

# GLOBAL COMMERCE CENTER

## VESTED SITE PLAN

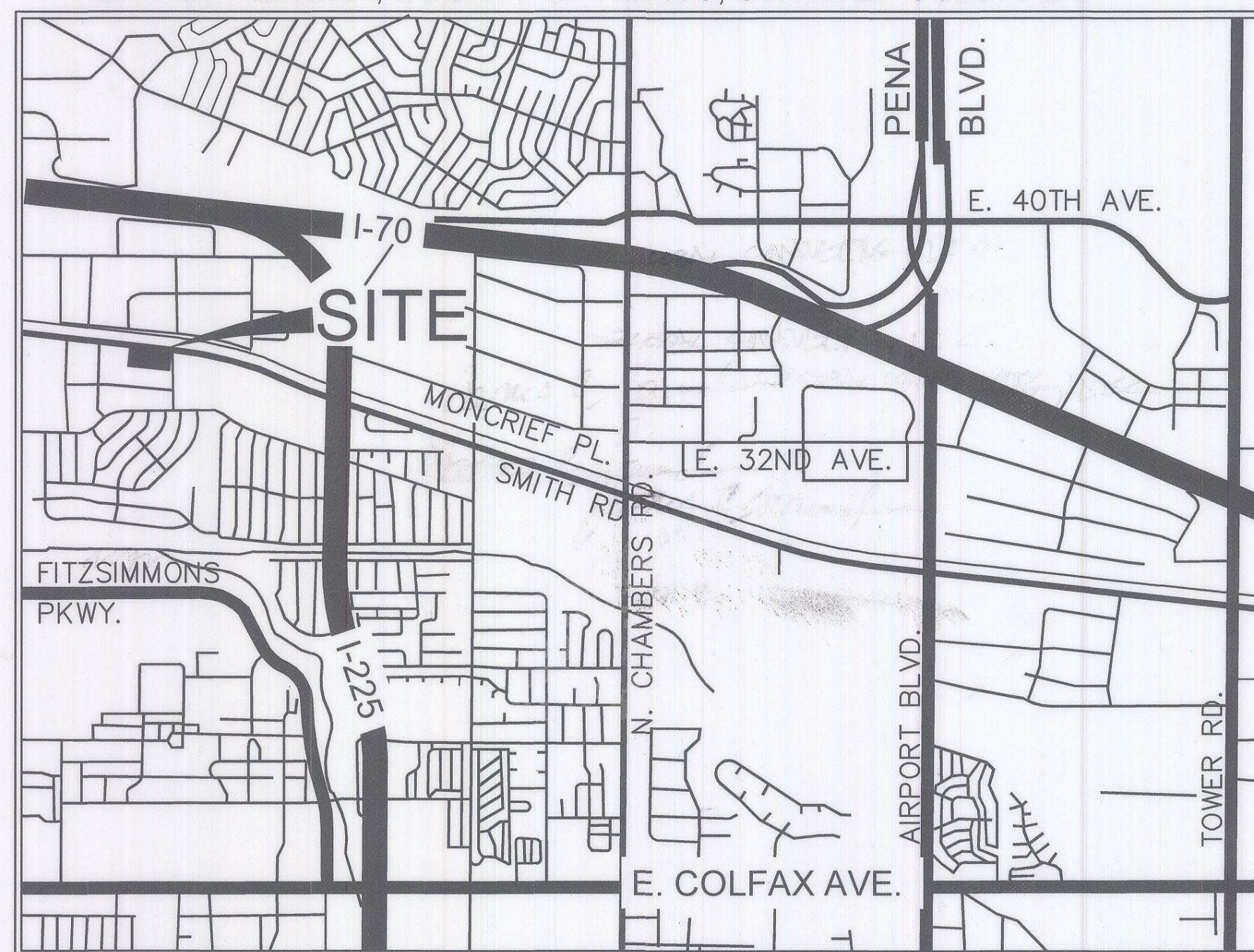
### LEGAL DESCRIPTION:

LOT 1, BLOCK 1, GLOBAL COMMERCE CENTER SUBDIVISION FILING NO. 1

A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

### SITE PLAN NOTES:

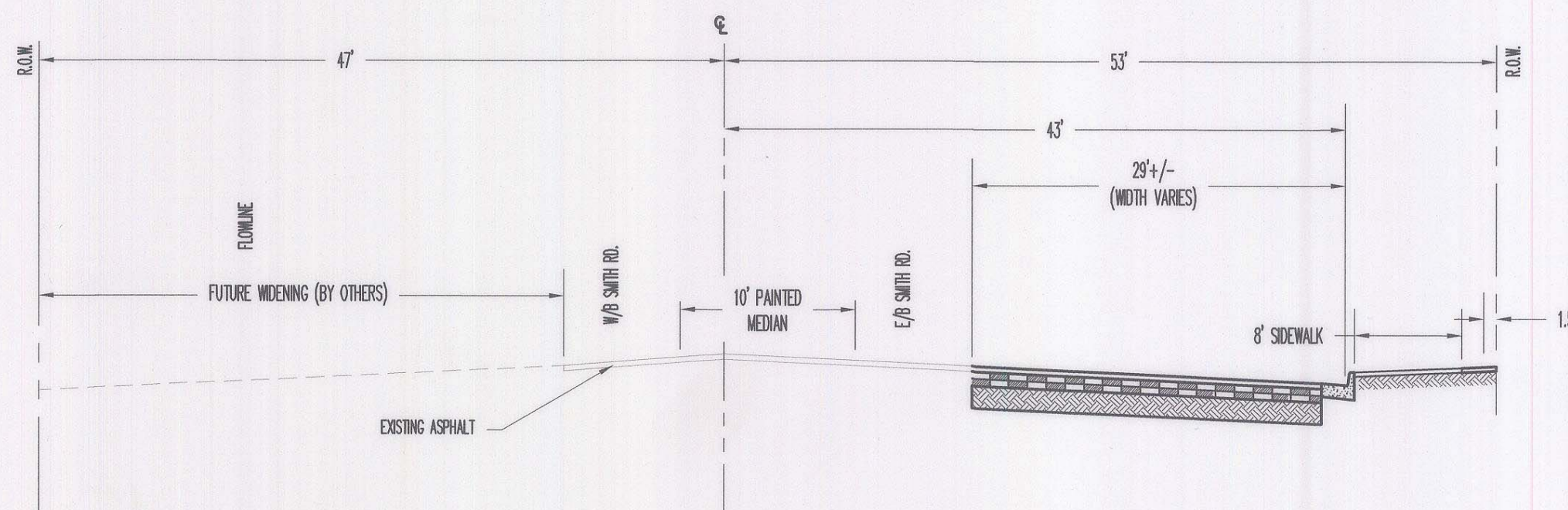
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL 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. GROUND MOUNTED EQUIPMENT SHALL ALSO BE SCREENED FROM PUBLIC VIEW.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC), AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- NO EXTERNAL TRASH ENCLOSURES OR DUMPSTERS ARE A PART OF OR APPROVED WITH THIS SITE PLAN. OUTDOOR PLACEMENT OF TRASH OR DUMPSTERS IS NOT PERMITTED.
- BLACKOUT CURTAINS OR SIMILAR DEVICES SHALL BE REQUIRED FOR ANY BUILDING WITH A TRANSLUCENT ROOF AND SHALL BE ACTIVATED OR DRAWN CLOSED AT A MINIMUM FROM DUSK TO DAWN. STRAY LIGHT RESULTING IN SKYGLOW IS NOT PERMITTED.



