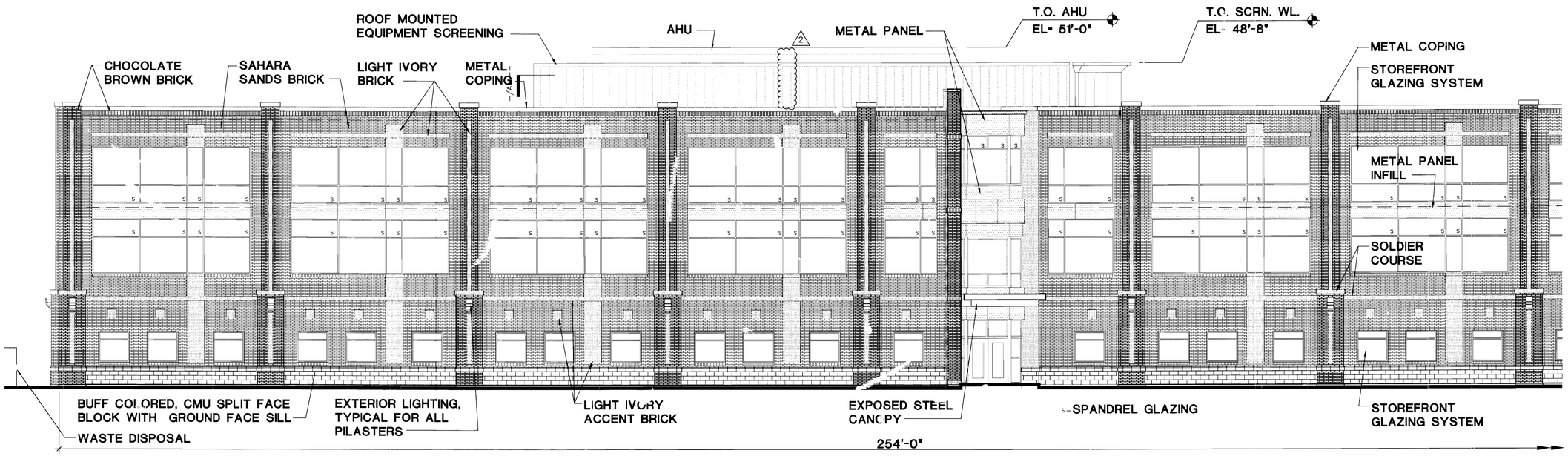
SHEET NUMBER:
9 OF 11
D.P.A. PROJECT # 0262100

THE MEDICAL CENTER OF AURORA
1444 POTOMAC MEDICAL OFFICE BUILDING
SOUTH

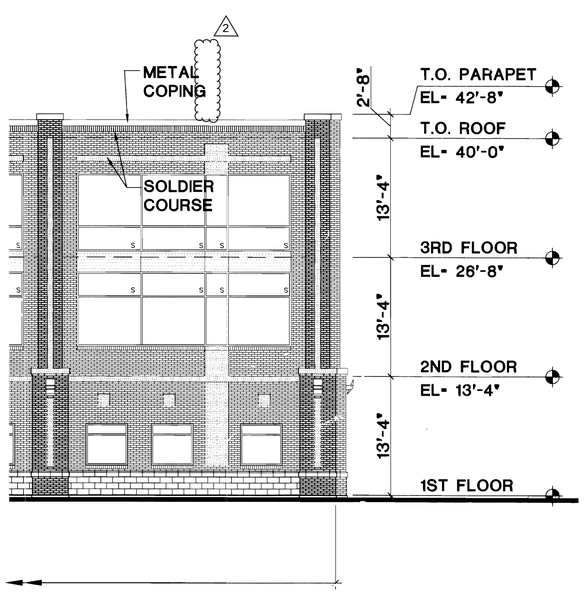
VESTED SITE PLAN

BUILDING FACADE MATERIALS		
GLASS AREA:	10,147 SF	31%
SOLID AREA:	22,245 SF	69%
BRICK AREA (52%):	16,694 SF	
NON-BRICK AREA (17%):	5,551 SF	
TOTAL FACADE AREA:	32,392 SF	100%

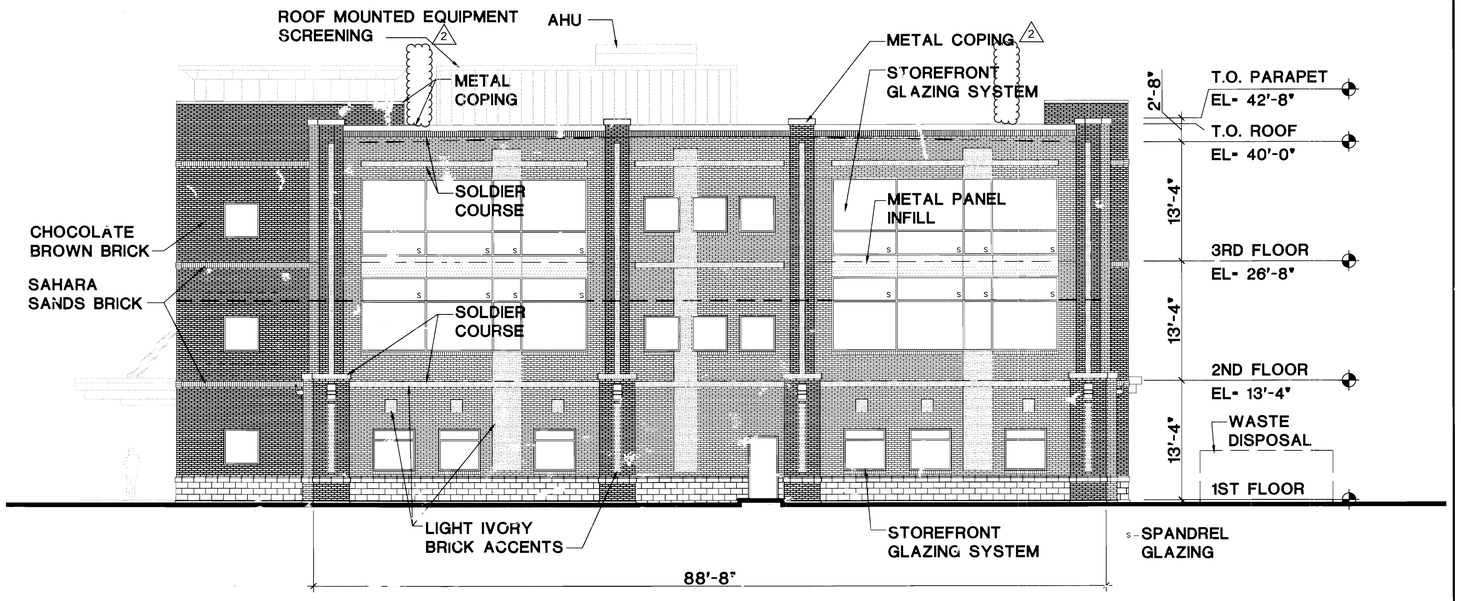
SOLID MATERIALS		
BRICK AREA:	16,694 SF	75%
CMU BLOCK:	1,657 SF	7%
METAL PANEL:	3,894 SF	18%
TOTAL SOLID AREA:	22,245 SF	100%



1 EAST ELEVATION
Scale: 1/8" = 1'-0"



1A EAST ELEVATION (CONTINUED)
Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

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TECHNICAL CORRECTIONS	01.26.05	

