

# AURORA CROSSROADS MEDICAL OFFICE BUILDING 1

## SITE PLAN

### LEGAL DESCRIPTION

LOT 1, BLOCK 2, AURORA CROSSROADS SUBDIVISION FILING NO 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

### SITE PLAN NOTES

1. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-OF-WAYS 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.

2. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

3. 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. CROWDWAYS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009.

4. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.

5. PER ARTICLE XI C.O.A. BUILDING AND ZONING CODE. SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING \_\_\_\_\_ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

6. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

7. EMERGENCY INGRESS AND EGRESS - 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".

8. THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, 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 DEVELOPER'S 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.

9. 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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING". THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND THE CAUSE SUCH EASEMENT TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.

10. 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.

11. THE FIRE LANE EASEMENT CANNOT BE OBSTRUCTED BY PARKED VEHICLES AT ANY TIME. THIS SITE HAS BEEN GIVEN APPROVAL TO CONDUCT THE LOADING AND UNLOADING OF STORE MERCHANDISE ONLY DURING THE HOURS THE STORE IS CLOSED AND ONLY IN THE PARKING AREAS LOCATED OUTSIDE OF THE FIRE LANE EASEMENT WITH THIS SITE

12. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.

13. (APPLICANT/OWNER NAME, ADDRESS, PHONE) SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF COLFAX AVENUE AND GUN CLUB ROAD AND 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF COLFAX AVENUE AND ACCESS #10 (PER MASTER TIS), IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPOSED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

14. THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING / BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

15. APPLICANT SHALL INSTALL TWO 2" CONDUITS AND PULL BOX TO BE OWNED/MAINTAINED BY THE CITY OF AURORA, FOR FUTURE FIBER OPTIC INTERCONNECT OF TRAFFIC SIGNALS ALONG ARTERIAL ROADWAYS.

- CONDUIT
- CONDUIT MATERIAL SHALL BE SCHEDULE 80 HDPE (OR SIMILAR).
- A #14 AWG STRANDED COPPER CONDUCTOR SHALL BE INSTALLED FOR CITY UNDERGROUND LOCATING PURPOSES.
- A NYLON PULL TAPE WITH A MINIMUM 1,250 LB TENSIL STRENGTH SHALL BE INSTALLED IN ALL NEW CONDUIT

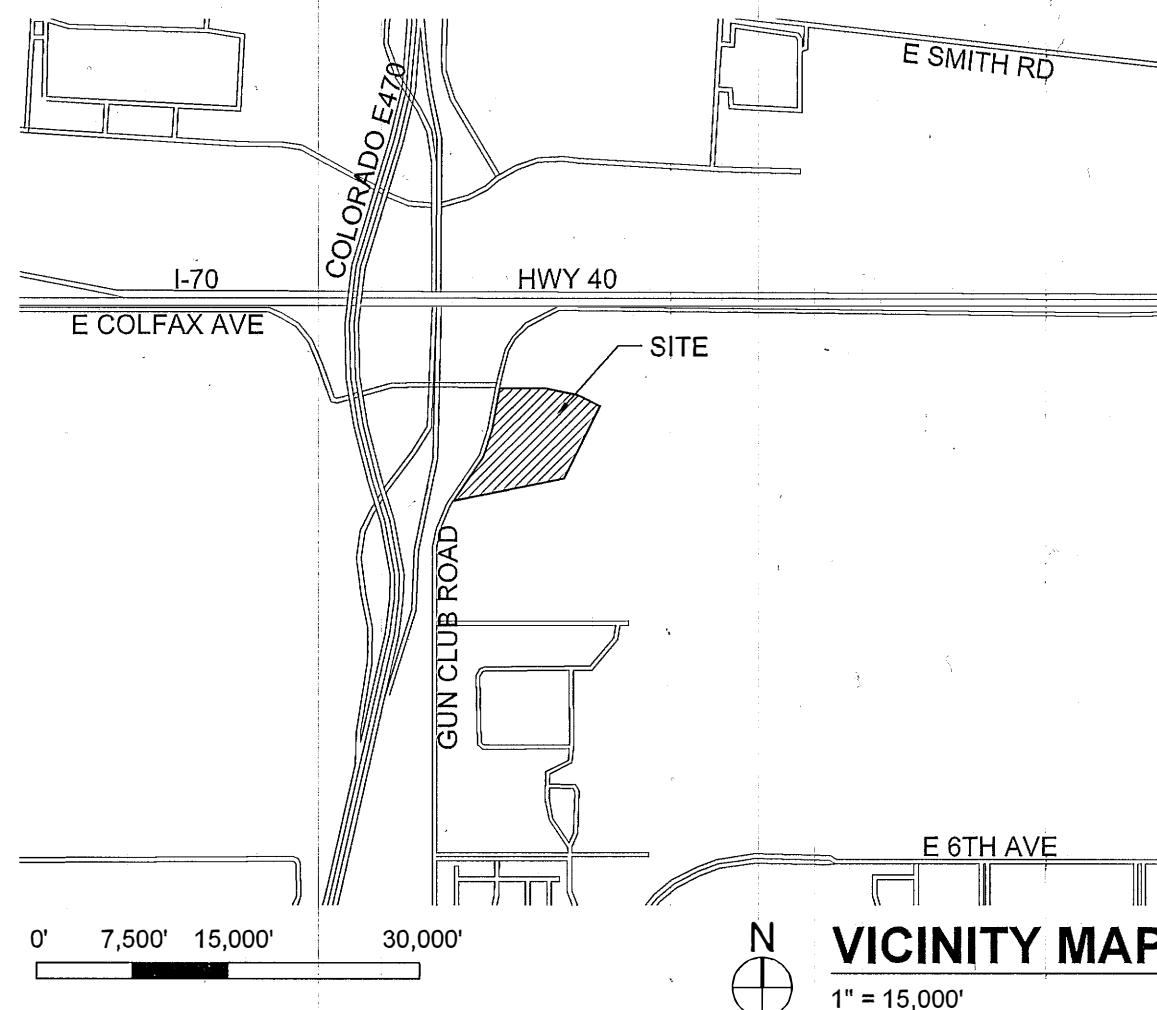
- PULL BOX
- PULL BOXES SHALL BE 30"x48"x24", WITH TWO-PIECE INTERLOCKING LIDS.
- CITY CONDUIT SHALL BE INSTALLED INTO CITY PULL BOXES.

16. 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. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY

17. 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.

18. THE ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. THE CONSTRUCTION SHOWN ON ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF OCCUPANCY PER THE APPROVED PUBLIC IMPROVEMENT PLAN.

1 MA #2022-6027-01: Relocate existing monument sign and Add Multi-Tenant monument sign which will require removal of 8 shrubs



### SHEET INDEX

- 01 - COVER SHEET
- 02 - OVERALL SITE PLAN
- 03 - SITE PLAN
- 04 - GRADING AND UTILITY PLAN
- 05 - LANDSCAPE PLAN
- 06 - BUILDING ELEVATION
- 07 - BUILDING ELEVATION
- 08 - SITE DETAILS
- 09 - PHOTOMETRIC PLAN
- 10 - LUMINARIE CUTSHEETS

### DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	1,308,815 S.F. (30.046 AC.)
LAND AREA WITHIN PROJECT LIMITS	210,123 S.F. (4.8 AC.)
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	50'-0"
BUILDING SPRINKLED	FULLY SPRINKLED
2015 IBC BUILDING OCCUPANCY CLASSIFICATION	BUSINESS GROUP B
2015 CONSTRUCTION TYPE	TYPE IIB
GROSS FLOOR AREA	85,766 S.F.
TOTAL BUILDING COVERAGE	29,813 S.F. (14.19%)
HARD SURFACE AREA (INCLUDES SIDEWALK AND PATIO)	145,417 S.F. (69.20%)
LANDSCAPE AREA	34,893 S.F. (16.61%)
PRESENT ZONING CLASSIFICATION	MU-R
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	600 SF
PROPOSED TOTAL SIGN AREA	TBD
PROPOSED NUMBER OF SIGNS	TBD
PROPOSED MONUMENT SIGN	TBD
PROPOSED MONUMENT SIGN AREA	TBD
PARKING SPACES REQUIRED	343 MAX
PARKING SPACES PROVIDED	334
ACCESSIBLE SPACES REQUIRED	8
ACCESSIBLE SPACES PROVIDED	8 (2 VAN SPACES)
BICYCLE PARKING	16

### SIGNATURE BLOCK

Sisters of Charity of Leavenworth Health System, Inc.,  
Legal Description: Lot 1, Block 2, Aurora Crossroads Subdivision Filing No 1, City of Aurora, County of Arapahoe, State of Colorado.