VICINITY MAP  
1"=2000'

SITE DATA		
NET PROPERTY AREA	5.82 AC (253,571 SF)	100%
TOTAL BUILDING COVERAGE (MAX.)	83,720 SF	33.0%
GROSS FLOOR AREA, BLDG. 1	7,000 SF	
GROSS FLOOR AREA (MIN.), BLDGS. 2-4	39,060 SF	
GROSS FLOOR AREA (MAX.), BLDGS. 2-4	78,120 SF	
GROSS FLOOR AREA, BLDG. 5	27,660 SF	
FUTURE BUILDING EXPANSION (MAX.), BLDG. 5	10,000 SF	
HARD SURFACE AREA	68,549 SF	27.0%
LANDSCAPE AREA	101,302 SF	40.0%
BUILDING HEIGHT	PERMITTED: 60 FT MAX.	
PRESENT ZONING CLASSIFICATION	M-1 LIGHT INDUSTRIAL DISTRICT	
PROPOSED ZONING CLASSIFICATION	M-1 LIGHT INDUSTRIAL DISTRICT	
PROPOSED USE, BLDG. 1	OFFICE/WAREHOUSE	
PROPOSED USE, BLDGS. 2-4	WAREHOUSE	
PROPOSED USE, BLDG. 5	INDUSTRIAL MANUFACTURING, PROCESSING AND FABRICATION, RESEARCH AND DEVELOPMENT	
PERMITTED MAXIMUM SIGN AREA (PER BUILDING)	2 SF PER 1 LF FOR FIRST 100 LF OF BUILDING FRONTAGE + 0.5 SF PER 1 LF THEREAFTER	
TOTAL ALLOWABLE SIGN AREA PER BUILDING	MAXIMUM ALLOWABLE SIGN AREA	
BUILDINGS 1 THROUGH 4		(2 X 93) = 186 SF PER BUILDING
BUILDING 5		(2 X 100)+(0.5 X 105) = 252.5 SF
MAXIMUM NO. OF SIGNS	5 SIGNS PER TENANT, 1 JOINT MONUMENT SIGN	
SIGN AREA	PERMITTED	PROPOSED
JOINT PROJECT MONUMENT SIGN (1 SIGN, 2 FACES)	100 SF PER FACE	TBD WITHIN ALLOWABLE LIMITS
STANDARD PARKING - BLDGS. 1-4	REQUIRED	PROVIDED
1 SP/2,000 S.F. WAREHOUSE, 2.5 SP/1,000 S.F. OFFICE - BLDG. 1	7,000/2,000 = 3.5 2.5(2,500/1,000) = 6.25	26
1 SPACE PER 2,000 SF WAREHOUSE - BLDGS. 2-4	39,060/2,000 = 19.53	43
ACCESSIBLE SPACES (1 VAN ACCESSIBLE SPACE REQUIRED)**	101 TO 150 SPACES = 5	5
STANDARD PARKING - BLDG. 5, 1 SPACE PER 800 SF	27,660/800 = 34.58	48
STANDARD PARKING - BLDG. 5 W/ 10,000 SF EXPANSION	37,660/800 = 47.08	48
ACCESSIBLE SPACES (1 VAN ACCESSIBLE SPACE REQUIRED)**	2	2
LOADING SPACE (PER BUILDING, BLDGS. 1-4)	1	1 (INTERNAL TO EACH BUILDING, 2-4)
LOADING SPACE (BLDG. 5)	1	1
1 BICYCLE SPACE PER 20 VEHICLE SPACES*	117 / 20 = 5.85	6
2015 IBC BUILDING CONSTRUCTION TYPE, BUILDINGS 1-4 SINGLE STORY	II-B, NON-SPRINKLERED	
2015 IBC BUILDING CONSTRUCTION TYPE, BUILDINGS 1-4 2-STORY	II-B, SPRINKLERED	
2015 IBC BUILDING CONSTRUCTION TYPE, BUILDING 5	II-B, SPRINKLERED	
OCCUPANCY CLASSIFICATION	GROUP F1	

\*NOTE: ALL ACCESSIBLE PARKING SPACES ARE VAN ACCESSIBLE, 9'x19' WITH ADJACENT 9'x19' LOADING AREA  
\*NOTE: ADDITIONAL BICYCLE PARKING WILL BE ADDED WITH THE 10,000-SF EXPANSION OF BUILDING 5



SMITH RD., ARTERIAL  
TYPICAL SECTION

### SIGNATURE BLOCK:

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, Global Consulting, LLC HAS CAUSED THESE  
(Corporation, Company, or Individual)

PRESENTS TO BE EXECUTED THIS 4 DAY OF October AD. 2019.

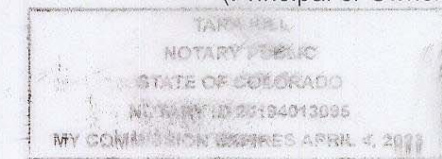
BY: James C. Saunders  
(Principal or Owner)

BY: \_\_\_\_\_  
(Principal or Owner)

STATE OF COLORADO

)SS

COUNTY OF ADAMS



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF October AD. 2019 BY James C. Saunders  
(Principal or Owner)

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 4-4-23

NOTARY PUBLIC

5150 S. Logan Dr. G20121  
ADDRESS

### CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature] DATE: 10/10/19  
PLANNING DIRECTOR: [Signature] DATE: 10/9/19  
PLANNING COMMISSION: [Signature] DATE: 10/8/19  
CITY COUNCIL: N/A DATE: N/A  
ATTEST: N/A DATE: N/A

DATABASE APPROVAL DATE 8/14/19

### 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: \_\_\_\_\_

### SHEET INDEX

- COVER SHEET
- SITE PLAN
- GRADING AND UTILITY PLAN
- PRELIMINARY LANDSCAPE PLAN
- LANDSCAPE DETAILS
- SITE PHOTOMETRIC PLAN
- SITE DETAILS
- BUILDINGS 1-4 EXTERIOR ELEVATIONS, SINGLE-STORY OPTION
- BUILDINGS 1-4 EXTERIOR ELEVATIONS, 2-STORY OPTION
- BUILDING 5 EXTERIOR ELEVATIONS
- BUILDING 5 EXTERIOR ELEVATIONS

### OWNER

GLOBAL CONSULTING, LLC  
12901 OVERSEAS HIGHWAY  
KEY LARGO, FL 33037  
CONTACT: JIM SAUNDERS  
PHONE: (305) 453-4521  
jsaunders@bayviewdev.com

### ARCHITECT

ALLEN ARCHITECTURE  
2001 LINCOLN ST., SUITE 1410  
DENVER, CO 80202  
CONTACT: GREGG ALLEN  
PHONE: (303) 588-6022  
gallen@hotmail.com

### LANDSCAPE ARCHITECT

JUMP DESIGN COMPANY  
1733 S. CLARKSON ST.  
DENVER, CO 80210  
CONTACT: TOM JUMP, ASLA  
PHONE: (303) 282-0463  
tomj@jumpdesignco.com

### PLANNER/PROJECT REPRESENTATIVE

APERIO PROPERTY CONSULTING  
18006 E. GRAND AVE.  
AURORA, CO 80015  
CONTACT: AARON THOMPSON  
PHONE: (303) 317-3000  
aaron@aperiopc.com

### CIVIL ENGINEER

KELLY DEVELOPMENT SERVICES  
9301 SCRUB OAK LANE  
LOVE TREE, CO 80124  
CONTACT: GREG KELLY, PE  
PHONE: (303) 888-6338  
greg@kellydev.com

### SURVEYOR

COTTONWOOD SURVEYING, INC.  
P.O. BOX 694  
STRASBURG, CO 80136  
CONTACT: HAROLD PONSERELLA  
PHONE: (303) 549-7992  
pons.csa@gmail.com

### AMENDMENTS

- MINOR AMENDMENT 6/15/2020  
ADD A SHADE STRUCTURE TO THE EAST SIDE OF THE BUILDING
- MINOR AMENDMENT  
REDUCE "BUILDING 1" SQUARE FOOTAGE 13,020SF TO 7,020 WITH 2,500SF 2ND STORY, AND MODIFY EXTERIOR BUILDING MATERIALS