VESTED SITE PLAN
THE MEDICAL CENTER OF AURORA - 1444 POTOMAC MEDICAL OFFICE BUILDING
AURORA, COLORADO

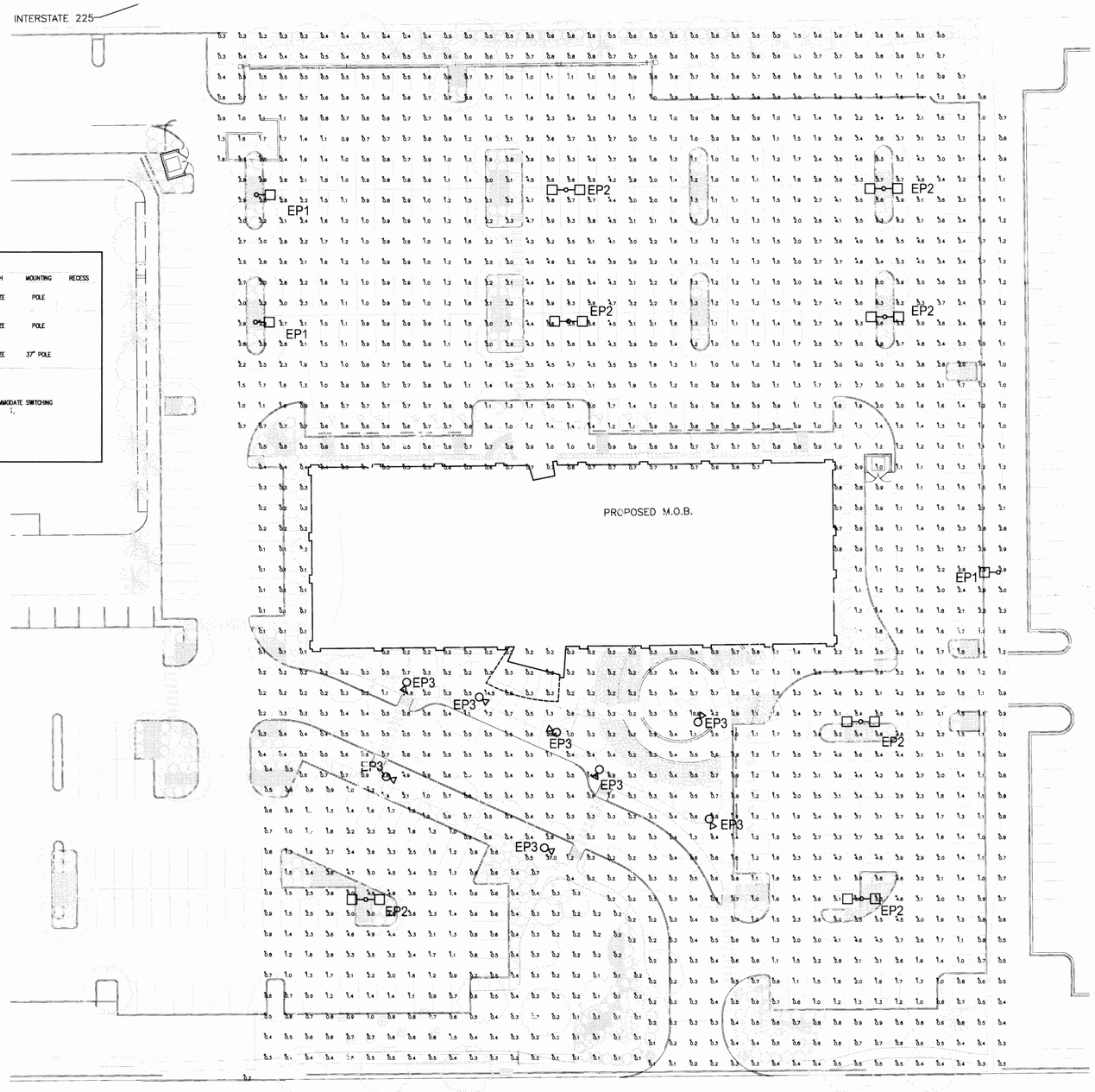
SOUTH AND EAST BUILDING ELEVATIONS

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SHEET FILE	SHEET-10.DWG

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10 OF 11
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THE MEDICAL CENTER OF AURORA
1444 POTOMAC MEDICAL OFFICE BUILDING
SOUTH
VESTED SITE PLAN



EXTERIOR LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	LAMPS	VOLT AMPS	MANUFACTURER	CATALOG NO.	VOLTAGE	FINISH	MOUNTING	RECESS
EP1	PARKING LOT LUMINAIRE WITH ONE HEAD AND TYPE III DISTRIBUTION	1 – 400W MH MOGUL BASE	420	KIM	1B/RA2S3/400MH480/BRONZE WITH SAL25-6425OBBRONZE POLE	277	BRONZE	POLE	
EP2	PARKING LOT LUMINAIRE WITH TWO HEADS " "	2 – 400W MH MOGUL BASE	820	KIM	2B/RA2S3/400MH480/BRONZE WITH SAL25-6425OBBRONZE POLE	277	BRONZE	POLE	
EP3	POST MOUNTED ACCENT FLOODS KIM "BELL" SERIES	1–35W MH PAR20	40	KIM	6160/B/35MHwht/GR/PL72	277	BRONZE	37" POLE	

NOTES:

1. CATALOG NUMBER REFERS TO FIRST NAME LISTED UNDER MANUFACTURER PER LUMINAIRE TYPE. REMAINING MANUFACTURERS LISTED ARE CONSIDERED EQUIVALENT PRODUCTS FOR THIS PROJECT AND SHALL MEET ALL CRITERIA LISTED INCLUDING THAT CALLED FOR BY THE SPECIFIC LUMINAIRE CATALOG NUMBER. CATALOG NUMBERS DO NOT NECESSARILY REPRESENT COMPLETE CATALOG NUMBERS. ALL ITEMS LISTED IN THE DESCRIPTION SHALL BE PROVIDED.
2. ALL LIGHTING REQUIRING A BALLAST SHALL BE PROVIDED WITH HIGH POWER FACTOR BALLAST.
3. ALL LENSES LISTED AS .125" MINIMUM SHALL BE 0.1 oz/sq ft.
4. PROVIDE QUANTITY OF BALLASTS FOR INDIVIDUAL LUMINAIRES AS REQUIRED TO ACCOMMODATE SWITCHING ARRANGEMENTS AS SHOWN ON THE DRAWINGS.
5. ALL DIMMER BALLASTS SHALL BE LUTRON.

SITE LIGHTING PHOTOMETRICS PLAN
SCALE: 1"=30'-0"

Davis Partnership Architects

2301 BLAKE ST., STE. #100
DENVER, COLORADO 80205
303.861.8555 F.303.861.3027

0137 MAIN STREET . UNIT C106
POST OFFICE BOX 2711
EDWARDS, COLORADO 81632
970.926.8960 F.970.926.8961

CATOR, RUMA & ASSOCIATES, CO.
1550 DOVER STREET, SUITE 2
LAKEWOOD, COLORADO 80215
303.232.6200 F.303.233.3701
CONSULTING MECHANICAL/ELECTRICAL ENGINEERS

ISSUE/REVISION	DATE	NO.
VESTED SITE PLAN SUBMITTAL	08.09.04	
REQUIRED 2ND SUBMISSION	10.04.04	
AMENDED 2ND SUBMISSION	11.01.04	
TECHNICAL CORRECTIONS	01.07.05	
TECHNICAL CORRECTIONS	01.26.05	