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, SL Health has caused these

(Corporation, Company, or Individual)

presents to be executed this 6<sup>th</sup> day of March 2023

By: Mark D. Korth

(Principals or Owners)

Corporate Seal

State of Colorado \_\_\_\_\_ ss

County of Broomfield

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of March 2023

Mark D. Korth

(Principals or Owners)

Witness my hand and official seal

John M. Wink

(Notary Public)

Notary Seal

STATE OF COLORADO  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 07/03/2025

My commission expires 07/09/2025 Notary Business Address:

CITY OF AURORA APPROVALS

City Attorney: [Signature] Date: 3/16/23

Planning Director: [Signature] Date: 3/17/23

Planning Commission: N/A Date: N/A (Chairperson)

City Council: N/A Date: N/A (Mayor)

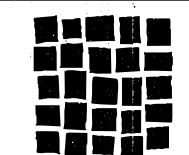
Attest: N/A Date: N/A (City Clerk)

Database Approval Date 2/8/23

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: \_\_\_\_\_



DAVIS  
PARTNERSHIP  
ARCHITECTS

DAVIS  
18TH STREET DEVELOPMENT LLC  
1818 MARKET ST SUITE 100  
DENVER, CO 80202  
303-244-0770

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2001 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80202  
PHONE: 303-651-5055

ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2001 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80202  
PHONE: 303-651-5055

CAD/ENGINEER  
DAVIS PARTNERSHIP ARCHITECTS  
2001 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80202  
PHONE: 303-651-5055

ELECTRICAL ENGINEER  
DAVIS PARTNERSHIP ARCHITECTS  
2001 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80202  
PHONE: 303-651-5055

MECHANICAL ENGINEER  
DAVIS PARTNERSHIP ARCHITECTS  
2001 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80202  
PHONE: 303-651-5055

PLUMBING ENGINEER  
DAVIS PARTNERSHIP ARCHITECTS  
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STRUCTURAL ENGINEER  
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WATER ENGINEER  
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SEWER ENGINEER  
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TRANSPORTATION ENGINEER  
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HAZARDOUS WASTE ENGINEER  
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COVER SHEET

01  
of 10



AURORA CROSSROADS MEDICAL OFFICE BUILDING 1  
SITE PLAN



OWNER  
SCL MEDICAL DEVELOPMENT LLC  
1550 MARKET ST SUITE 100  
DENVER, CO 80202  
303.244.0700

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.461.8355

ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.461.8355

CIVIL ENGINEER  
SCL MED  
4982 S. LESTER STREET SUITE 750  
DENVER, CO 80221  
303.741.3737

ELECTRICAL ENGINEER  
COTTON RUM & ASSOCIATES  
896 TAYLOR STREET  
DENVER, CO 80401  
303.330.4500

AURORA CROSSROADS  
MEDICAL OFFICE BUILDING 1  
SITE PLAN

REV	DATE	DESCRIPTION	BY	CHKD	APP'D
1	04/27/2023	REVISED SUBMITTAL			
2	07/12/2023	REVISED SUBMITTAL			
3	08/14/2023	REVISED SUBMITTAL			
4	08/14/2023	REVISED SUBMITTAL			