Aperio  
Property Consultants, LLC

18006 E. GRAND AVE.  
AURORA, CO 80015  
PHONE 303.317.3000

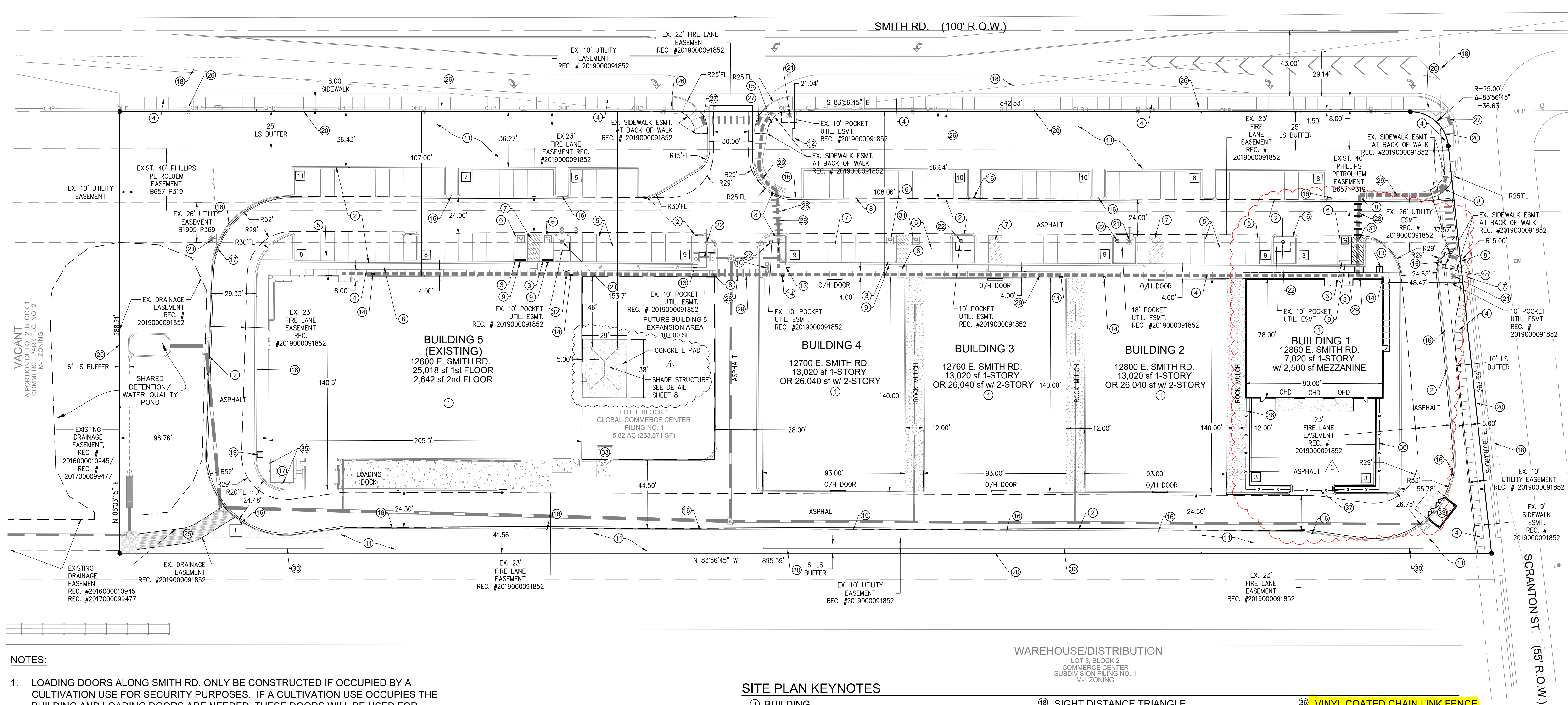
SEPTEMBER 19, 2019

COVER SHEET  
SHEET 1

# GLOBAL COMMERCE CENTER

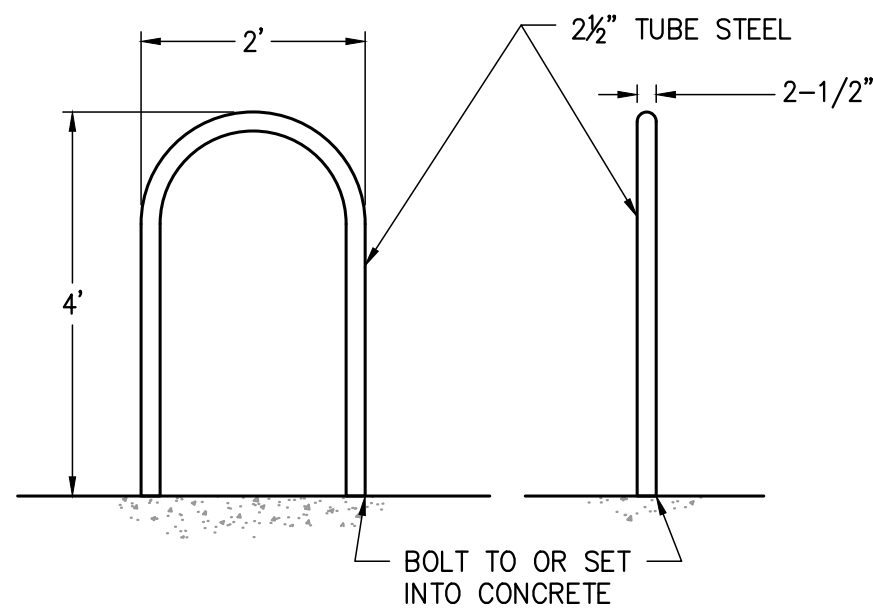
## VESTED SITE PLAN

LOT 1, BLOCK 1, GLOBAL COMMERCE SUBDIVISION FILING NO. 1  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



### NOTES:

- LOADING DOORS ALONG SMITH RD. ONLY BE CONSTRUCTED IF OCCUPIED BY A CULTIVATION USE FOR SECURITY PURPOSES. IF A CULTIVATION USE OCCUPIES THE BUILDING AND LOADING DOORS ARE NEEDED, THESE DOORS WILL BE USED FOR LOADING VEHICLE ENTRY AND/OR EXIT ONLY AND WILL BE CLOSED IMMEDIATELY UPON THE VEHICLE ENTERING OR EXITING THE BUILDING. ALL LOADING ACTIVITIES WILL BE INTERNAL TO THE BUILDING.
- BUILDINGS 1-3 OR 2-4 MAY BE COMBINED INTO A SINGLE BUILDING FOOTPRINT.
- BUILDINGS 1-4 MAY BE CONSTRUCTED AS ONE OR TWO STORY AT OWNER'S DISCRETION. IN THE EVENT THAT THE TWO STORY OPTION IS EXERCISED ON BUILDINGS 2-4, ADDITIONAL PARKING (INCLUDING ACCESSIBLE PARKING) AND LANDSCAPING SHALL BE CONSTRUCTED IN THE DESIGNATED LOCATIONS SHOWN ON THIS SITE PLAN TO ACCOMMODATE THE AMOUNT OF REQUIRED PARKING BASED UPON THE INCREASED GROSS FLOOR AREA.
- ELEVATION OPTIONS ARE PROVIDED ON SHEETS 7-10 AS FOLLOWS:  
SHEET 7: BUILDINGS 1-4, SINGLE STORY OPTION  
SHEET 8: BUILDINGS 1-4, 2-STORY OPTION  
SHEETS 9-10: BUILDING 5



BIKE RACK DETAIL  
NOT TO SCALE

### SITE PLAN KEYNOTES

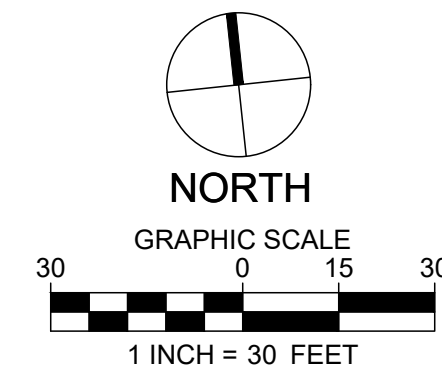
- ① BUILDING
- ② 6" CURB AND GUTTER
- ③ CONCRETE CURB STOP
- ④ SIDEWALK
- ⑤ 9' x 19' STANDARD PARKING STALL
- ⑥ 9' x 19' HANDICAP PARKING STALL
- ⑦ 9' x 19' LOADING ZONE
- ⑧ HANDICAP ACCESSIBLE RAMP
- ⑨ HANDICAP VAN ACCESSIBLE POLE-MOUNTED SIGN
- ⑩ SITE POLE-MOUNTED LIGHT (SEE SHEET 6)
- ⑪ LANDSCAPE AREA
- ⑫ MONUMENT SIGN (SEPARATE PERMIT REQUIRED)
- ⑬ BIKE RACK
- ⑭ KNOX BOX
- ⑮ 24" x 24" STOP SIGN
- ⑯ FIRE LANE - NO PARKING SIGN
- ⑰ FENCED LIQUID NITROGEN TANK AREA  
SEE SHEET 7 FOR DETAILS

### WAREHOUSE/DISTRIBUTION

LOT 3, BLOCK 2  
COMMERCE CENTER  
SUBDIVISION FILING NO. 1  
M-1 ZONING

- ⑱ SIGHT DISTANCE TRIANGLE
- ⑲ TRANSFORMER LOCATION (PROPOSED)
- ⑳ LOT LINE
- ㉑ FIRE HYDRANT (PROPOSED)
- ㉒ WATER METER (PROPOSED)
- ㉓ CONCRETE PAN
- ㉔ PIPE BOLLARD
- ㉕ GRAVEL MAINTENANCE ACCESS TO POND
- ㉖ C.O.A. STREET LIGHT
- ㉗ HANDICAP ACCESSIBLE RAMP PER C.O.A. S-9.6
- ㉘ PAINTED CROSSWALK
- ㉙ ACCESSIBLE ROUTE ■■■■■■
- ㉚ EXISTING RETAINING WALL
- ㉛ OPTIONAL ACCESSIBLE PARKING STALL
- ㉜ FDC WITH APPROVED KNOX CAPS
- ㉝ TRASH ENCLOSURE w/ SELF-CLOSING DOORS
- ㉞ LOADING DOCK CONCRETE STEM WALL
- ㉟ PIPE BOLLARDS AT LIQUID NITROGEN TANK (7 TOTAL)