VESTED SITE PLAN
THE MEDICAL CENTER OF AURORA - 1444 POTOMAC MEDICAL OFFICE BUILDING
AURORA, COLORADO

PHOTOMETRIC PLAN

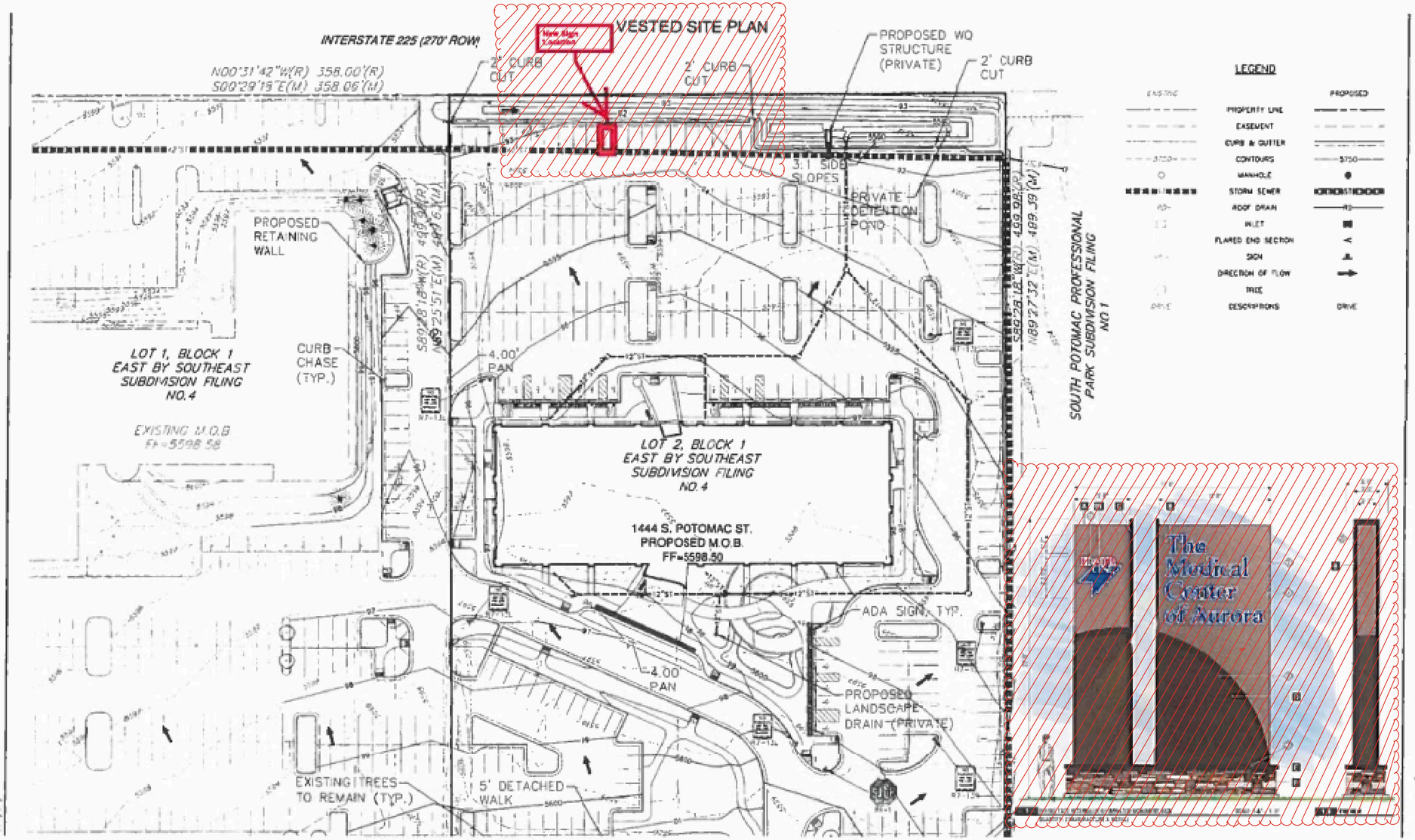
DATE	01.26.05
DRAWN BY	GL
CHK'D BY	BDO
SHEET FILE	P–ESITELTG

COPYRIGHT 2004 BY DAVIS PARTNERSHIP P.C., ARCHITECTS

SHEET NUMBER:
11 OF 11
D.P.A. PROJECT # 0262100

3

Sign removed with sign program updated



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
	CURB & GUTTER	
5700	CONTOURS	5750
	MANHOLE	
	STORM SEWER	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	DIRECTION OF FLOW	
	TREE	
DRIVE	DESCRIPTIONS	DRIVE

Partnership Archi

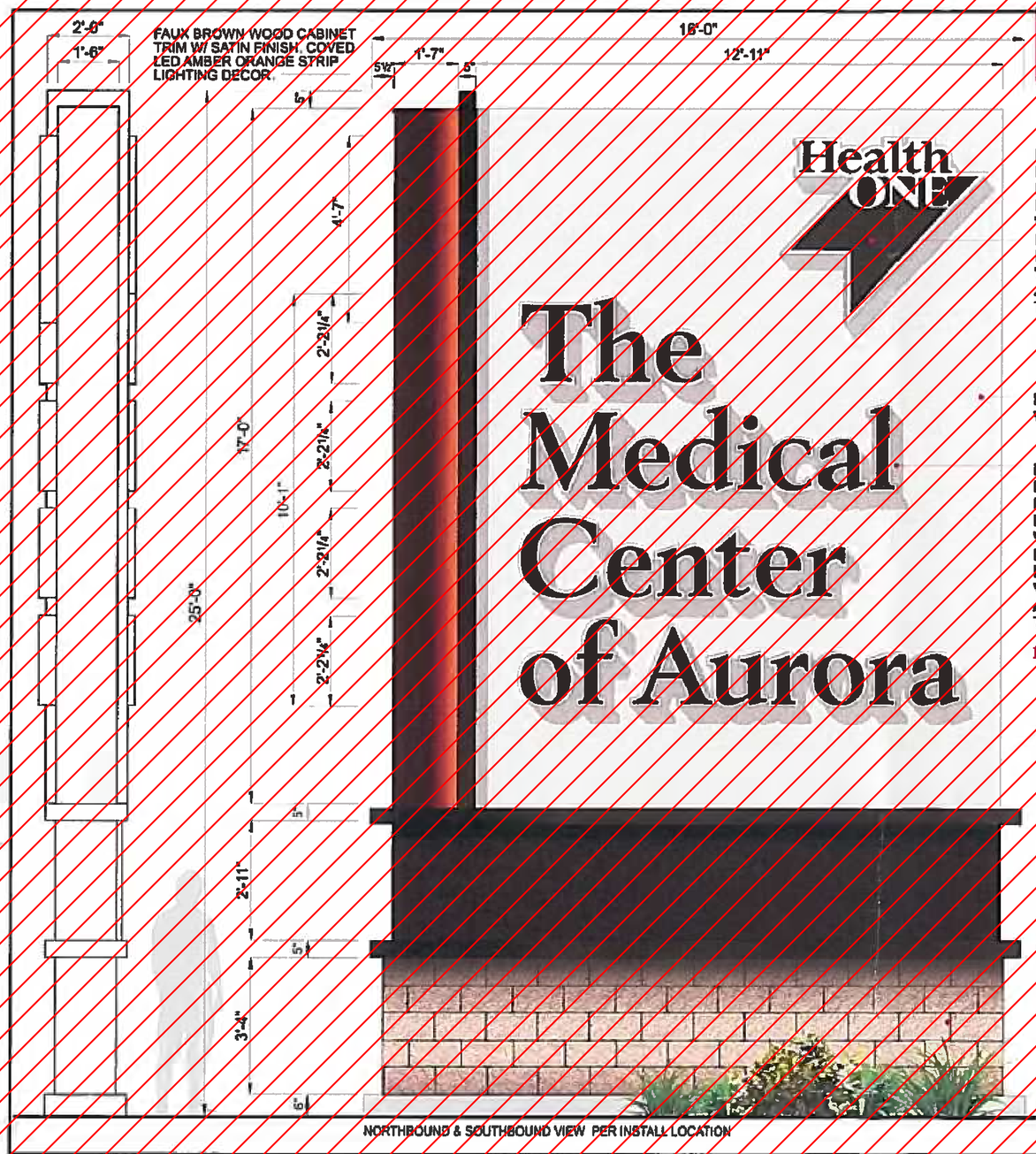
ISSUE/REVISION	DATE
VESTED SITE PLAN SUBMITTAL	02/08/2
REQUIRED 2ND SUBMISSION	10/04/2
AMENDED 2ND SUBMISSION	11/01/2
TECHNICAL CORRECTIONS	12/19/2
TECHNICAL CORRECTIONS	01/28/2
MINOR AMENDMENT	03/21/2

VESTED SITE PLAN

THE MEDICAL CENTER OF AURORA - 1444 POTOMAC MEDICAL OFFICE BUILDING

GRADING PLAN

3 Sign removed with sign program update



NORTHBOUND & SOUTHBOUND VIEW PER INSTALL LOCATION

INSTALL ILLUMINATED SIGN PER CASE#2004-6050-02

PAINTED DURANODIC BROWN PAN CHANNEL LOGO, WARM WHITE LED ILLUMINATION. WHITE ACRYLIC FACES W/ 1" INSET DORANODIC 3630-69 VINYL OVERLAY, LEAVING A WHITE OUTLINE & 1" TRIM CAP.

HEAVY TEX-COTE EGG WHITE CABINET FINISH.

PAINTED DURANODIC BROWN PAN CHANNEL LETTERS. WARM WHITE LED ILLUMINATION. WHITE ACRYLIC FACES W/ 3/4" INSET DORANODIC 3630-69 VINYL OVERLAY. LEAVING A WHITE OUTLINE & 1" TRIM CAP.

1 ONTI RLVIVAL 565 IIT

DURANODIC BROWN W/ SATIN FINISH.

HEAVY TEX-COTE DK BROWN CABINET FINISH.

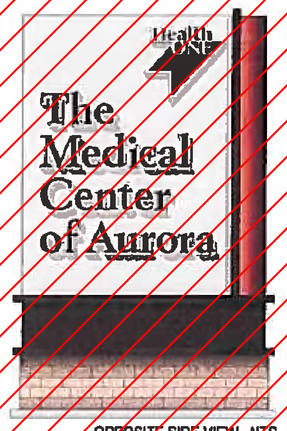
BRICK WORK BY OTHERS. TO MATCH BUILDING LOCATION.

SCOPE OF WORK:

MANUFACTURE & INSTALL ONE (1) D/F ILLUMINATED PYLON SIGN.