PROJECT NO.  
21469.00

DATE  
2/14/2023

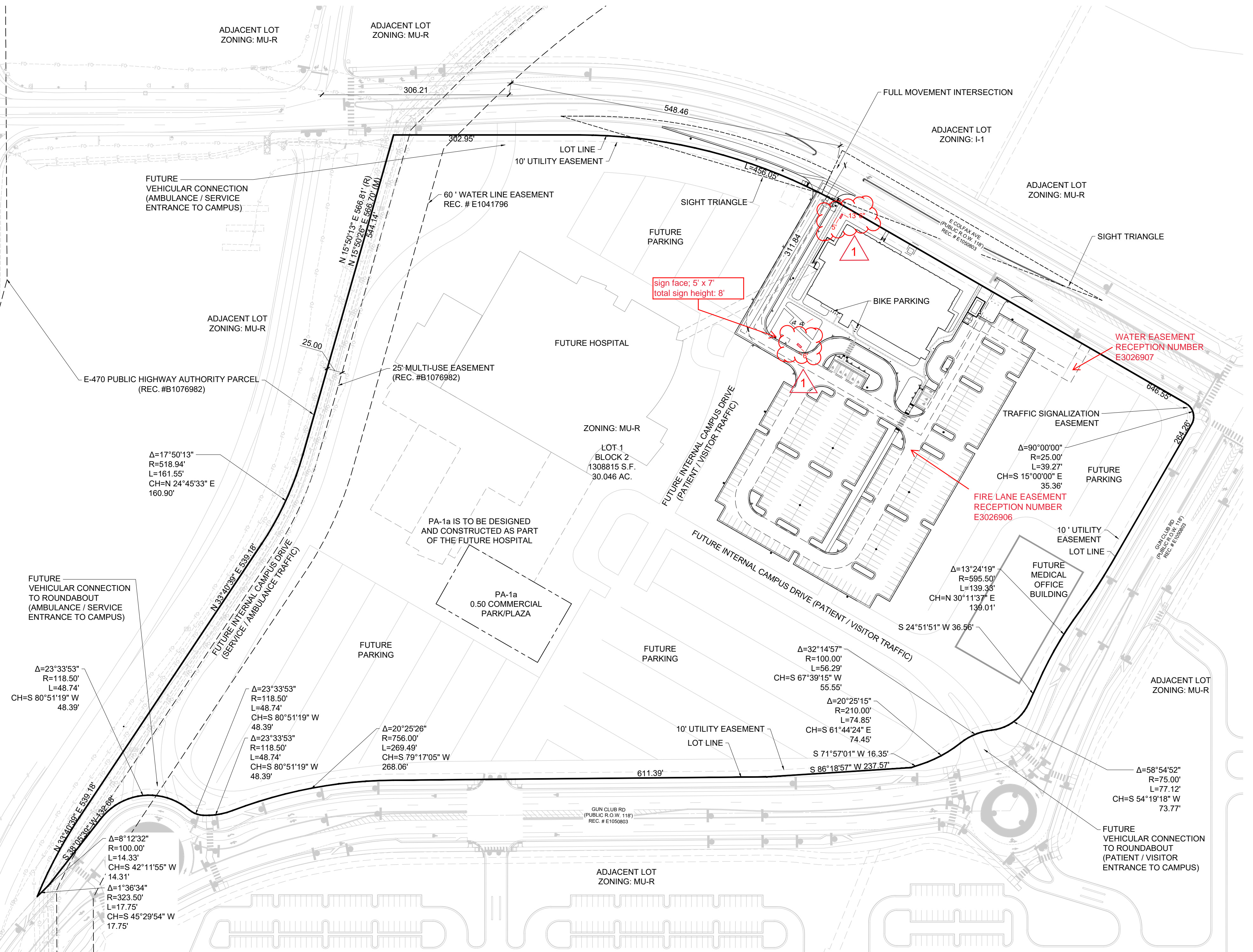
SHEET NUMBER  
02  
of 10

LEGEND

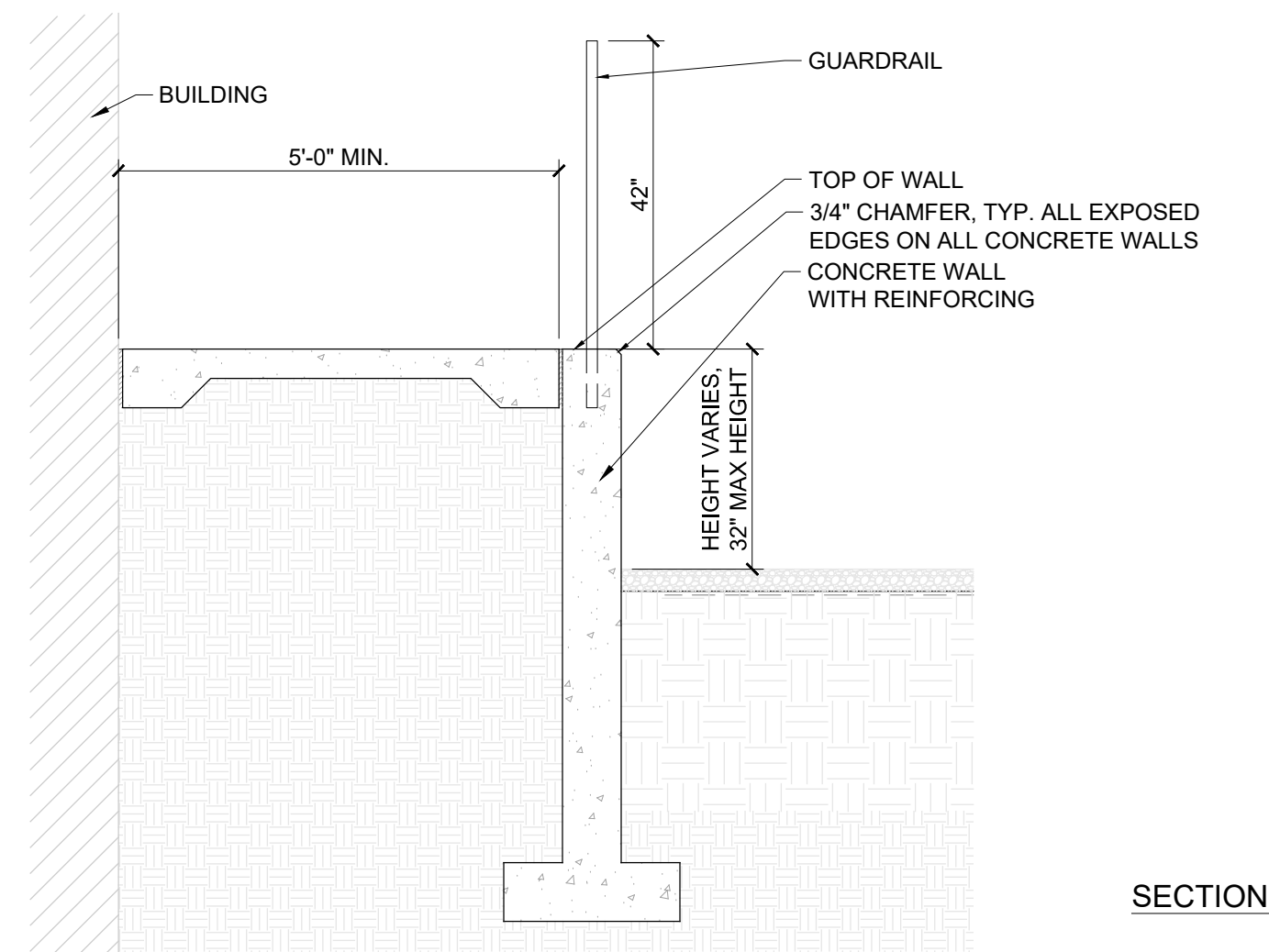
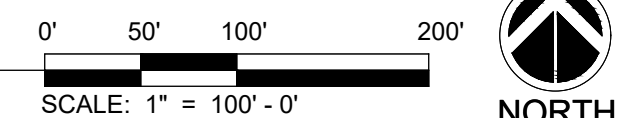
- LOT LINE
- ACCESSIBLE ROUTE