- ㊳ VINYL COATED CHAIN LINK FENCE
- ㊴ GATE

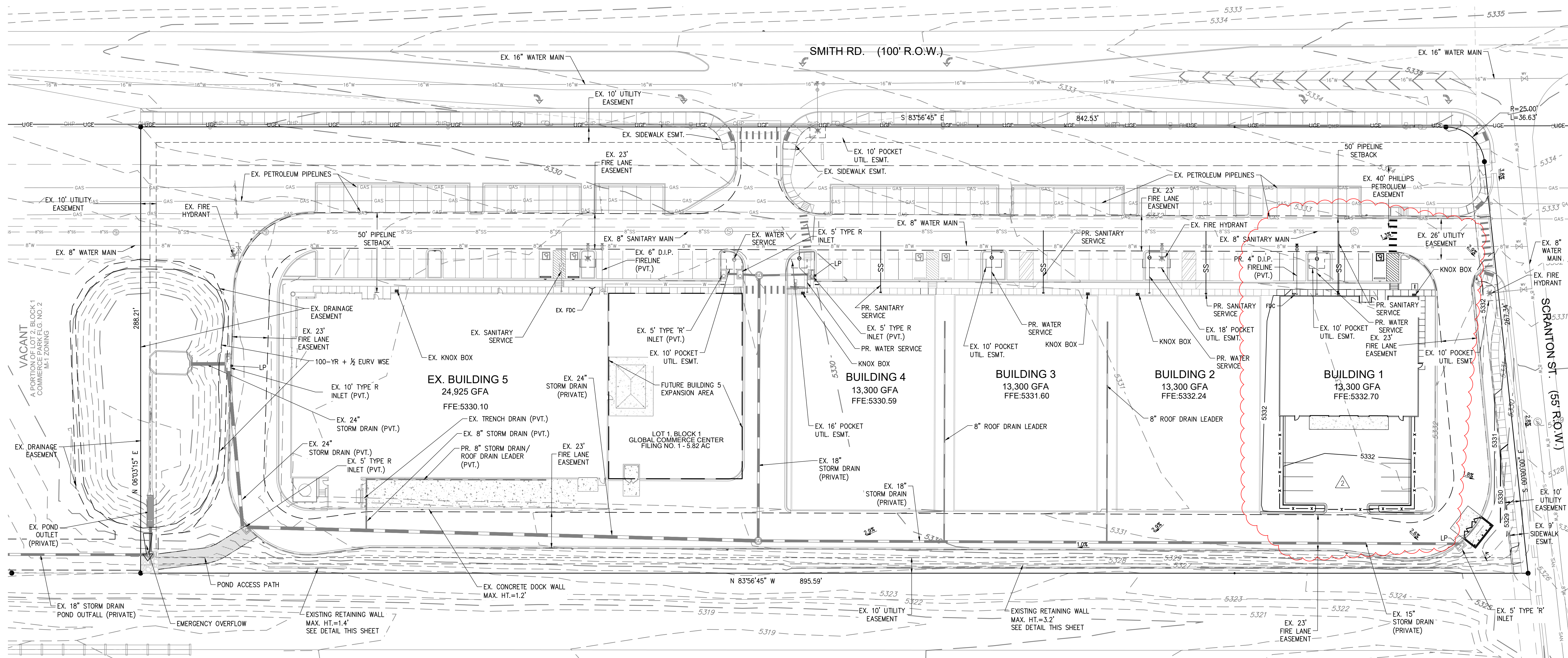


**Aperio**  
Property Consultants, LLC  
4032 DEFOE ST.  
STRASBURG, CO 80136  
PHONE 303.317.3000

MARCH 8, 2023  
SITE PLAN  
SHEET 2

# GLOBAL COMMERCE CENTER VESTED SITE PLAN

LOT 1, BLOCK 1, GLOBAL COMMERCE SUBDIVISION FILING NO. 1  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND			
EXISTING	PROPOSED	EXISTING	PROPOSED

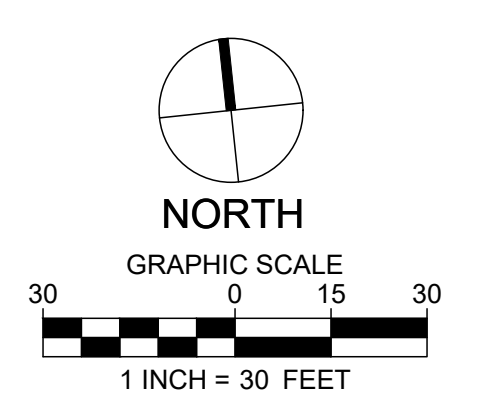
## WAREHOUSE/DISTRIBUTION LOT 3, BLOCK 2 COMMERCE CENTER SUBDIVISION FILING NO. 1 M-1 ZONING

NOTE:  
SITE ELECTRICAL DESIGN TO BE COORDINATED WITH  
PHILLIPS 66-CONOCO PRIOR TO INSTALLATION IN THE  
PIPELINE EASEMENT AREA.

NOTE:  
ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE  
NOTED TO BE MAINTAINED BY PROPERTY OWNER. POND  
OUTFALL PIPE IS PRIVATE.

NOTE:  
MINIMUM SLOPES AWAY FROM THE BUILDING SHALL BE A  
MINIMUM OF 5% FOR 10' IN LANDSCAPE AREAS AND 2%  
FOR IMPERVIOUS AREAS.

GRADING PLAN LEGEND	



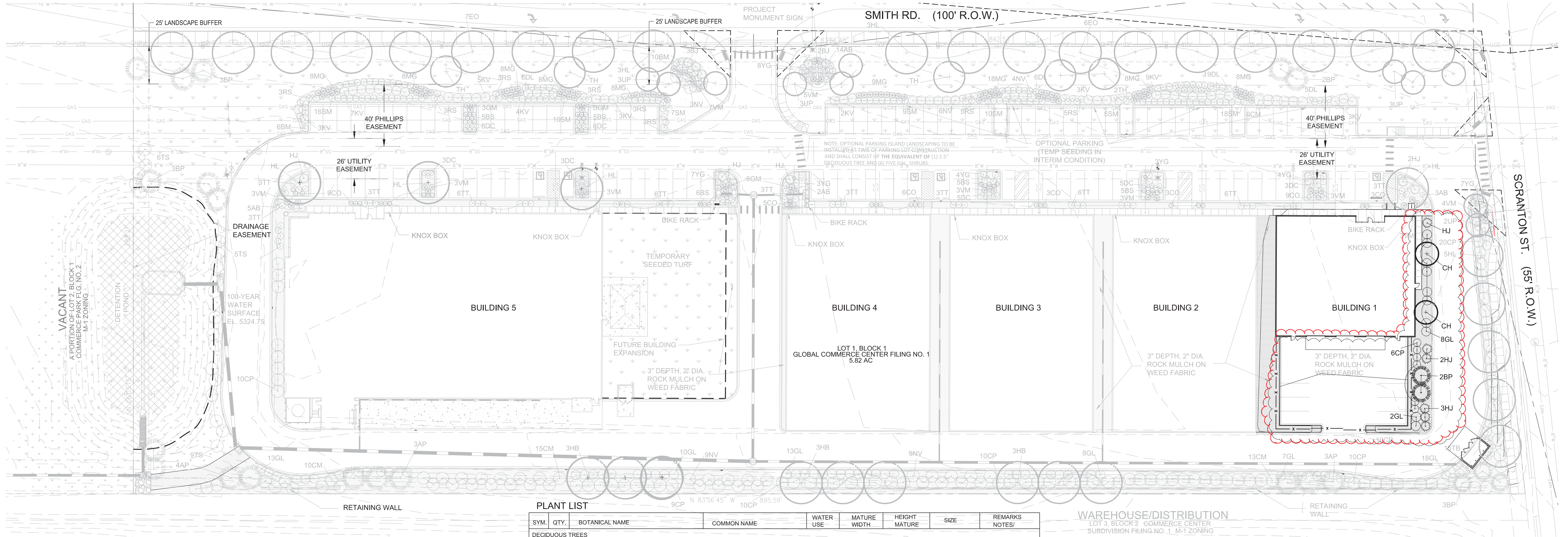
**KELLY DEVELOPMENT SERVICES, LLC**  
9301 SCRUB OAK DR  
LONE TREE, CO 80124  
303-888-6338  
greg@kellydev.com