NIGHT RENDERING NTS



OPPOSITE SIDE VIEW NTS

PY-1 NEW D/F INTERNALLY ILLUMINATED PYLON SIGN
SCALE @ 3/8"=1'-0"
QTY 1- ONE (1) SET REQ'D

1098643

YESCO
Denver Region

Denver
11211 E. 53rd Avenue, Suite 300
Denver, CO 80239
303.315.0301

Colorado Springs
5011 Lev Drive
Colorado Springs, CO 80919
719.535.0113

www.yesco.com

CLIENT: MEDICAL CENTER OF AURORA
ADDRESS: 1501 S. POTOMAC STREET
CITY, STATE, ZIP: AURORA, COLORADO
ACCOUNT EXECUTIVE: BM/MARK / MARK KERSTING
DESIGNER: DALLAS
ORIGINAL DATE: 11.12.2013

Client Signature / Date

Landlord Signature / Date

VOLTS AMPS

7023.02 R18

PAGE 1 of 1

AURORA, CO



1 ALUMINUM CABINET - ELEVATION

SCALE: 1/2=1'-0"



3 Sign removed with sign program updated

DESCRIPTION

A — S/F ILLUMINATED ALUMINUM CABINET
- FABRICATE S/F NEW ALUMINUM CABINET INTO EXISTING MONUMENT SIGN
- PAINTED P1
- ROUTED OUT COPY BACKED WITH WHITE ACRYLIC
- 16"X39" MONOCHROME EMC
- INTERNALLY LIT WITH WHITE LED MODULES

FINISH SCHEDULE

P1 — BM 2130-10 BLACK BEAN SOUP

ADVANTAGE SIGN COMPANY

2500 South Raritan, Englewood, CO 80110
(303) 975-1772 (888) 975-1772

The Medical Center of Aurora

1501 SOUTH POTOMAC STREET
AURORA, CO 80012

ILLUMINATED ALUMINUM CABINET

CUSTOMER APPROVAL

NAME: _____

DATE: _____

REV1 02.01.17 TD
REV2 02.09.17 JJ
REV3
REV4
REV5
REV6
REV7
REV8

SALES: JP PR: XX
DESIGN: TD
DATE: 01.05.17
DWG: 10771-01

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UL LISTED ELECTRIC SIGN

LEGEND

———	EXIST. PROPERTY LINE
- - - - - -	ADJ. PROPERTY LINE
·····	EXISTING FENCE
———	EDGE OF PAVEMENT
—OHW—	OVERHEAD UTILITY WIRE
	PROPERTY CORNER
	SECTION CORNER
	EXIST. UTILITY POLE
T	TELCO PEDESTAL
E	ELECTRICAL PEDESTAL
	IRRIGATION VALVE
XFMR	EXISTING TRANSFORMER

1-A CERTIFICATION

LATITUDE	N 39.690344° (NAD '83)
LONGITUDE	W 104.830196° (NAD'83)
BUILDING ELEV. (AMSL) 5,599' (NAVD '88)	

NOTES:

1. BASIS OF THE BEARINGS AND COORDINATES IS THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM (NAD 83/2011) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON OCTOBER 01, 2020; TIED TO THE NATIONAL SPATIAL REFERENCE SYSTEM VIA CORS STATIONS AND OPUS; AND EXPRESSED IN US SURVEY FEET. THE BASIS OF BEARINGS IS THE NORTH LINE OF EAST BY SOUTHEAST SUBDIVISION FILING NO. 2. AS SHOWN HEREON.

2. VERTICAL INFORMATION BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND EXPRESSED IN US SURVEY FEET.

3. DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.

4. PROPERTY LOCATED IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE 0.2% CHANCE OF ANNUAL FLOOD BASED UPON FEMA COMMUNITY PANEL# 08005C0179L, EFFECTIVE SEPTEMBER 04, 2020.

SOUTH POTOMAC STREET
(70' PUBLIC R/W)

PROPOSED DISH WIRELESS ANTENNA (TYP OF 3)

PROPOSED DISH WIRELESS HYBRID CABLE TO BE ROUTED ON ROOFTOP (TYP OF 3)

PROPOSED DISH WIRELESS CABLE TRAY ON ROOFTOP (TYP)

PROPOSED DISH WIRELESS EQUIPMENT PLATFORM. SEE DETAILS ON SHEET A-3.

EXISTING 23'-WIDE FIRE LANE, UTILITY, AND ACCESS EASEMENT

PROPOSED DISH WIRELESS 10'-WIDE UTILITY EASEMENT

N

OVERALL SITE PLAN

32' 24'16' 8' 0 32' 64'
1/32"=1'-0"

1

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED LTE GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.

dish WIRELESS
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

ZONING REVIEW

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
BLB	CSN	---

RFDS REV #: 001

CONSTRUCTION GENERAL INFORMATION

SUBMITTALS

REV	DATE	DESCRIPTION
A	10-19-20	ZONING
B	11-05-20	ZONING

(VENDOR) PROJECT NUMBER
250694.445213

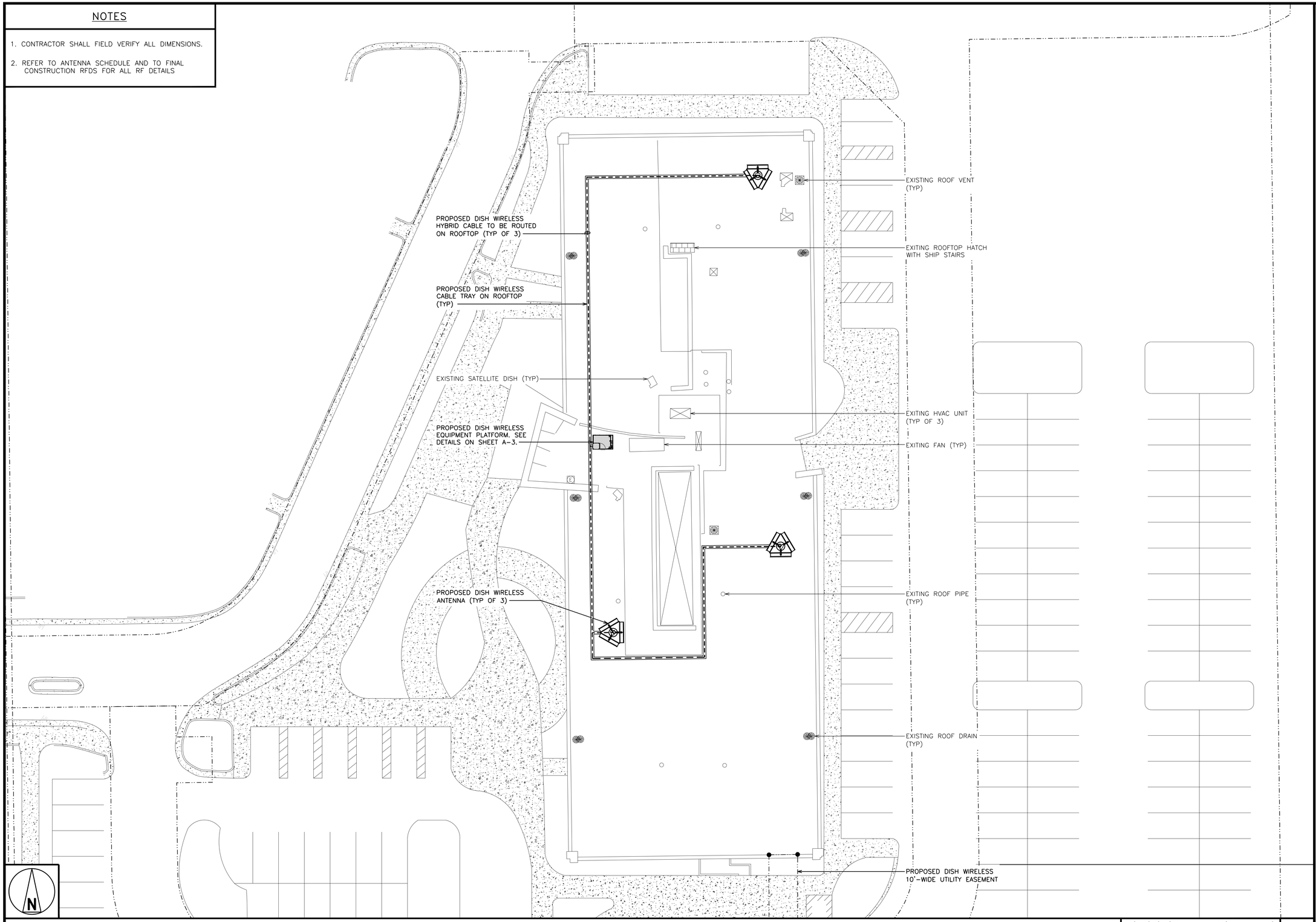
DISH WIRELESS PROJECT NUMBER
SITE ID:
DEN00092B
ADDRESS:
1444 SOUTH POTOMAC STREET
AURORA, CO 80012
(ARAPAHOE COUNTY)

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS



ENLARGED SITE PLAN

16' 12' 8' 4' 0 16' 32'
1/16"=1'-0"

1

dish WIRELESS
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
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DRAWN BY:	CHECKED BY:	APPROVED BY:
BLB	CSN	---