GENERAL NOTES

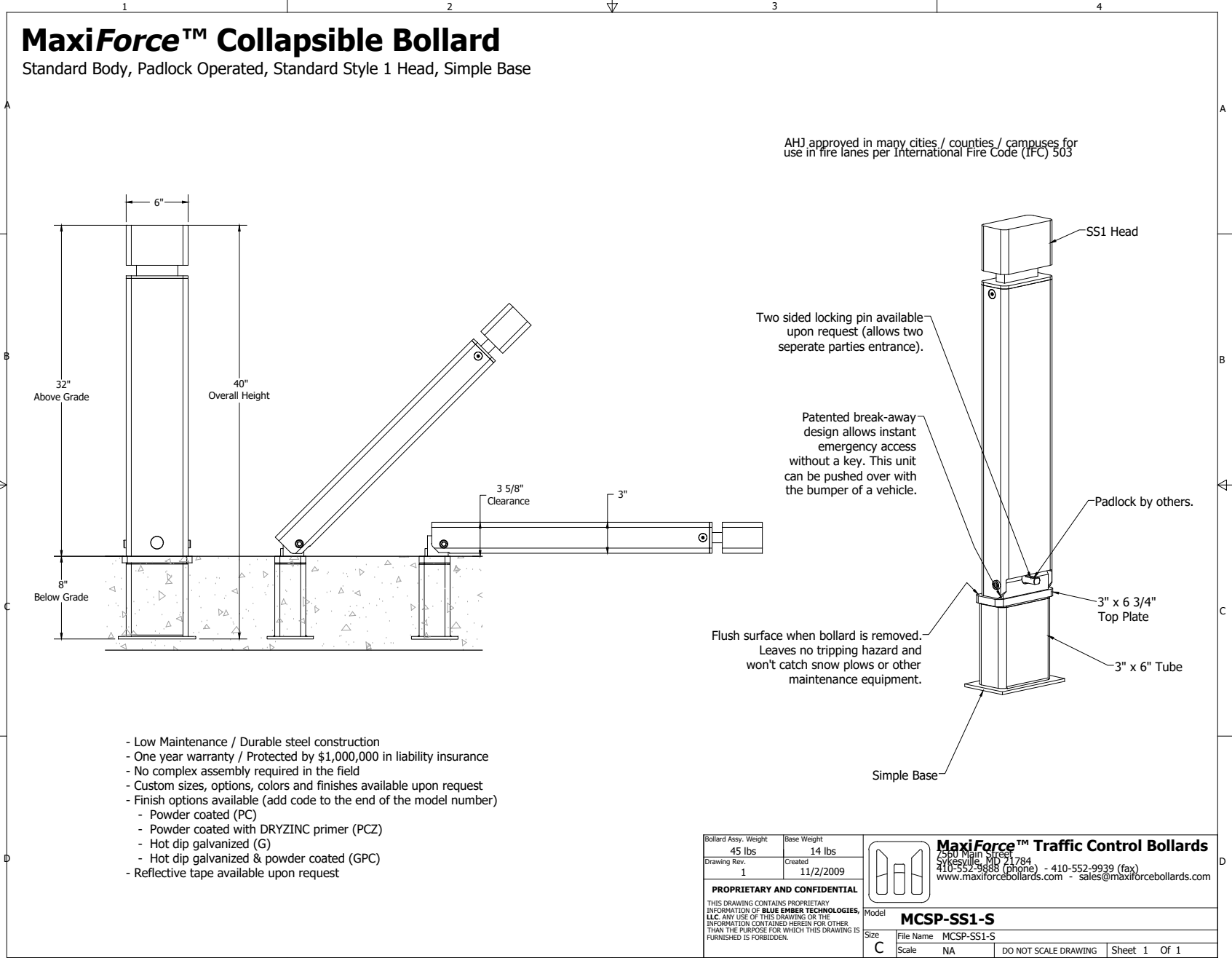
- THIS SHEET IS INTENDED FOR CITY APPROVAL AND NOT FOR CONSTRUCTION



1 OVERALL SITE PLAN  
SCALE: 1" = 100' - 0"



3 CONCRETE RETAINING WALL WITH GUARDRAIL  
1/2"=10'

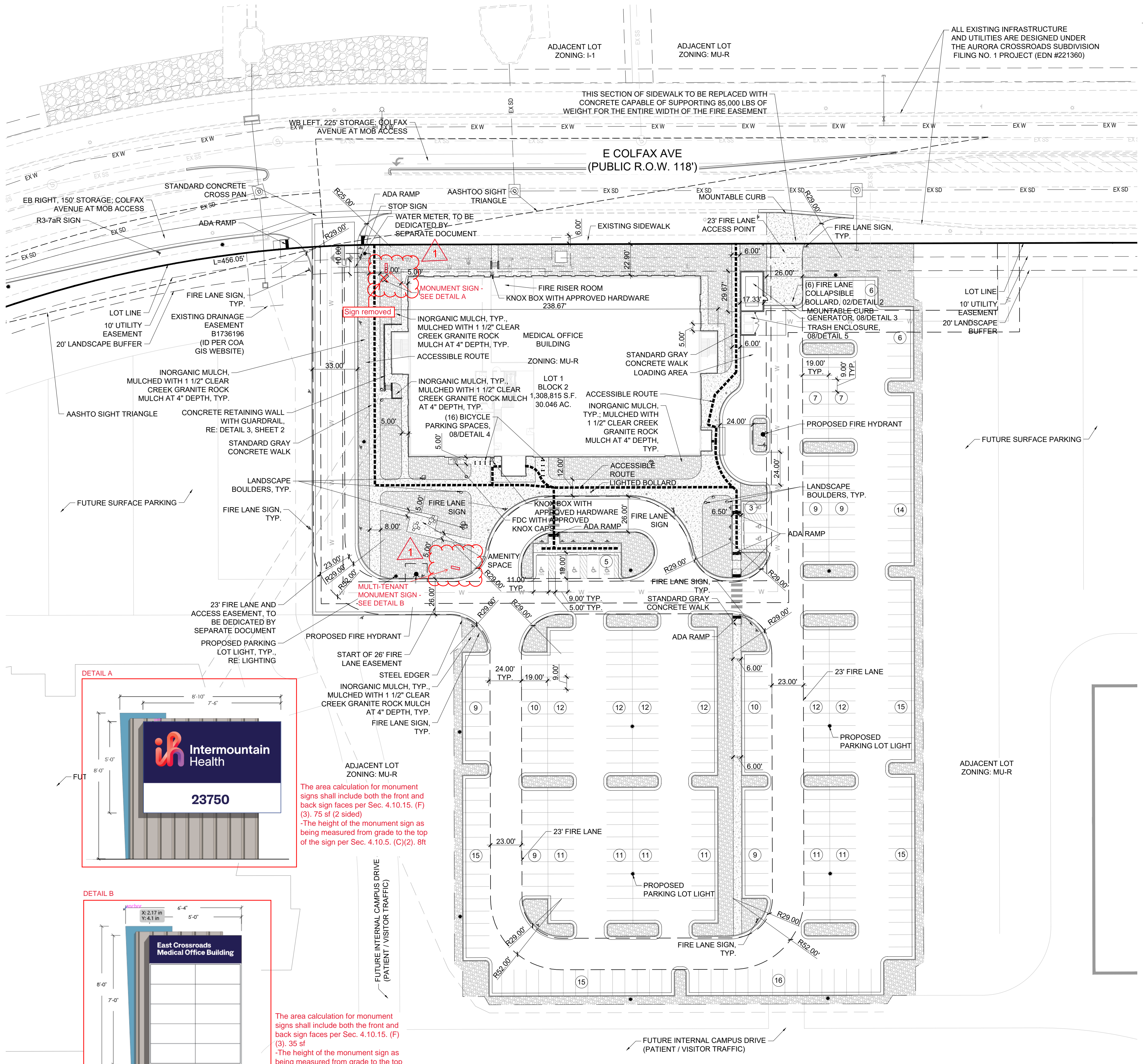


2 FIRE LANE COLLAPSIBLE BOLLARD  
SCALE: N.T.S.

OVERALL SITE PLAN



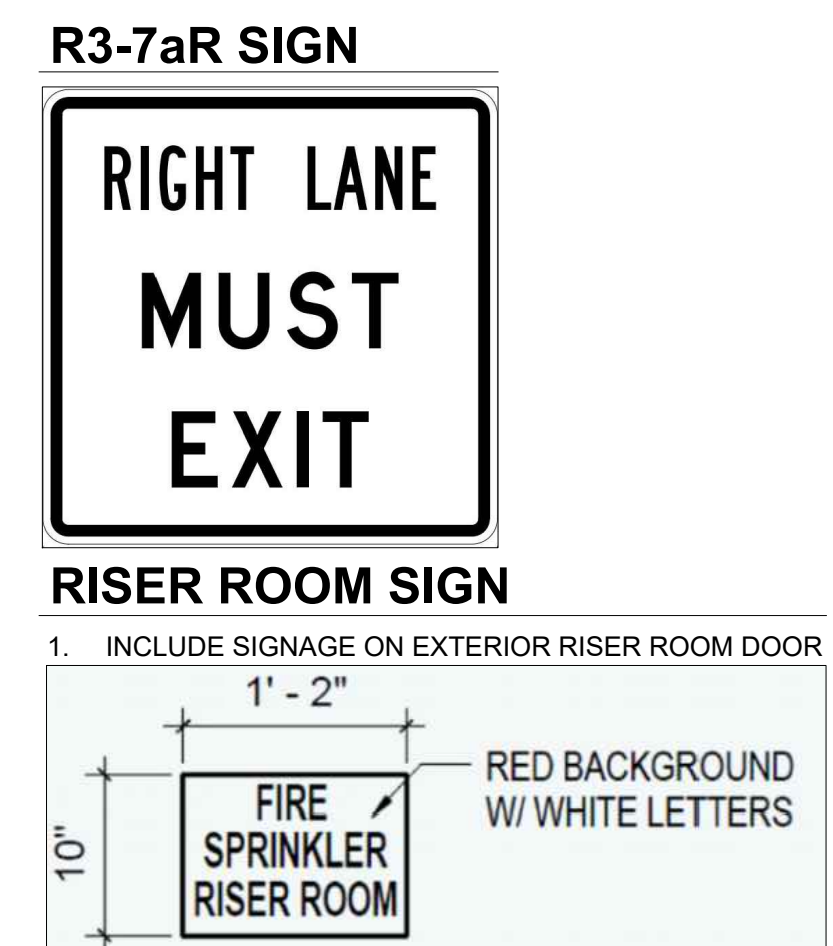
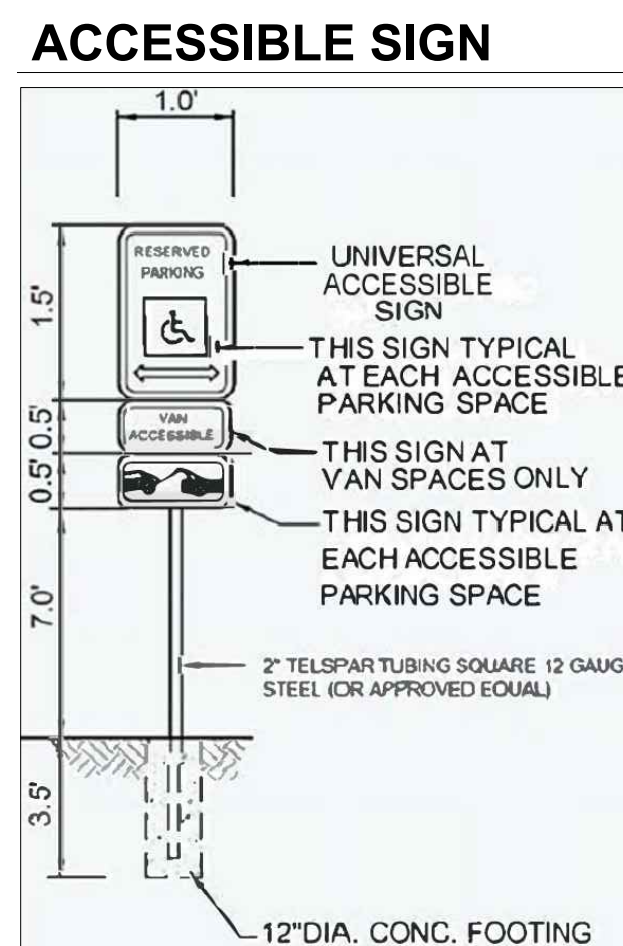