MARCH 8, 2023  
GRADING AND UTILITY PLAN  
SHEET 3

# GLOBAL COMMERCE CENTER

## VESTED SITE PLAN

LOT 1, BLOCK 1, GLOBAL COMMERCE SUBDIVISION FILING NO. 1  
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



SITE DATA CALC. TABLE

SITE DATA	AREA IN SQ. FT.	%
TOTAL SITE AREA	253,571	100%
BUILDING COVERAGE	77,098	30.4%
HARD SURFACE AREA	68,549	27.0%
LANDSCAPE AREA	107,924	42.6%
		100%

COOL SEASON GRASSES CALC. TABLE

MAX. % COOL SEASON GRASSES ALLOWED	27,300	33%
MAX. % COOL SEASON GRASSES PROVIDED	13,331	16.1%

INERT SURFACE GROUND COVERAGE

ROCK MULCH PLANTING BEDS	22,197	26.8% OF L/S AREA
TOTAL INERT SURFACE	22,197	26.8% OF L/S AREA

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

BUFFER DESCRIPTION/ LENGTH/ADJ. LAND USE	STANDARD BUFFER WIDTH/BUFFER WIDTH PROVIDED	LANDSCAPE REQUIREMENTS	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
SMITH ROAD FRONTAGE LENGTH: 775'		1 TREE /40 L.F.	NA	19	NA	19	NA
SMITH ROAD PERIMETER BUFFER LENGTH: 775'	25' Std./ 25'	1 TREE & 10 SHRUBS/40 L.F.	NA	19	194	19	288
SCRANTON STREET FRONTAGE LENGTH: 267.34'		1 TREE /40 L.F.	XERISCAPE	7	NA	0*	NA
SCRANTON STREET PERIMETER BUFFER LENGTH: 267.34'	10' Std. / 8'	1 TREE & 5 SHRUBS/40 L.F.	XERISCAPE	7	36	7	37
WEST PROPERTY LINE PERIMETER BUFFER LENGTH: 288'	10' Std. / 8'	1 TREES & 5 SHRUBS/40 L.F.	XERISCAPE	7	36	5**	6**
SOUTH PROPERTY LINE PERIMETER BUFFER LENGTH: 895.59'	10' Std. / 6'	1 TREE & 5 SHRUBS/40 L.F.	XERISCAPE	22.5	112	20 TREES + 32 SHRUBS= 23.2	144

\* -DENOTES UTILITY EASEMENT IN PLACE  
\*\* -DENOTES EASEMENTS & DETENTION POND IN PLACE

PLANT LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	WATER USE	MATURE WIDTH	HEIGHT MATURE	SIZE	REMARKS NOTES/
DECIDUOUS TREES								
EO	14	Quercus robur	English Oak	M	30-40'	40-50'	3" cal.	B&B, single stem, full head
HB	9	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	L	30-40'	40-50'	2.5" cal.	
HL	15	G. triacanthos inermis 'Shademaster'	Shademaster Honeylocust	M	30-40'	40-50'	2.5" cal.	
ORNAMENTAL TREES								
CH	2	Pyrus californica 'Cleveland Select'	Chanticleer Pear	L	20-30'	15-20'	2" cal.	
TH	5	Craetagus crus-galli inermis	Thornless Hawthorn	L	20-25'	20-25'	2.5" cal.	
UP	11	Pyrus ussuriensis 'Prairie Gem'	Ussurian Pear	L	20-25'	20-25'	3" cal.	
EVERGREEN TREES								
AP	10	Pinus nigra	Austrian Pine	L	20-30'	30-50'	10' HT.	B&B, full & bushy
BP	13	Pinus heidreichii (leucodermis)	Bosnian Pine	L	10-12'	20-25'	10' HT.	
DECIDUOUS SHRUBS								
AB	29	Potentilla fruticosa 'Abbottwood'	Abbottwood Potentilla	L	2-3'	L (2-3')	5 gal.	Container
BM	16	Caryopteris clandonensis 'Blue Mist'	Blue Mist Spirea	L	2-3'	M (3-4')	5 gal.	Container
CM	44	Philadelphus lewisii 'Cheyenne'	Cheyenne Mockorange	L	6-8'	T (6-8')	5 gal.	Container
CP	65	Ligustrum vulgare 'Cheyenne'	Cheyenne Privet	L	6-8'	T (6-8')	5 gal.	Container
DC	30	Viburnum opulus 'Nanum'	Dwarf European Cranberrybush	L	1-2'	L (1-2')	5 gal.	Container
DL	36	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	L	3-4'	M (3-4')	5 gal.	Container
GL	94	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	L	6-8'	M (2-3')	5 gal.	Container
KV	40	Viburnum carlesii	Koreanspice Viburnum	L	5-6'	M(4-5')	5 gal.	Container
NV	31	Viburnum lentago	Nannyberry Viburnum	L	8-12'	T (10-15')	5 gal.	Container
RS	28	Perovskia atriplicifolia	Russian Sage	L	3-4'	M (3-4')	5 gal.	Container
SM	75	Philadelphus x 'Snowbelle'	Snowbelle Mockorange	L	6-8'	M (4')	5 gal.	Container
TS	20	Artemisia tridentata	Tall Western Sage	L	6-8'	T (8-12')	5 gal.	Container
TT	45	Lonicera syringantha 'Wolfli'	Tiny Trumpet Honeysuckle	L	4-5'	M (3-4')	5 gal.	Container
YG	17	Potentilla fruticosa 'Yellow Gem'	Yellow Gem Potentilla	L	3-4'	L (2-3')	5 gal.	Container
EVERGREEN SHRUBS								
BJ	5	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	L	6-8'	M (4-6')	5 gal.	Container
BS	24	Juniperus squamata 'Blue Star'	Blue Star Juniper	L	2-3'	L (2-3')	5 gal.	Container
CO	29	Mahonia aquifolium 'Compacta'	Compact Oregon Grapeholly	L	2-3'	L (2-3')	5 gal.	Container
HJ	12	Juniperus horizontalis 'Hughes'	Hughes Juniper	L	6-8'	L (1.5-2')	5 gal.	Container
ORNAMENTAL GRASSES								
GM	15	Miscanthus sinensis 'Goliath'	Goliath Maiden Grass	L	3-4'	T(7-9')	5 gal.	Container
MG	83	Miscanthus sinensis 'Gracillimus'	Maiden Grass	L	4-5'	M(4-5')	5 gal.	Container
VM	39	Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass	L	4-5'	M(4-5')	5 gal.	Container

WAREHOUSE/DISTRIBUTION  
LOT 3, BLOCK 2, GLOBAL COMMERCE CENTER  
SUBDIVISION FILING NO. 1, M-1 ZONING

LEGEND

	DECIDUOUS TREE		4" DEPTH CRUSHED GRANITE MULCH 3/4" DIA.
	ORNAMENTAL TREE		DRYLAND SEEDING (MIX #1) IRRIGATE TO ESTABLISHMENT
	EVERGREEN TREE		DETENTION AREA DRYLAND SEEDING (MIX #2)
	DECIDUOUS SHRUB		IRRIGATED COOL SEASON GRASS
	EVERGREEN SHRUB		
	ORNAMENTAL GRASS		
	EDGER		

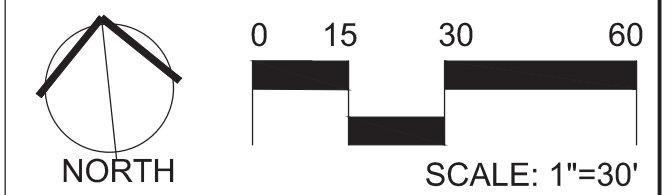
NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPING INFORMATION

ELEVATION (DIRECTION FACING)	ELEVATION LENGTH	REQ'D. TREE EQUIVALENT (1 T.E./ 40')	TREES PROVIDED	SHRUBS REQUIRED/ PROVIDED
BUILDING 1 NORTH ELEVATION	93' (78')	2.3 (2)	1 (2)	13/ 33 (0/ 9)
BLDG. 2- NORTH ELEV.	93'	2.3	0	23 / 25
BLDG. 3- NORTH ELEV.	93'	2.3	0	23 / 26
BLDG. 4- NORTH ELEV.	93'	2.3	0	23 / 26
BLDG. 5- NORTH ELEV.	280'	7.0	3	40 / 64

DETENTION POND LANDSCAPING

SQ. FT. ABOVE 100 WATER SURF. ELEV.	REQUIRED		PROVIDED	
	TREES	SHRUBS	TREES	SHRUBS
3012 S.F.	.75	7.5	4	18

REQUIRED: 1 TREE/10 SHRUBS/ 4000 S.F.