RFDS REV #: 001

CONSTRUCTION GENERAL INFORMATION

SUBMITTALS

REV	DATE	DESCRIPTION
A	10-19-20	ZONING
B	11-05-20	ZONING

(VENDOR) PROJECT NUMBER

250694.445213

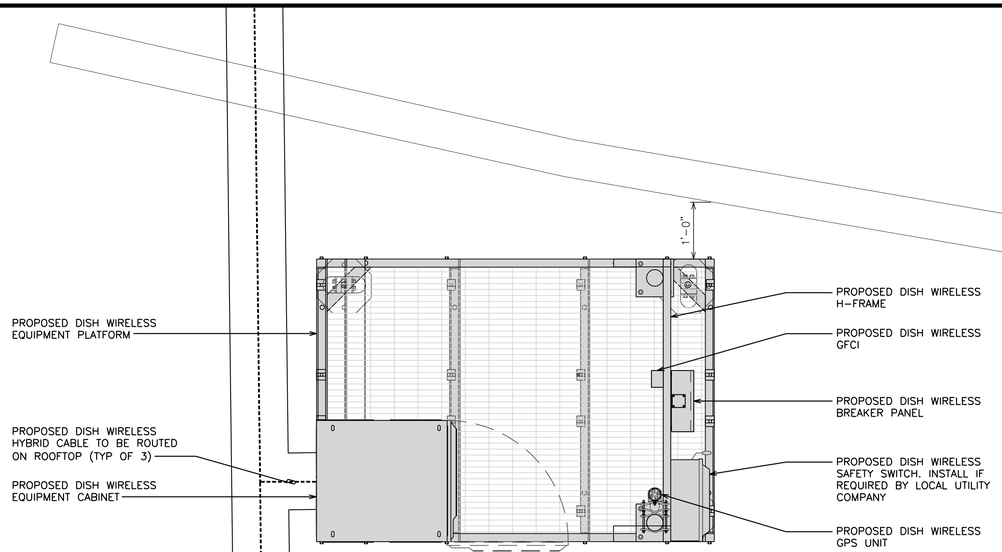
DISH WIRELESS PROJECT NUMBER
SITE ID:
DEN00092B
ADDRESS:
1444 SOUTH POTOMAC STREET
AURORA, CO 80012
(ARAPAHOE COUNTY)

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

A-2



EQUIPMENT COMPOUND DETAILS

12" 6" 0 1' 2' 3' 4' 5'
1/2"=1'-0"

1

SECTOR	POSITION	ANTENNA						TRANSMISSION CABLE
		EXISTING OR PROPOSED	MANUFACTURER – MODEL NUMBER	TECHNOLOGY	SIZE (HxW)	AZMUITH	℄	FEED LINE TYPE AND LENGTH
ALPHA	A1	PROPOSED	COMMSCOPE FFV4-65B-R6	5G	72.0" x 19.6"	0°	48'-0"	(3) 1⅝" FIBER/HYBRID (190' LONG)
BETA	B1	PROPOSED	COMMSCOPE FFV4-65B-R6	5G	72.0" x 19.6"	120°	48'-0"	
GAMMA	C1	PROPOSED	COMMSCOPE FFV4-65B-R6	5G	72.0" x 19.6"	240°	48'-0"	

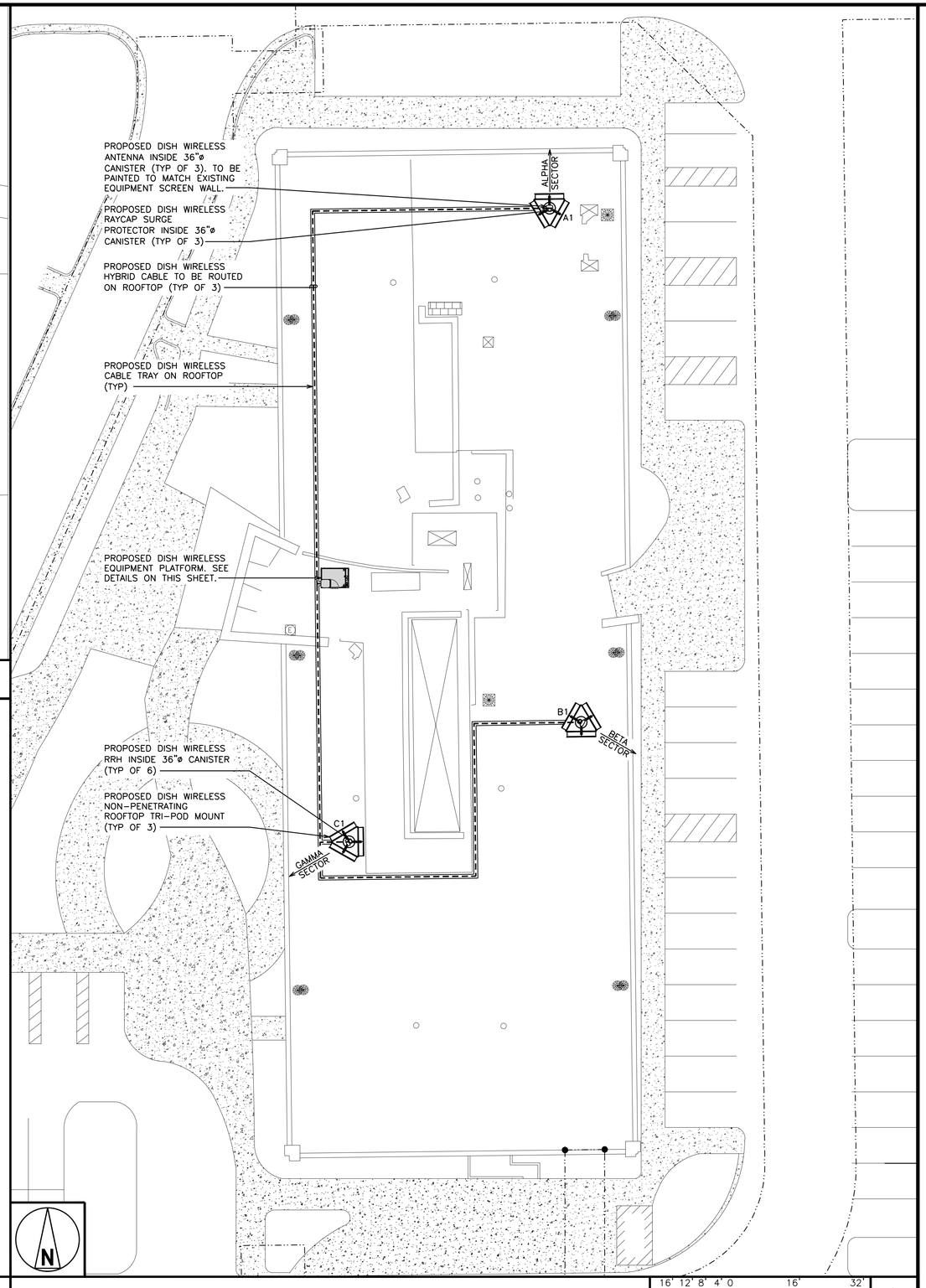
NOTES

1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
2. ANTENNA OR RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.

ANTENNA SCHEDULE

NO SCALE

2



ANTENNA LAYOUT

16' 12' 8' 4' 0 16' 32'
1/16"=1'-0"

3

dish WIRELESS
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

TOWER ENGINEERING PROFESSIONALS
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RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

ZONING REVIEW

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DRAWN BY:	CHECKED BY:	APPROVED BY:
BLB	CSN	---

RFDS REV #: 001

CONSTRUCTION GENERAL INFORMATION

SUBMITTALS

REV	DATE	DESCRIPTION
A	10-19-20	ZONING
B	11-05-20	ZONING

(VENDOR) PROJECT NUMBER

250694.445213

DISH WIRELESS PROJECT NUMBER
SITE ID:
DEN00092B
ADDRESS:
1444 SOUTH POTOMAC STREET
AURORA, CO 80012
(ARAPAHOE COUNTY)

SHEET TITLE

EQUIPMENT DETAILS

SHEET NUMBER

A-3



EAST BUILDING ELEVATION

12' 8' 4' 0 10' 20'
3/32"=1'-0"

1

dish WIRELESS
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
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DRAWN BY:	CHECKED BY:	APPROVED BY:
BLB	CSN	---

RFDS REV #: 001

CONSTRUCTION GENERAL INFORMATION

SUBMITTALS

REV	DATE	DESCRIPTION
A	10-19-20	ZONING
B	11-05-20	ZONING

(VENDOR) PROJECT NUMBER

250694.445213

DISH WIRELESS PROJECT NUMBER
SITE ID:
DEN00092B
ADDRESS:
1444 SOUTH POTOMAC STREET
AURORA, CO 80012
(ARAPAHOE COUNTY)

SHEET TITLE

BUILDING ELEVATION

SHEET NUMBER

A-4

HCA HEALTHONE 1444 S. POTOMAC

1444 SOUTH POTOMAC , AURORA, CO 80012

Sign #	Type	Description	Scope	Dimensions	OAH (FT.) FOR FREESTANDING	PROPOSED SQ. FT.	EXISTING SQ. FT.
WALL SIGN							
24	FENCE	FENCE MOUNTED REGULATORY	REPLACEMENT	2'-0" X 2'-0"	N/A	4	2
28	FENCE	FENCE MOUNTED REGULATORY	REPLACEMENT	2'-0" X 2'-0"	N/A	4	2
					TOTALS	8	4
FREESTANDING SIGNAGE							
19	F/S	6'-0" D/F ILLUMINATED PYLON	REPLACEMENT	5'-5" X 4'-8"	6	32.5	26.9
31	F/S	D/F ILLUMINATED PYLON	REPLACEMENT	15'-0" X 13'-6"	21	315	308.3
					TOTALS	347.5	335.2
DIRECTIONAL SIGNAGE							
20	DIRECTIONAL	CLINIC POST AND PANEL	LEAVE AS IS	24" x 51"	62 in.	N/A	8.5
21	DIRECTIONAL	CLINIC POST AND PANEL	LEAVE AS IS	42" x 51"	67 in.	N/A	14.9
					TOTALS	N/A	23.4

024
028

FENCE MOUNTED REGULATORY

RW.24

Scale: NTS

4 Square Feet

3 Typical Fence Mounted Signage

Note: All signs to be reviewed and approved by separate permit. The following signs serve as an illustrative example only.