AURORA CROSSROADS MEDICAL OFFICE BUILDING 1  
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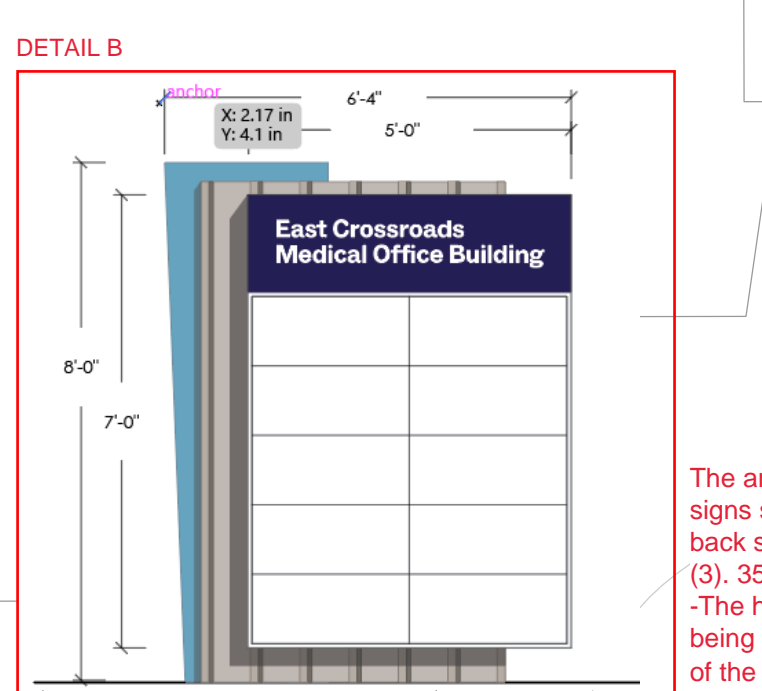
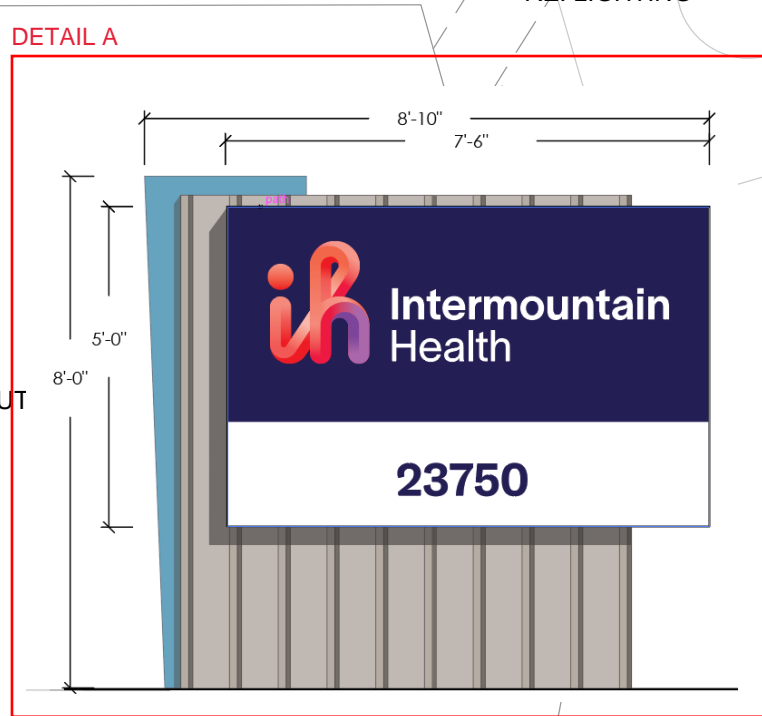
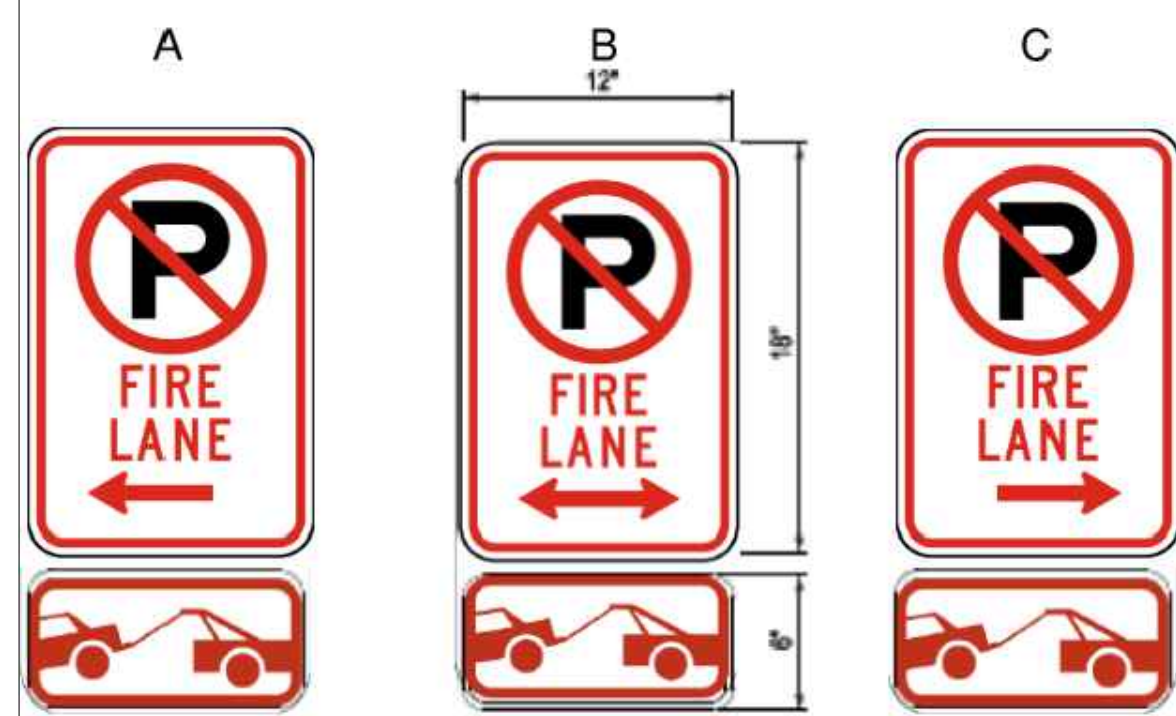
- LEGEND**
- LOT LINE
  - ACCESSIBLE ROUTE
  - INORGANIC MULCH
  - CONCRETE PAVING
  - ADA SIGN WITH BOLLARD
  - FIRE LANE SIGN
  - LANDSCAPE BOULDER
  - BOLLARD
  - PARKING LOT LIGHT, RE: ELECTRICAL
  - PROPOSED FIRE HYDRANT, RE: CIVIL