SEED MIXES:

SEED MIX #1:

(Total 20-25 lbs. per acre- Broadcast):  
15% Crested Wheatgrass  
15% Annual Ryegrass  
15% Sodas Streambank Wheatgrass  
10% Slender Wheatgrass  
10% Canada Bluegrass  
10% Hard Fescue, Dwarf  
10% Pubescent Wheatgrass  
5% Blue Grams  
5% Switchgrass

SEED MIX #2:

(Total 20-25 lbs. per acre- Broadcast):  
44% Western Wheatgrass Annual  
22% Sodas Streambank Wheatgrass  
15% Switchgrass  
8% Inland Salsgrass  
8% Prairie Cordgrass  
1% Redtop  
1% Woolly Sedge  
1% Baltic Rush



NOT FOR  
CONSTRUCTION

MARCH 8, 2023  
LANDSCAPE PLAN  
SHEET 4

# GLOBAL COMMERCE CENTER

## VESTED SITE PLAN

LOT 1, BLOCK 1, GLOBAL COMMERCE SUBDIVISION FILING NO. 1  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

GENERAL PLAN NOTES:
1. THE DEVELOPER, HIS SUCCESSORS & ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE & REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
2. IN ALL BED AREAS, THE TOP 6" OF SUBGRADE SHALL BE TOPSOIL AND SOIL PREPARATION MIXTURE, ROTOTILLED TO A DEPTH OF 8". SOIL PREP SHALL BE COMPOSTED ORGANIC SOIL AMENDMENT APPLIED AT 4 C.Y./ 1000 S.F.
3. SHRUB BEDS IN ISLANDS ADJACENT TO THE BUILDING OR AS NOTED IN THE LEGEND OR ON THE PLANS SHALL BE MULCHED WITH 4" DEPTH SHREDDED CEDAR ON WEED BARRIER FABRIC. THE REMAINDER OF THE BEDS SHALL BE MULCHED WITH 4" DEPTH 3/4" DIA. CRUSHED GRANITE ROCK OVER WEED BARRIER FABRIC. MULCH COLOR SHALL COMPLEMENT BUILDING AND COBBLES. MULCH SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
5. STEEL EDGER SHALL BE GREEN OR BLACK 3/16" X 4" PAINTED STEEL WITH ROLLED TOP EDGE
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
8. FREE-STANDING SITE LIGHTS ARE 25' HEIGHT, FULL CUT-OFF 250 W. METAL HALIDE. POLE AND LIGHT ARE DARK BRONZE BRUSHED ALUMINUM.
9. WALKS, CURBS & GUTTERS WILL BE CONCRETE PAVING. THE DRIVEWAY AND PARKING AT THE BUILDING WILL BE ASPHALT.
FIRE HYDRANT ACCESS:
1. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE OR EMERGENCY ACCESS EASEMENTS.
2. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5'-0").

NOT FOR  
CONSTRUCTION



PLANNING & LANDSCAPE  
ARCHITECTURE  
**Jump Design Company**  
1733 S. Clarkson Street  
Denver, Colorado 80210  
303.282.0463  
info@jumpdesignco.com

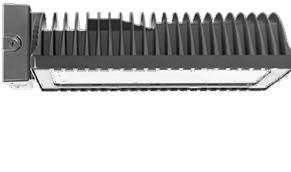
MARCH 8, 2023  
LANDSCAPE DETAILS  
SHEET 5

LOT 1, BLOCK 1, GLOBAL COMMERCE SUBDIVISION FILING NO. 1  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LUMINAIRE SCHEDULE (CON'T.)		
LABEL	QTY.	DESCRIPTION
F	29	DS-WS05-F40S-WT
G	2	RAB SLIM37N - EXISTING WHERE NOTED
H	6	GE EVOLVE LED ROADYWAY LIGHT - EXISTING
I	4	RAB WPLED2T150N

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WPLED47360NF/DX10		R&M																																							
		<b>Project:</b> _____  <b>Type:</b> _____  <b>Powered By:</b> _____  <b>Date:</b> _____																																							
Color: Bronze	Weight: 77.8 lbs	<b>Driver Info</b>  <table> <tr> <th>Input</th> <th>Constant Current</th> <th>Watts</th> <th>30000mA</th> </tr> <tr> <td>120V</td> <td>3.6A</td> <td>Copper Tape</td> <td>40000 (Maxout)</td> </tr> <tr> <td>208V</td> <td>1.8A</td> <td>Copper Analytix 17 CW</td> <td></td> </tr> <tr> <td>240V</td> <td>1.5A</td> <td>17.1 Lumens</td> <td>100000</td> </tr> <tr> <td>277V</td> <td>1.3A</td> <td>Lumens</td> <td>36,300</td> </tr> <tr> <td>Input Phase</td> <td>and Input</td> <td>Power</td> <td>102.2 J-PHY</td> </tr> <tr> <td>Efficiency</td> <td colspan="3">N/A</td> </tr> </table>	Input	Constant Current	Watts	30000mA	120V	3.6A	Copper Tape	40000 (Maxout)	208V	1.8A	Copper Analytix 17 CW		240V	1.5A	17.1 Lumens	100000	277V	1.3A	Lumens	36,300	Input Phase	and Input	Power	102.2 J-PHY	Efficiency	N/A			<b>LED Info</b>  <table> <tr> <th>LEDs</th> <th>30000mA</th> </tr> <tr> <td>120V</td> <td>3.6A</td> </tr> <tr> <td>208V</td> <td>1.8A</td> </tr> <tr> <td>240V</td> <td>1.5A</td> </tr> <tr> <td>277V</td> <td>1.3A</td> </tr> </table>	LEDs	30000mA	120V	3.6A	208V	1.8A	240V	1.5A	277V	1.3A
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<b>Technical Specifications</b>																																									
<b>Listings</b>  <b>UL Listing:</b> Listed for wet location  <b>ESMA-UK 79 &amp; EN 62470 LED Testing:</b> RoHS 2.0 and WEEE 2002 compliance have been tested by an independent laboratory in accordance with EN 62470 and EN 62471	<b>Thermal Management:</b>  <b>Heat Sink:</b> Die cast aluminum with active flow for cooling  <b>Lead:</b> 180° bend  <b>Reflector:</b> Vaporized metalized polyimide	<b>LED Characteristics</b>  <b>LEDs:</b> High Power, High-Output, long life LEDs  <b>Color Consistency:</b> LED Matched between different batches to ensure consistent color rendering  <b>Color Stability:</b> LED Matched between different batches to ensure consistent color rendering																																							
<b>DLC Listing:</b> DLC Qualified <b>UL Qualified:</b> Qualified for wet location UL Qualified Product for LED and eligible for UL Classified Product UL Classified Product UL Product Code: P770K-22	<b>Warranty:</b>  <b>Guarantee:</b> High temperature above ambient  <b>Green Technology:</b> Formulated for high durability and long testing cycle  <b>Mercury and Lead Free:</b> RoHS compliant	<b>Color Uniformity:</b> Ability range for CRI: Extended Color Temperature Extended Color Temperature American National Standard for Illumination for the Colorimetry of Display Lighting (ANSI/IESNA E-1-2002)																																							
<b>IP Rating:</b> Ingress Protection rating of IP66 for dust and wet  <b>ISO Classification:</b> The Type of fabrication (also known as Formed) that is used in the manufacturing of the product is a factor of holding and setting, and for determining the potential of forming errors. Forming is a nondestructive deformation with essentially the same mechanical properties of steel against heat up to 270°	<b>Maximum Ambient Temperature:</b> Suitable for use in ambient (T <sub>amb</sub> )	<b>Electrical</b>  Current: 3.6A Voltage: 120V, 208V, 240V, 277V Power: 102.2 J-PHY																																							
<b>Cold Weather Start-up:</b> Suitable for use in ambient (T <sub>amb</sub> )																																									
<b>Notes:</b>																																									
Need Tech? Tech help line: 888.725.1018 Email: <a href="mailto:custserv@edglighting.com">custserv@edglighting.com</a> Website: <a href="http://www.edglighting.com">www.edglighting.com</a> Copyright © 2019 R&M Lighting All Rights Reserved. Note: Specifications are subject to change at any time without notice.																																									