024



Remove existing 1'-2" X 1'-8-1/2" signs and center to this existing fence section since facility only wants to limit amount of signs (so install this sign to the right more).

028



Remove existing 1'-2" X 1'-8-1/2" signs and center to this existing fence section since facility only wants to limit amount of signs (so install this sign to the left more).

Stratus®
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: HCA HealthONE

ADDRESS:
1444 S. POTOMAC ST
AURORA, CO 80012-4508

PAGE NO.: 12

ORDER NUMBER: 1214154

PROJECT NUMBER: 87716

SITE NUMBER: CO-024_1444 S. Potomac

PROJECT MANAGER: ANTONIE JOSEPH

ELECTRONIC FILE NAME:
G:\ACCOUNTS\H\HCA HealthONE\Locations\2024\CO\CO-024_14444 S. Potomac\
CO-024_14444 S. Potomac_R6.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	479301	06/10/24 RH					
Rev 1	481889	06/25/24 KWK					
Rev 2	484086	07/08/24 KWK					
Rev 3	487862	08/01/24 MS					
Rev 4	488530	08/07/24 MS					
Rev 5	489256	08/09/24 MS					
Rev 6	493826	09/16/24 KWK					

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024
028

FENCE MOUNTED REGULATORY

RW.24

Scale: 1-1/2"=1'-0"

4 Square Feet

3 Typical Fence Mounted Signage

Note: All signs to be reviewed and approved by separate permit. The following signs serve as an illustrative example only.



SIDE VIEW

WALL MAT: Metal fence

INSTALL: Adhered to fence via VHB tape

QUANTITY: (2) Two signs required

Notes:

1. Sign face(s) to be .125" aluminum. Form as shown. Paint finish with a White header and Slate body. Semi-gloss finish. First surface film decorate per callouts
2. VHB tape on back of sign to adhere to fence
3. "HCA HealthONE" facility name to be HCA Navy film. Use artwork provided by designer. Overlam individual letters with 3M 3660M overlaminate
4. Diamond Plus to be HCA orange film 3630-124. Use artwork provided by designer, Overlam individual letters with 3M 3660M overlaminate
5. Copy to be reflective white film 3M 680-10. Size as shown. Typeface to be Mark for HCA medium. Verify all copy prior to fabrication

Stratus®
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: HCA HealthONE

ADDRESS: 1444 S. POTOMAC ST
AURORA, CO 80012-4508

PAGE NO.: 13

ORDER NUMBER: 1214154

PROJECT NUMBER: 87716

SITE NUMBER: CO-024_1444 S. Potomac

PROJECT MANAGER: ANTONIE JOSEPH

ELECTRONIC FILE NAME: G:\ACCOUNTS\H\HCA HealthONE\Locations\2024\CO\CO-024_14444 S. Potomac\CO-024_14444 S. Potomac_R6.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	479301	06/10/24 RH					
Rev 1	481889	06/25/24 KWK					
Rev 2	484086	07/08/24 KWK					
Rev 3	487862	08/01/24 MS	Revised second line of copy				
Rev 4	488530	08/07/24 MS					
Rev 5	489256	08/09/24 MS					
Rev 6	493826	09/16/24 KWK					

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031 D/F ILLUMINATED PYLON

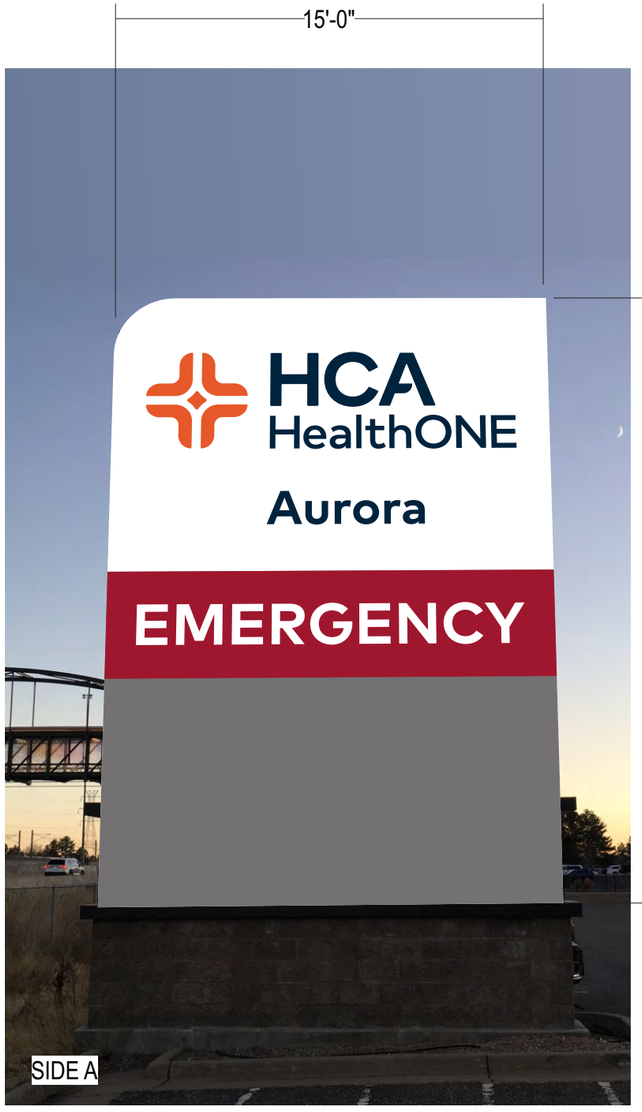
Scale: 3/16"=1'-0"

CUSTOM

315 Square Feet

EXISTING SIGN SF:	308.3
PROPOSED SIGN SF:	315

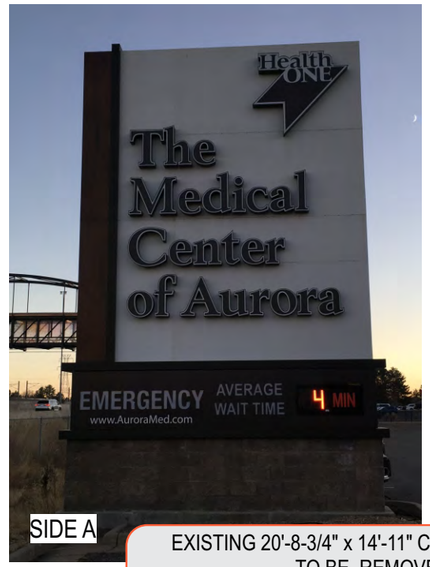
3 Typical Freestanding Signage





PROPOSED SIGNAGE

EXISTING CONDITIONS





EXISTING 20'-8-3/4" x 14'-11" CABINET ABOVE STONE BASE
TO BE REMOVED REPLACED.
NEW CABINET TO USE EXISTING 12" DIA X 24'-0" INTERNAL STEEL
EXISTING 3'-4-1/2" X 14'-11" BRICK BASE TO REMAIN

Note: All signs to be reviewed and approved by separate permit. The following signs serve as an illustrative example only.