**GENERAL NOTES**

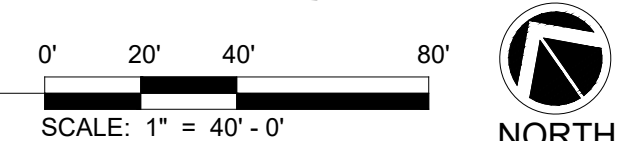
1. THIS SHEET IS INTENDED FOR CITY APPROVAL AND NOT FOR CONSTRUCTION



- FIRE LANE SIGNS**
- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
  - TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
  - THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
  - FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
  - THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
  - PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.



**1 SITE PLAN**  
SCALE: 1" = 40' - 0"



**SITE PLAN**

**DAVIS PARTNERSHIP ARCHITECTS**

OWNER: 15TH STREET DEVELOPMENT LLC, 1500 MARKET ST SUITE 100, DENVER, CO 80202, 303.244.0700

LANDSCAPE ARCHITECT: DAVIS PARTNERSHIP ARCHITECTS, 2901 BLAKE STREET, SUITE 100, DENVER, CO 80205, 303.481.8355

ARCHITECT: DAVIS PARTNERSHIP ARCHITECTS, 2901 BLAKE STREET, SUITE 100, DENVER, CO 80205, 303.481.8355

CIVIL ENGINEER: S&B ENGINEERS, 4952 S. LESTER STREET SUITE 750, DENVER, CO 80237, 303.741.3737

ELECTRICAL ENGINEER: CUTOR RUM & ASSOCIATES, 890 TAYLOR STREET, DENVER, CO 80401, 303.320.6500

**AURORA CROSSROADS MEDICAL OFFICE BUILDING 1 SITE PLAN**

REV	DATE	REMARKS	DRAWN	CHECKED	APPROVED
1	04/27/2023	FIRST SUBMITTAL			
2	07/12/2023	SECOND SUBMITTAL			
3	09/14/2023	THIRD SUBMITTAL			
4	10/23/2023	FOURTH SUBMITTAL			
5	01/24/2024	FIFTH SUBMITTAL			

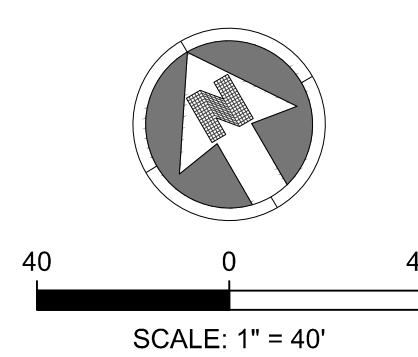
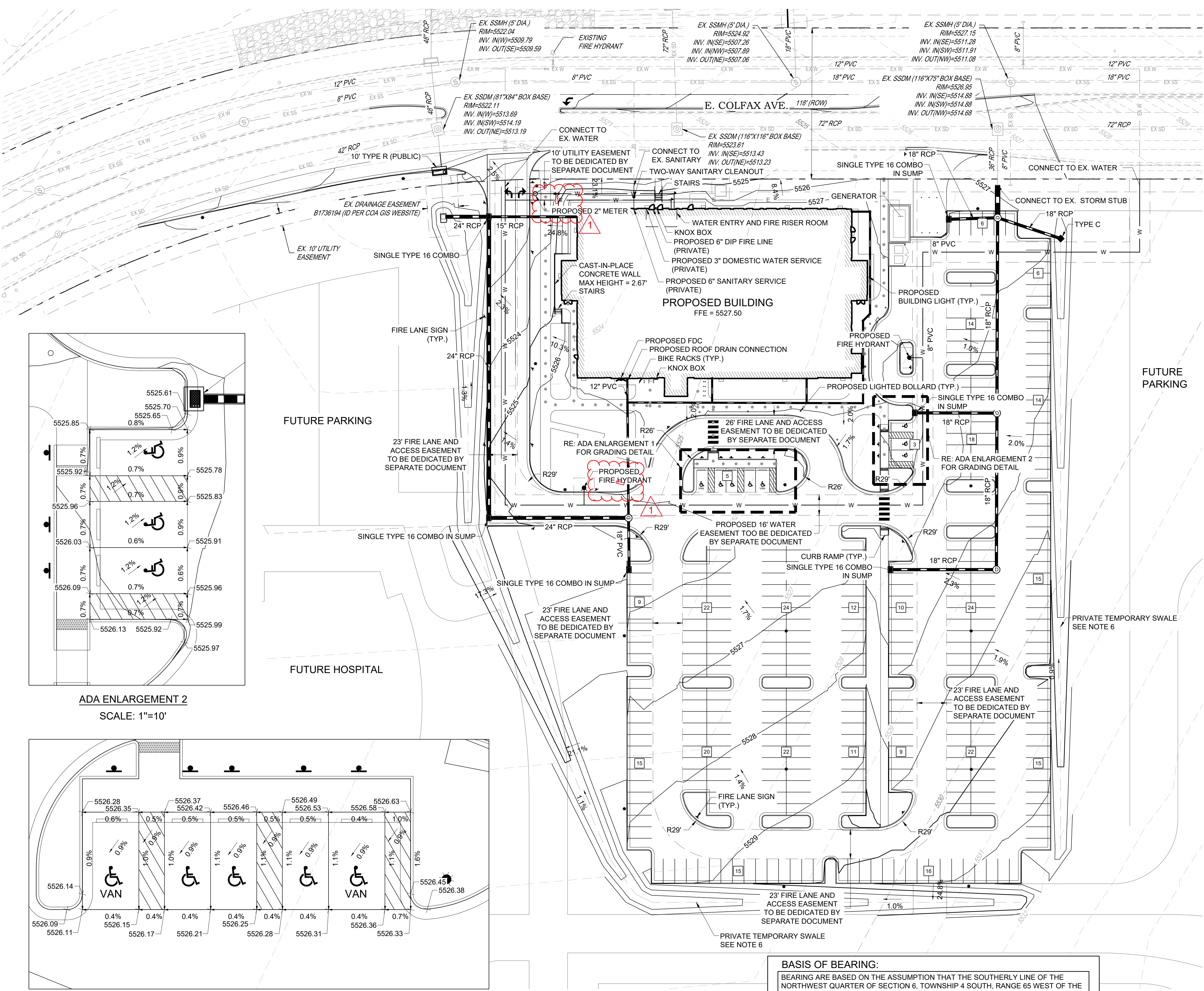
PROJECT NO: 214693.00