Page 1 of 2

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WPLED250T2D10

HARMANT

Color: Black

Weight: 34.6 lbs

### Technical Specifications

#### General

##### Shipping Weight:

34.6 lbs (15.7 kg) - actual weight may vary by 10% (includes shipping materials)

Power Protection: 1000 WATT (500 VA)  
 Operating Voltage: 120V AC (50/60 Hz)

##### Range Protection:

1000 WATT (500 VA) - maximum load is automatic

Max. Load: 1000 WATT (500 VA)

##### THD:

< 14% (THD) (50/60 Hz) (277V)

##### Power Factor:

> 0.95 (Power Factor)

##### LifeSpan:

50,000 Hours

##### LED Lifetime:

50,000 Hours (at 100% load) - actual life span is a guarantee

##### WARRANTY: 5 YEAR & 10 YEAR Full-Range

LED: 1000 WATT (500 VA) - maximum load is automatic

##### LED Lifetime:

50,000 Hours (at 100% load) - actual life span is a guarantee

##### LED Lifetime:

50,000 Hours (at 100% load) - actual life span is a guarantee

#### LED Characteristics

##### Lighting:

1000 WATT (500 VA) - maximum load is automatic

##### Lighting:

1000 WATT (500 VA) - maximum load is automatic

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##### Lighting:

1000 WATT (500 VA) - maximum load is automatic

Project:	Type:
Project By:	Date:
Order Info:	LED Info:
Model:	Model:
Power:	Power:
Length:	Length:
Width:	Width:
Height:	Height:
Weight:	Weight:
Material:	Material:
Finish:	Finish:
Color:	Color:
Notes:	Notes:

#### Ambient Temperature:

MARCH 8, 2023  
PHOTOMETRIC PLAN  
SHEET 6

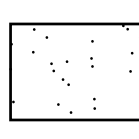
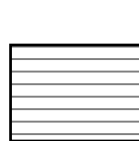

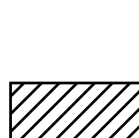
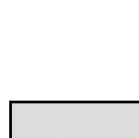
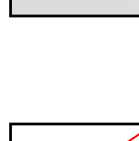
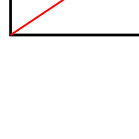
# GLOBAL COMMERCE CENTER

## VESTED SITE PLAN

LOT 1, BLOCK 1, GLOBAL COMMERCE SUBDIVISION FILING NO. 1  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

**TPS**  
TENANT  
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INCORPORATED  
1660 Lincoln St, Ste. 100  
Denver, Colorado 80264  
(303) 861-4800  
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### Material Legend