Stratus®
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: HCA HealthONE

ADDRESS: 1444 S. POTOMAC ST
AURORA, CO 80012-4508

PAGE NO.: 15

ORDER NUMBER: 1214154

PROJECT NUMBER: 87716

SITE NUMBER: CO-024_1444 S. Potomac

PROJECT MANAGER: ANTONIE JOSEPH

ELECTRONIC FILE NAME:
G:\ACCOUNTS\H\HCA HealthONE\Locations\2024\CO\CO-024_14444 S. Potomac\
CO-024_14444 S. Potomac_R6.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	479301	06/10/24 RH					
Rev 1	481889	06/25/24 KWK					
Rev 2	484086	07/08/24 KWK					
Rev 3	487862	08/01/24 MS	Added proposed Sign B				
Rev 4	488530	08/07/24 MS	Updated size per engineering				
Rev 5	489256	08/09/24 MS					
Rev 6	493826	09/16/24 KWK					

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031 D/F ILLUMINATED PYLON

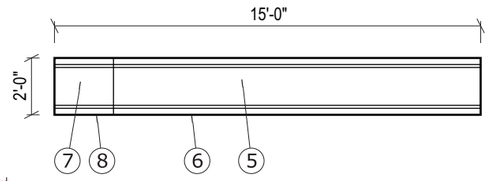
Scale: 3/16"=1'-0"

CUSTOM

315 Square Feet

refer to
PRODUCTION SHOP DRAWING
CHI0091A
for manufacturing details

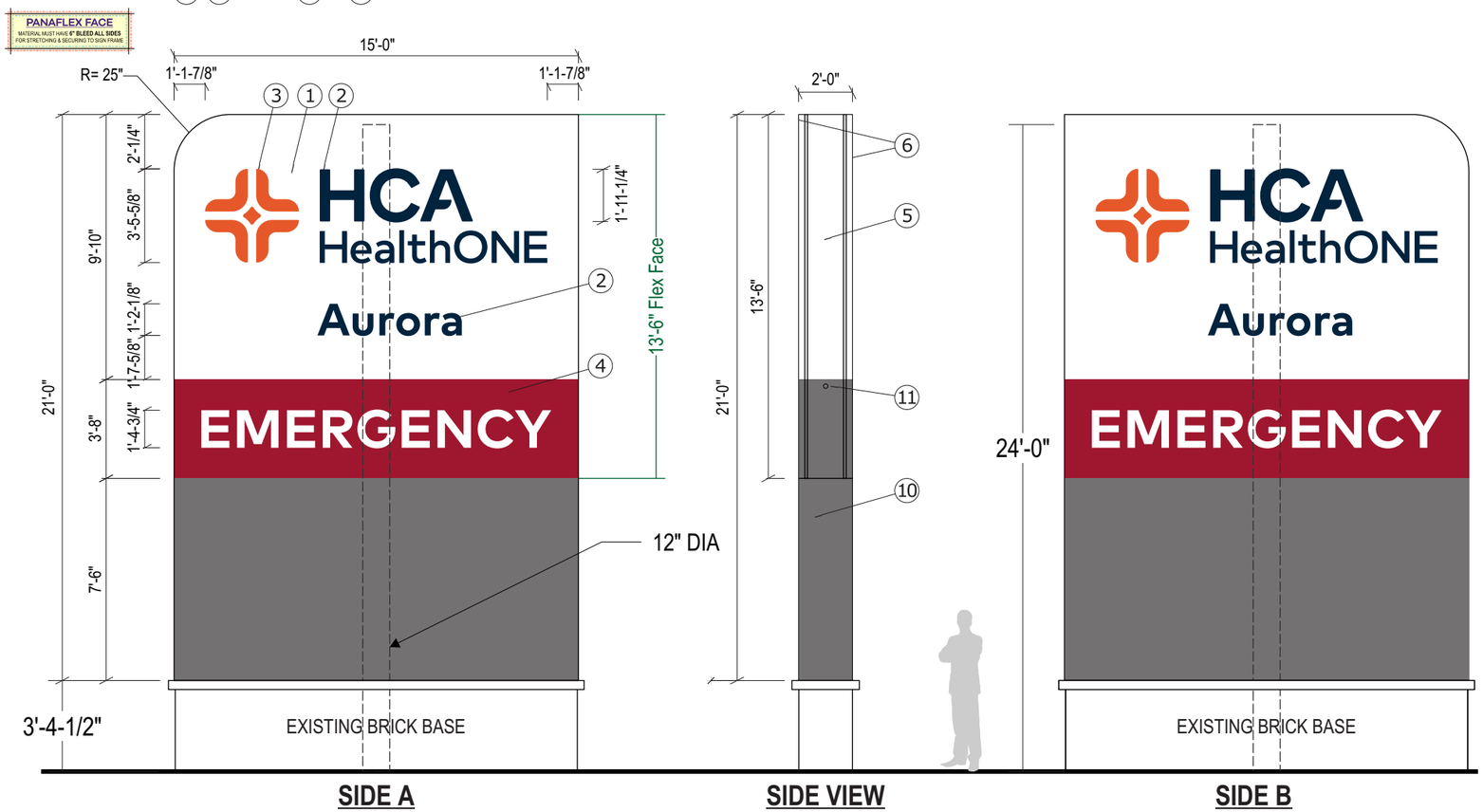
TOP VIEW



3 Typical Freestanding Signage

Note: All signs to be reviewed and approved by separate permit. The following signs serve as an illustrative example only.

QUANTITY: (1) ONE pylon cabinet required



Notes:

1. Sign face to be 3M Panagraphics III. First surface decorate per call outs. Overlay entire face with 3M 3660M overlaminate.
2. Film decorate "HCA HealthONE" and facility name with 3M 3630-8695 HCA Navy. Use artwork provided by designer. Typeface to be Mark for HCA Bold. Verify all copy prior to fabrication.
3. Diamond Plus Mark to be 3M 3630-124 orange over 3635-30 diffuser film. Use artwork provided by designer.
4. Emergency strip to be 3M 3630-53 Crimson red, copy to reverse out white. Typeface to be Mark for HCA Bold.
5. Sign body filler to be SignComp wide body filler #2005. Form as shown. Paint finish all exterior exposed surfaces to match adjacent sign face, slate and white, semi-gloss finish. Paint finish interior surfaces with light enhancement paint.
6. Extrusion cover for flex face retainer to be SignComp #2095. Paint finish all exterior exposed surfaces to match adjacent sign face, slate and white, semi-gloss finish. Attach with countersunk flathead stainless steel screws. Paint heads to match.
7. 25" radiused filler body piece. Paint finish all exposed surfaces White. Semi-gloss finish. Paint finish interior surfaces with light enhancement paint.
8. 25" radiused cover. Paint finish exterior surfaces White. Sem-gloss finish.
9. .125" aluminum cladding. Form as shown. Paint finish Slate. Semi-gloss finish.
10. .125" aluminum base cladding. Form as shown. Paint finish Slate. Semi-gloss finish. Make one side removable for bolt access.
11. Location of photocell when required.

ILLUMINATION: Internally illuminate with White led's as required by manufacturer. Power supplies housed within cabinet.

General notes
All paints to be two-part polyurethane by Matthews Paints. Semi-gloss finish. - All film to be 3M unless otherwise stated. - All steel components to be primed with a zinc inhibitor (Devcon-z or approved equal). - All structural components to be sized by a licensed structural engineer to meet or exceed all local, state, and national codes. - All electrical work to meet or exceed U.L. or CE requirements. - All exposed fasteners to be painted to match cabinet. - Electrical leads from the back of illuminated letters to be a minimum of 6'-0" (2 meters) long as measured from the back of the letter. All extrusions specified for this project to be by SignComp. No unapproved substitutions



SIMULATED NIGHT VIEW

Stratus®
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: HCA HealthONE

ADDRESS: 1444 S. POTOMAC ST
AURORA, CO 80012-4508

PAGE NO.: 16

ORDER NUMBER: 1214154

PROJECT NUMBER: 87716

SITE NUMBER: CO-024_1444 S. Potomac

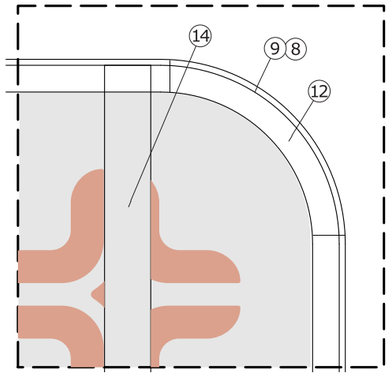
PROJECT MANAGER: ANTONIE JOSEPH

ELECTRONIC FILE NAME: G:\ACCOUNTS\H\HCA HealthONE\Locations\2024\CO\CO-024_14444 S. Potomac\ CO-024_14444 S. Potomac_R6.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	479301	06/10/24 RH					
Rev 1	481889	06/25/24 KWK					
Rev 2	484086	07/08/24 KWK					
Rev 3	487862	08/01/24 MS					
Rev 4	488530	08/07/24 MS	Added engineering				
Rev 5	489256	08/09/24 MS					
Rev 6	493826	09/16/24 KWK					