DATE: 2/14/2023

SHEET NUMBER: 03 of 10

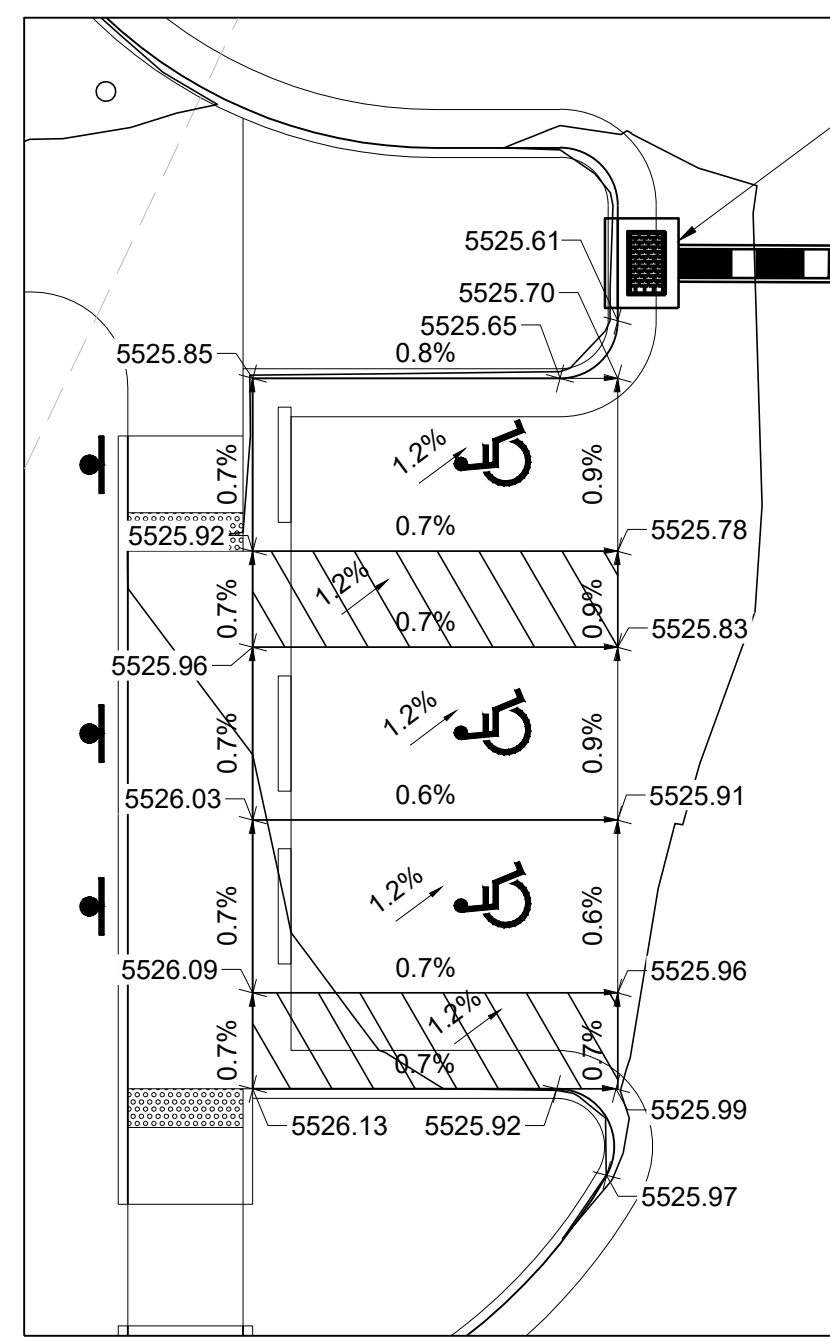


AURORA CROSSROADS MEDICAL OFFICE BUILDING 1  
SITE PLAN

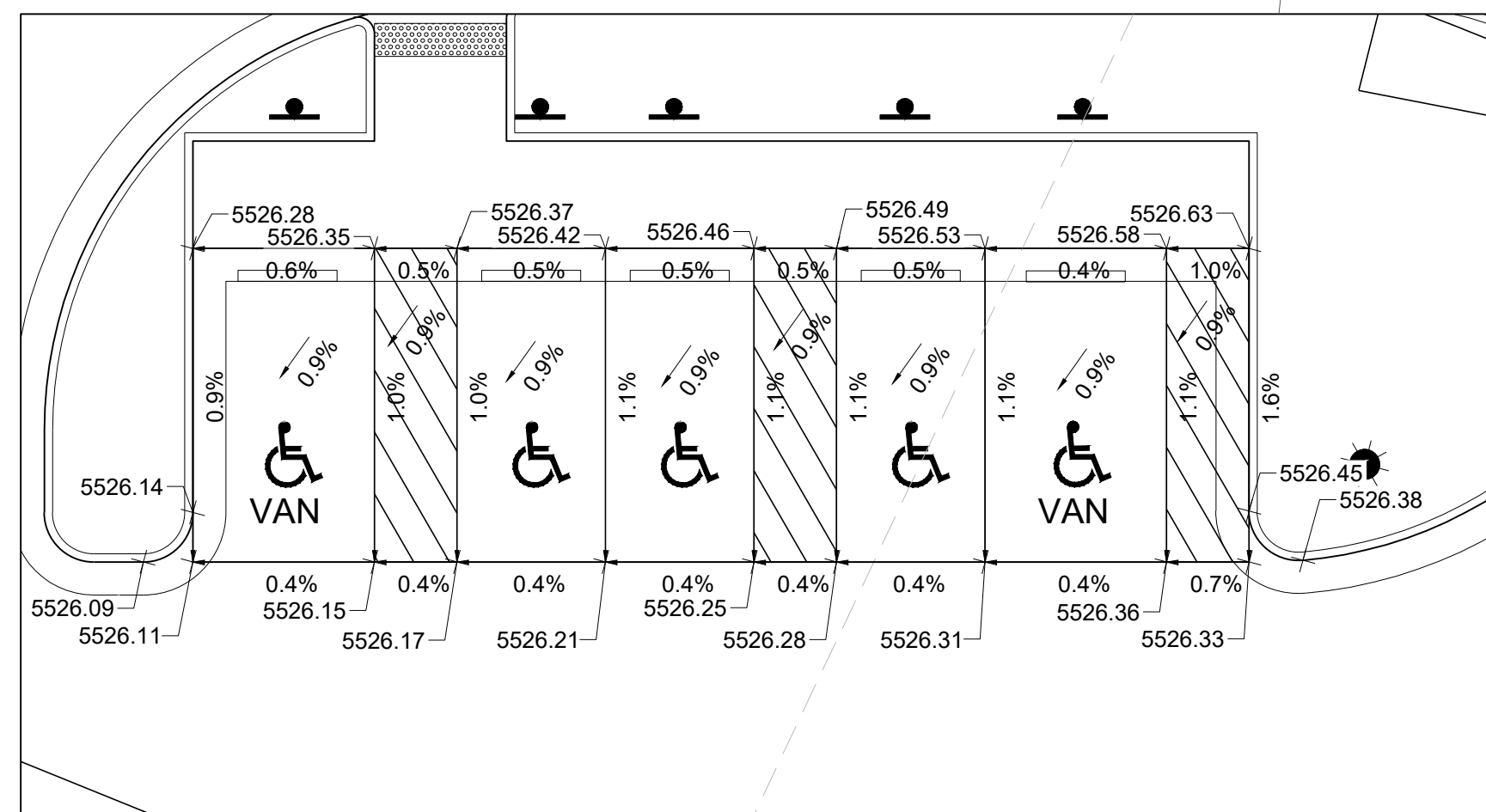


- NOTES:
1. ALL PROPOSED STORM DRAINAGE IMPROVEMENTS SHOWN ARE TO BE PRIVATELY MAINTAINED BY SCL HEALTH.
  2. ALL SANITARY SEWER SERVICES AND CLEANOUTS ARE PRIVATE.
  3. PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
  4. ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES TO HAVE BACKFLOW PREVENTERS.
  5. ALL EXISTING INFRASTRUCTURE AND UTILITIES ARE DESIGNED UNDER THE AURORA CROSSROADS SUBDIVISION FILING NO. 1 PROJECT (EDN #221360).
  6. UNLINED PRIVATE TEMPORARY SWALES WITH THE SLOPE LESS THAN 2% ARE PERMITTED FOR UP TO 60 MONTHS OR UNTIL ADJACENT DEVELOPMENT OCCURS. OTHERWISE, REVISIONS SHALL BE SUBMITTED FOR CONCRETE LOW FLOW TRICKLE CHANNELS AT A MINIMUM OF 0.50% SLOPE. IN ADDITION, THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUIRE THE CONSTRUCTION OF THE TRICKLE CHANNEL SHOULD THERE BE ANY ISSUE WITH REDUCED CAPACITY, SEDIMENTATION, PONDING, OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY TO THE AIRPORT STANDING WATER IS NOT PERMITTED AND THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.

- LEGEND:
- ACCESSIBLE ROUTE
  - EXISTING MINOR CONTOURS
  - EXISTING MAJOR CONTOURS
  - EXISTING SPOT ELEVATION
  - PROPOSED MINOR CONTOURS
  - PROPOSED MAJOR CONTOURS
  - PROPOSED SPOT ELEVATION
  - EXISTING ELECTRICAL LINE
  - EXISTING FIBER OPTIC LINE
  - EXISTING GAS LINE
  - EXISTING TELEPHONE LINE
  - EXISTING SANITARY LINE
  - EXISTING STORM LINE
  - EXISTING WATER LINE
  - EXISTING EASEMENT
  - EXISTING STORM INLET
  - EXISTING CLEANOUT
  - EXISTING FIRE HYDRANT
  - EXISTING WATER VALVE
  - EXISTING MANHOLES
  - PROPOSED ELECTRICAL LINE
  - PROPOSED FIBER OPTIC LINE
  - PROPOSED GAS LINE
  - PROPOSED TELEPHONE LINE
  - PROPOSED SANITARY LINE
  - PROPOSED STORM LINE
  - PROPOSED WATER LINE
  - PROPOSED STORM INLET
  - PROPOSED CLEANOUT
  - PROPOSED FIRE HYDRANT
  - PROPOSED WATER VALVE
  - PROPOSED WATER FITTINGS
  - PROPOSED MANHOLES



ADA ENLARGEMENT 2  
SCALE: 1"=10'

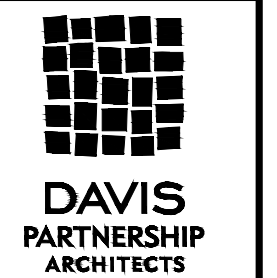


ADA ENLARGEMENT 1  
SCALE: 1"=10'

**BASIS OF BEARING:**  
BEARING ARE BASED ON THE ASSUMPTION THAT THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING S89°23'41"W AND BEING MONUMENTED BY A FOUND REBAR WITH 3" BRASS CAP PLS#16419 IN RANGE BOX AT THE WEST QUARTER CORNER AND A FOUND REBAR WITH 2" ALUMINUM CAP PLS#10945 AT THE CENTER QUARTER CORNER.

**BENCHMARK:**  
BENCHMARK ID 4S6506NW001: ELEVATIONS ARE BASED ON THE CITY OF AURORA VERTICAL CONTROL NETWORK. BM3G0-95 A FOUND STEEL PIPE WITH A 3" BRASS CAP IN CONCRETE ABOUT 1/2 A MILE EAST OF E-470 (GUN CLUB ROAD) ON THE SOUTHERLY RIGHT-OF-WAY OF I-70 FRONTAGE ROAD (EAST COLFAX AVENUE).  
ELEVATION=5515.52 (NAVD 1988) DATUM.

GRADING AND UTILITY PLAN



**DAVIS PARTNERSHIP ARCHITECTS**  
3001 BLAKE STREET, SUITE 100  
DENVER, CO 80202  
PHONE: 303.461.4555  
FAX: 303.461.4556  
WWW.DPA-ARCHITECTS.COM

**LANDSCAPE ARCHITECT**  
DAVIS PARTNERSHIP ARCHITECTS  
3001 BLAKE STREET, SUITE 100  
DENVER, CO 80202  
PHONE: 303.461.4555  
FAX: 303.461.4556  
WWW.DPA-ARCHITECTS.COM

**CIVIL ENGINEER**  
DAVIS PARTNERSHIP ARCHITECTS  
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DENVER, CO 80202  
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FAX: 303.461.4556  
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**ELECTRICAL ENGINEER**  
DAVIS PARTNERSHIP ARCHITECTS  
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DENVER, CO 80202  
PHONE: 303.461.4555  
FAX: 303.461.4556  
WWW.DPA-ARCHITECTS.COM

**MECHANICAL ENGINEER**  
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FAX: 303.461.4556  
WWW.DPA-ARCHITECTS.COM

**PLUMBING ENGINEER**  
DAVIS PARTNERSHIP ARCHITECTS  
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DENVER, CO 80202  
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FAX: 303.461.4556  
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**STRUCTURAL ENGINEER**  
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DENVER, CO 80202  
PHONE: 303.461.4555  
FAX: 303.461.4556  
WWW.DPA-ARCHITECTS.COM

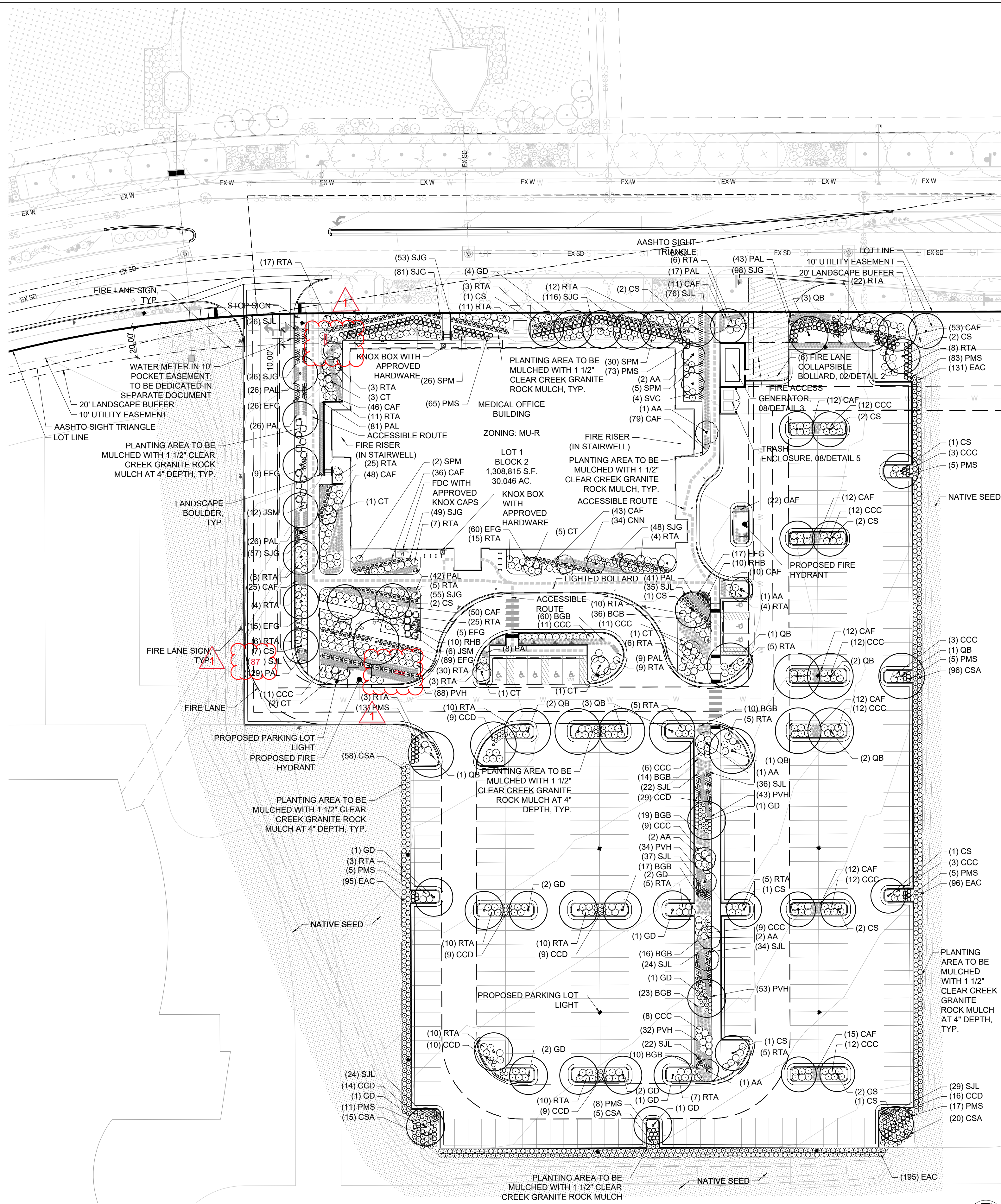
**TRANSPORTATION ENGINEER**  
DAVIS PARTNERSHIP ARCHITECTS  
3001 BLAKE STREET, SUITE 100  
DENVER, CO 80202  
PHONE: 303.461.4555  
FAX: 303.461.4556  
WWW.DPA-ARCHITECTS.COM