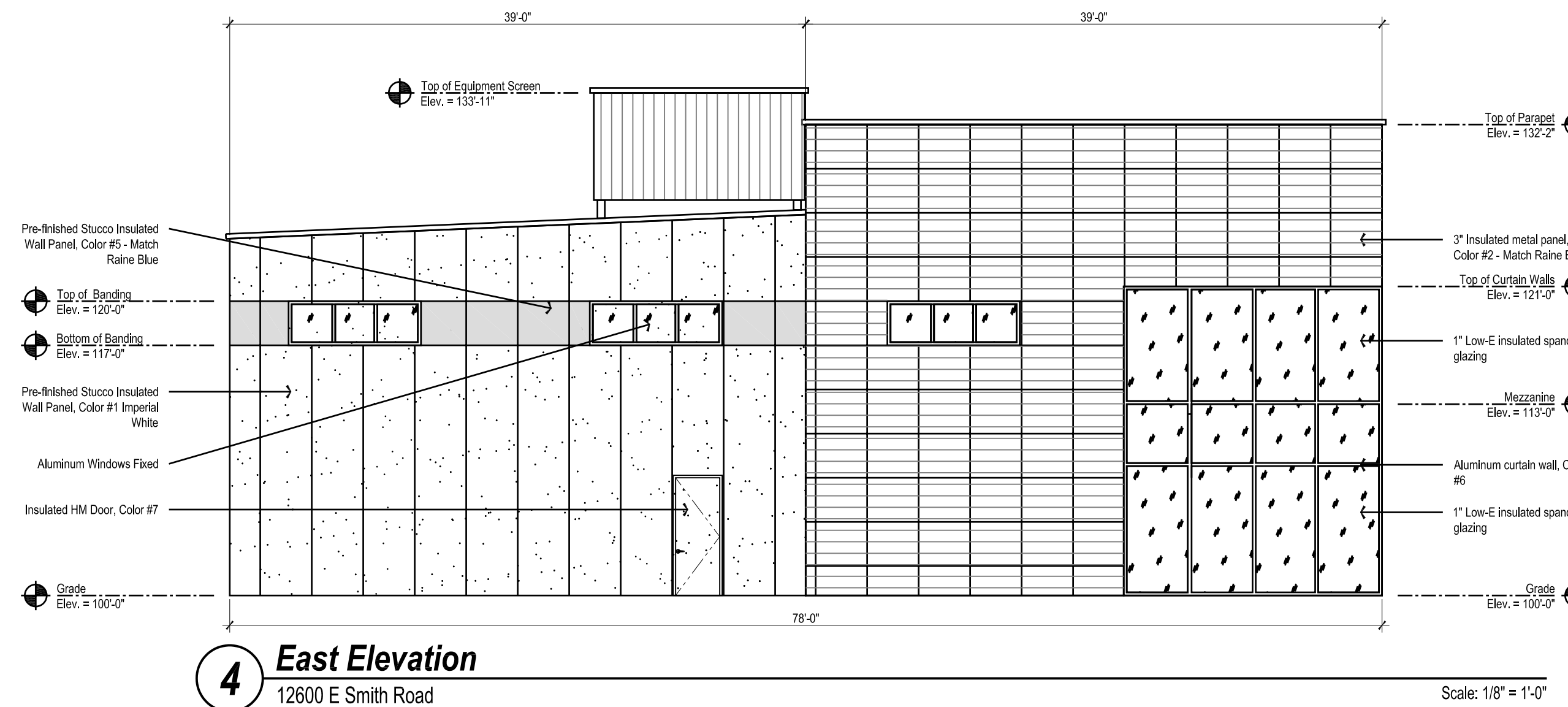
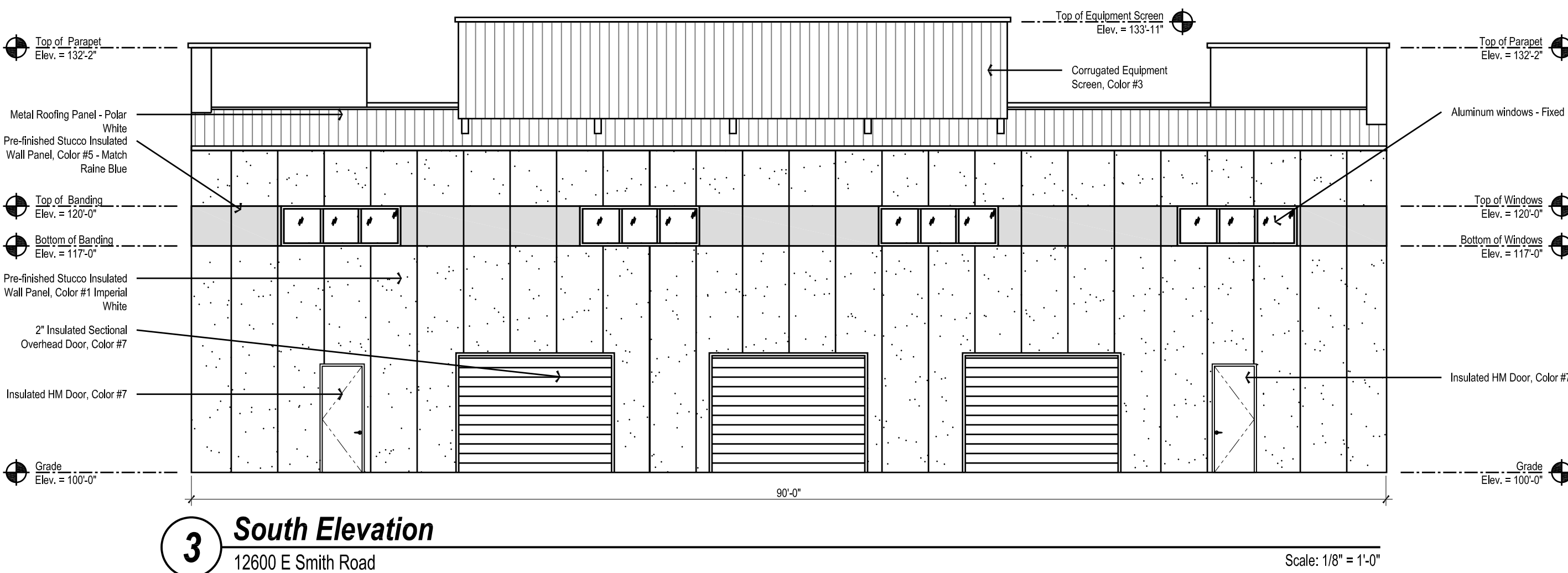
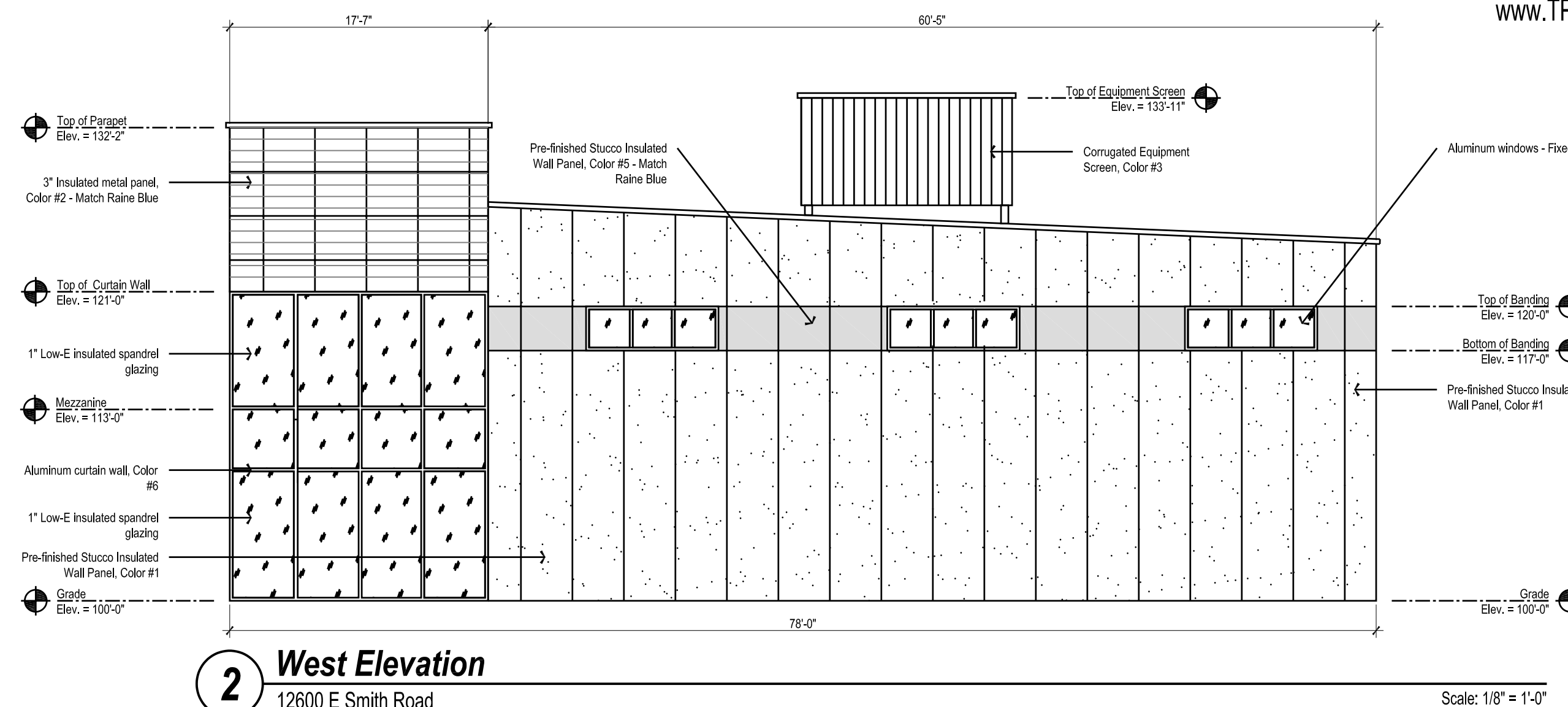
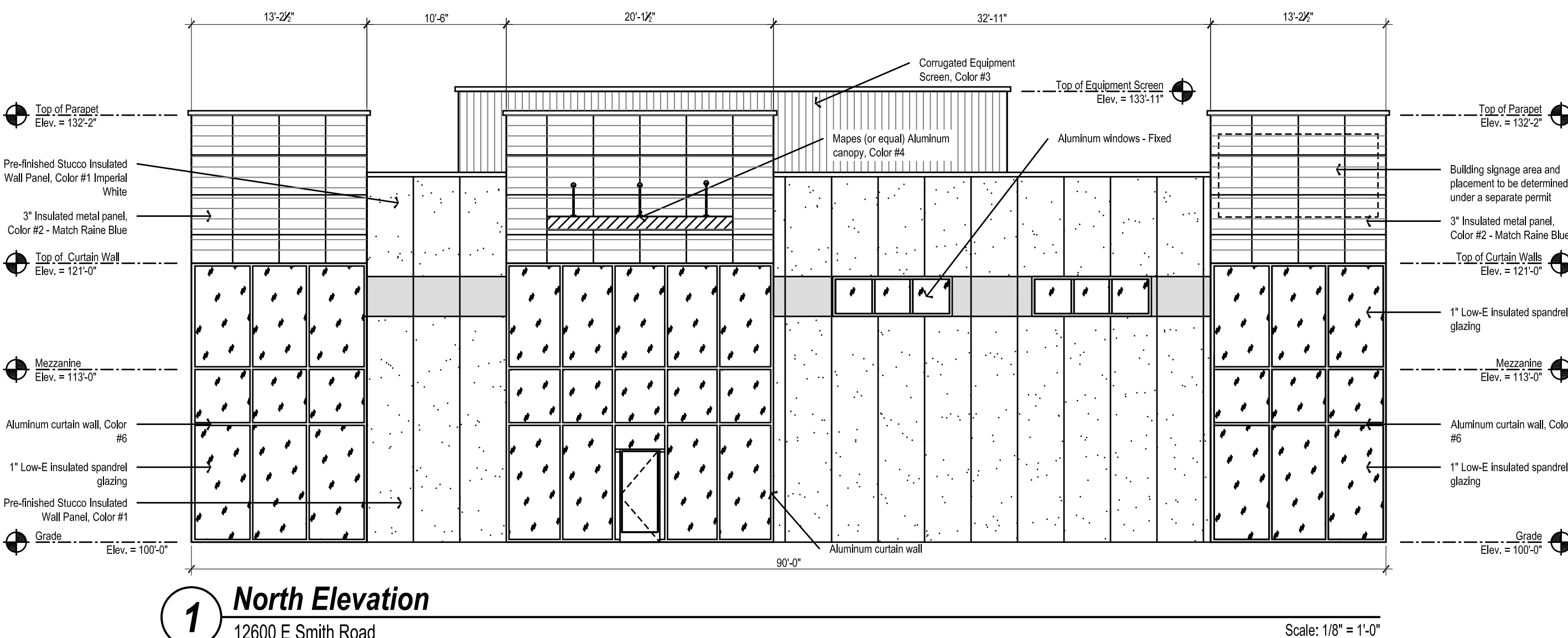
-  **Color #1:** Pre-Finished Stucco Insulated Wall Panel, Field Color Kingspan - 'Granitestone' Color = Imperial White
-  **Color #2:** 3" Insulated Metal Panel, Accent @ corners & Banding Kingspan - 'Mini Micro-Rib' (Horizontal) Color = Match Raine Blue
-  **Color #3:** Metal Wall Panel Chief: 'AP' Panels Color = Polar White
-  **Color #4:** Metal Soffit @ Entrance Mapes - Custom Color Color = Raine Blue
-  **Color #5:** Pre-Finished Stucco Insulated Wall Panel, Accent Panels Kingspan - 'Granitestone' Color = Match Raine Blue
-  **Color #6:** Aluminum Curtain Wall
-  **Color #7:** Hollow Metal Doors Color: Mach Raine Blue

### General Notes:

- A. All rooftop mechanical equipment and vents greater than 8 inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall of a material color and design matching the building screens shall 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 certificate of occupancy.

### Signage Notes:

- A. Building signage area and placement to be determined under a separate sign permit.



THE PROPOSED ARCHITECTURE DOESN'T LOOK LIKE ANY OTHER BUILDING ARCHITCTURE APPROVED FOR THIS SITE.

This sheet can't replace Sheet 7 Site Details. Rename the sheet and insert it with the building elevations.