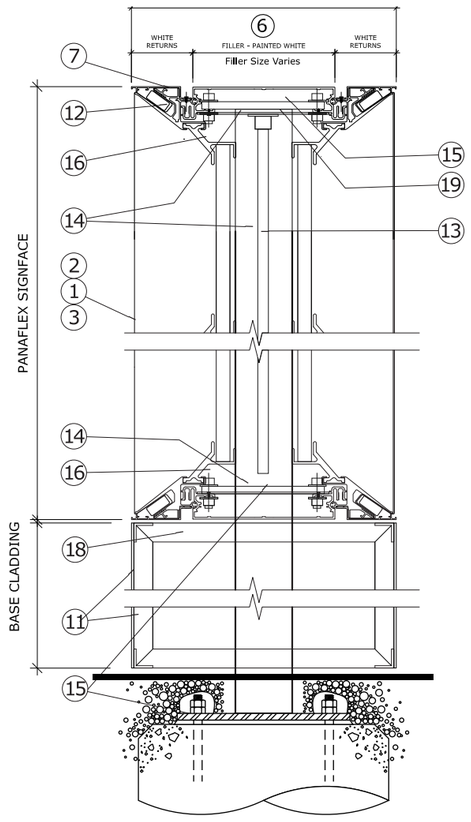
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031 ILLUMINATED PYLON SECTION DETAILS



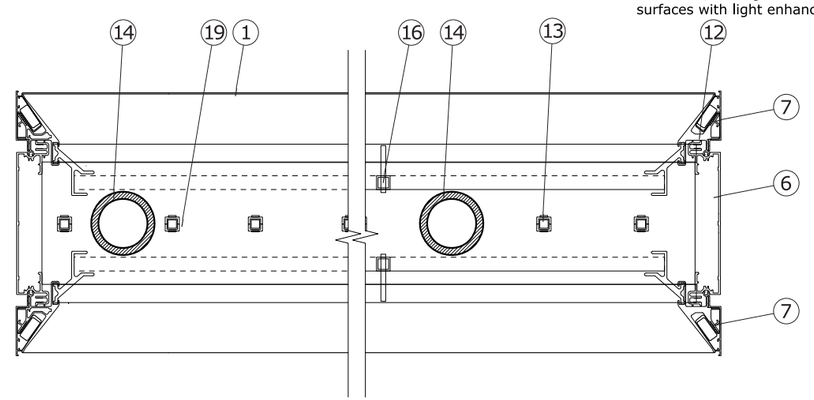
3 Typical Freestanding Signage

Note: All signs to be reviewed and approved by separate permit. The following signs serve as an illustrative example only.



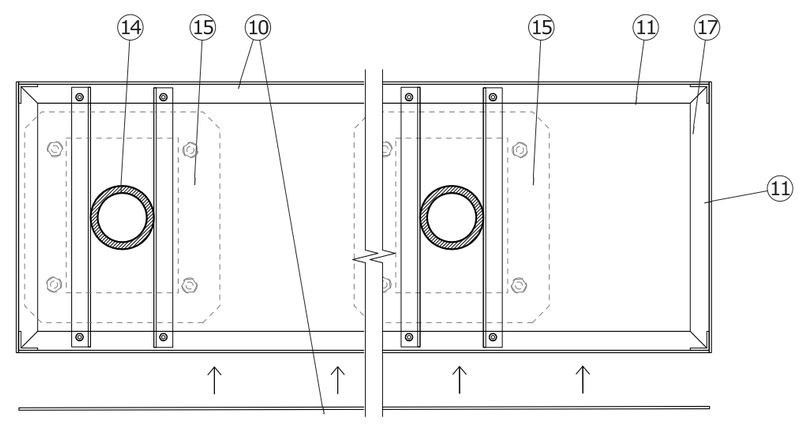
A VERTICAL SECTION

SCALE: 1 1/2"=1'-0"



B HORIZONTAL SECTION @ PANAFLEX FACE

SCALE: 1 1/2"=1'-0"



C HORIZONTAL SECTION @ REMOVABLE BASE CLADDING

SCALE: 1 1/2"=1'-0"

Notes

1. Sign face to be 3M Panagraphics III. First surface decorate per call outs. Overlay entire face with 3M 3660M overlaminate.
2. Film decorate "HCA HealthONE" and facility name with 3M 3630-8695 HCA Navy. Use artwork provided by designer. Verify all copy prior to fabrication.
3. Diamond Plus Mark to be 3M 3630-124 HCA orange over 3635-30 diffuser film. Use artwork provided by designer.
4. Emergency strip to be 3M 3630-53 Crimson red, copy to reverse out white. Typeface to be Mark for HCA Bold.
5. Directional copy background to be first surface decorated with opaque slate film, copy to reverse out white. Typeface to be Mark for HCA Medium. Verify all copy prior to fabrication.
6. Sign body filler to be SignComp medium body filler #2015. Form as shown. Paint finish all exterior exposed surfaces to match adjacent sign face, slate and white, semi-gloss finish. paint finish interior surfaces with light enhancement paint.
7. Extrusion cover for flex face retainer to be SignComp #2095. Paint finish all exterior exposed surfaces to match adjacent sign face, slate and white, semi-gloss finish. Attach with countersunk flathead stainless steel screws. Paint heads to match.
8. 9" radiused filler body piece to be SignComp #4050. Paint finish all exposed surfaces White. Semi-gloss finish. Paint finish interior surfaces with light enhancement paint.
9. 9" radiused extrusion cover to be SignComp #4260P. Paint finish exterior surfaces White. Semi-gloss finish.
10. .125" aluminum cladding. Form as shown. Paint finish Slate. Semi-gloss finish.
11. .125" aluminum base cladding. Form as shown. Paint finish Slate. Semi-gloss finish. Make one side removable for bolt access.
12. Flex face retention extrusion to be SignComp #2086. Miter cut at square corners for monolithic appearance. Hinge along top for access. Note: 9" radiused retention extrusion to be SignComp # 4250.
13. LED illumination to be Current Powerstrip DS as required to provide even illumination across sign face without hot spots or shadows. LED manufacturer to provide layouts, module specification, and power supply requirements.
14. Round steel support tube as required to be sized by a licensed structural engineer to meet or exceed all applicable local, state, and national codes. Paint finish with light enhancement paint. Weld steel match plate at bottom for foundation attachment. Weld steel top plate for bolt attachment of extrusion filler bodies. Weld additional plate as required to pick up the lower horizontal sign filler body extrusion.
15. Steel match plate, anchor bolts, concrete foundation and reinforcement to be sized by a licensed structural engineer to meet or exceed all applicable local, state and national codes.
16. Provide SignComp small face brace #5352 and 1" sq. tube supports as required to maintain face rigidity.
17. Provide aluminum angle framing as required for support of base cladding. Bolt attach to steel angles welded to steel support tubes.
18. Steel angles welded to steel support tube to provide attachment surface for bolt connection of angle frame at base.
19. SignComp raceway cover #5116.
20. Provide prop rods as required to support face during servicing.

Lighting control devices
Existing locations
For existing locations where we are replacing currently illuminated signage, determine through tech audit if circuit is currently controlled by:

a. Building mounted photocell
b. Signage mounted photocell
c. Astronomical time clock.
d. If building mounted photocell or astronomical timers exist on signage circuits, tie into existing circuit. If sign-based photocell, provide photocell for new signage on sign or side facing away from primary street at installation location.

New locations
For new locations without previous signage, provide the following:

a. For channel letter sets provide an astronomical timer at panel to control lighting from dusk till dawn.
b. For free standing signs, provide a photocell on sign on side facing away from primary street at installation location.

General notes
All paints to be two-part polyurethane by Matthews Paints. Semi-gloss finish. - All film to be 3M unless otherwise stated. - All steel components to be primed with a zinc inhibitor (Devcon-z or approved equal). - All structural components to be sized by a licensed structural engineer to meet or exceed all local, state, and national codes. - All electrical work to meet or exceed U.L. or CE requirements. - All exposed fasteners to be painted to match cabinet. - Electrical leads from the back of illuminated letters to be a minimum of 6'-0" (2 meters) long as measured from the back of the letter. All extrusions specified for this project to be by SignComp. No unapproved substitutions

Pantone

HCA Navy	PMS 289c
HCA Orange	PMS 7579c
Slate	PMS 424c
Crimson red	PMS 7427c

Paints

HCA Navy	Matthews Mp62320
HCA Orange	Matthews Mp72663
Slate	Matthews Mp58477
Crimson Red	Matthews Mp83154
White	Matthews Mp11477
Black	Matthews Mp70431

Vinyls opaque

HCA Navy	3M 3630-8695 (white bkg only)
HCA Orange	3M 3630-124 (white bkg only)
Slate	3M 180c-41 dark gray
White	3M 7725-10
Black	3M 180c-12
HCA Navy (dual color)	3M DN00545

Vinyls translucent

HCA Navy	3M 3630-8695
HCA Orange	3M 3630-124 w/diffuser
Crimson Red	3M 3630-53
White	3M 3630-20
Diffuser	3M 3635-30 (41% diffusion)

Vinyls reflective

Crimson Red	3M 680-82 Ruby red
White	3M 680-10

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