**WATER RESOURCES ENGINEER**  
DAVIS PARTNERSHIP ARCHITECTS  
3001 BLAKE STREET, SUITE 100  
DENVER, CO 80202  
PHONE: 303.461.4555  
FAX: 303.461.4556  
WWW.DPA-ARCHITECTS.COM

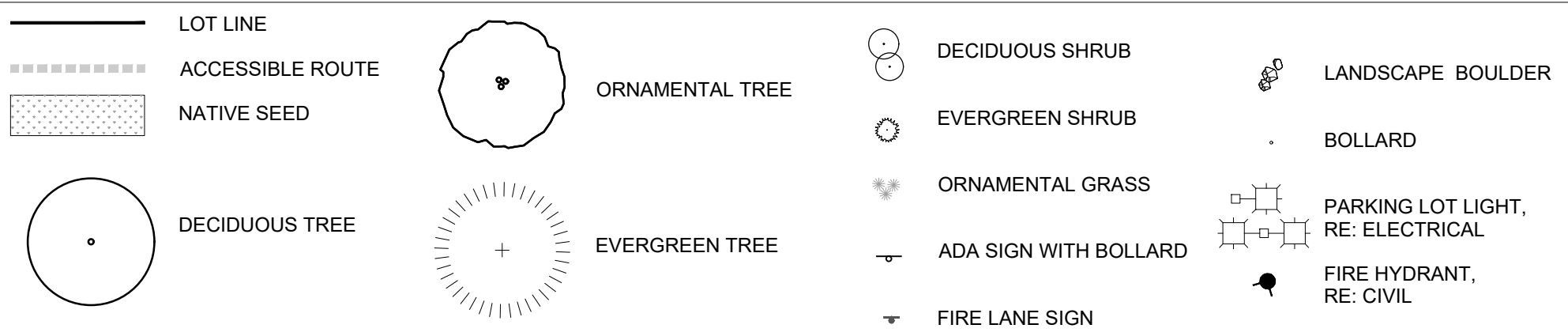
**04**  
of 10



AURORA CROSSROADS MEDICAL OFFICE BUILDING 1  
SITE PLAN



LEGEND



PLANTING SCHEDULE

QTY.	ABBR.	BOTANIC NAME	COMMON NAME	PLANTING SIZE	NOTES	WATER REQMT.
DECIDUOUS TREES						
29	CS	CATALPA SPECIOSA	WESTERN CATALPA	2.5" Cal.	B&B	L
19	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2.5" Cal.	B&B	L
16	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" Cal.	B&B	L
ORNAMENTAL TREES						
10	AA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2.0" Cal.	B&B	M
13	CT	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORN	2.0" Cal.	B&B	L
DECIDUOUS SHRUBS						
154	CCC	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	#5	Container	L
105	CCD	CARYOPTERIS CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	#5	Container	L
194	CSA	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	#5	Container	M
34	CNN	CHRYSOETHAMNUS CAUSEOSUS VAR. NAUSEOSUS	BABY BLUE RABBITBRUSH	#5	Container	L
517	EAC	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	#5	Container	L
345	RTA	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	#5	Container	L
795	SJG	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	#5	Container	M
385	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	#5	Container	M
83	SPM	SYRINGA PUBESCENS 'MISS KIM'	MISS KIM LILAC	#5	Container	L
4	SVC	SYRINGA VULGARIS	COMMON PURPLE LILAC	#5	Container	L
EVERGREEN SHRUBS						
221	EFG	EUONYMUS FORTUNEI 'ROEMERTWO'	GOLD SPLASH EUONYMUS	#5	Container	L
18	JSM	JUNIPERUS SABINA 'MONNA'	CALGARY CARPET JUNIPER	#5	Container	L
290	PMS	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#5	Container	L
ORNAMENTAL GRASSES						
205	BGB	BOULELOUA GRACILIS BLONDE AMBITION	BLONDE AMBITION BLUE GRAMA	#1	Container	L
498	CAF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED	#1	Container	L
431	PAL	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1	Container	L
250	PVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#1	Container	L
20	RHB	RUDBECKIA HIRTA	BLACK EYED SUSAN	#1	Container	L

WATER USE TABLE

AREA DESCRIPTION	WATER CONSERVING IRRIGATION (NON-SOD)	NON-WATER CONSERVING IRRIGATION (SOD)
NORTH BUFFER	13,412 SF	0 SF
PARKING LOT ISLANDS	11,159 SF	0 SF
BUILDING PERIMETER	3382 SF	0 SF

LANDSCAPE REQUIREMENTS

AREA DESCRIPTION	AREA / LENGTH	TREES/SHRUBS	
		TREES (REQUIRED / PROVIDED)	SHRUBS (REQUIRED / PROVIDED)
RIGHT OF WAY (1 TREE PER 40 LF MIN.) - EXISTING EDN # 221360	412 LF	10 / 10	0 / 72
STREET FRONTAGE BUFFER (1 TREE AND 10 SHRUBS PER 40 LF MIN.)	412 LF	10 / 11	103 / 782
PARKING LOT ISLANDS (1 TREE AND 6-5 GALLON SHRUBS PER 9 FT X 19 FT ISLAND MIN. 2 TREE AND 12-6-5 GALLON SHRUBS PER 9 FT X 38 FT ISLAND MIN.)	43 EA.	43 / 43	258 / 444
NORTH BUILDING PERIMETER (1 TREE PER 40 LF OF ELEVATION LENGTH MIN.)	215 LF	6 / 6	0 / 494
EAST BUILDING PERIMETER (1 TREE PER 40 LF OF ELEVATION LENGTH MIN.)	114 LF	3 / 3	0 / 108
WEST BUILDING PERIMETER (1 TREE PER 40 LF OF ELEVATION LENGTH MIN.)	132 LF	3 / 3	0 / 159
SOUTH BUILDING PERIMETER (1 TREE PER 40 LF OF ELEVATION LENGTH MIN.)	215 LF	5 / 5	0 / 219

GENERAL NOTES

1. THIS SHEET IS INTENDED FOR CITY APPROVAL AND NOT FOR CONSTRUCTION

LANDSCAPE NOTES

- ALL LANDSCAPED AREAS ARE TO HAVE SOIL PREPARATION PER SPECIFICATIONS. (MINIMUM RATE OF 4 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.)
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE LEGEND, THE PLANT MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC WILL TAKE PRECEDENCE.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, 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 PRIVATE IRRIGATION LINES OR SYSTEMS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- 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 SYSTEMS DESIGNED, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIALS PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANTS.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
- PARKING LOT MATERIAL TO BE ASPHALT AND SIDEWALK AND PAVEMENT TO BE STANDARD GRAY CONCRETE.

Plant quantities around monument sign will remain the same. Some shifting of locations needed to accommodate the sign.  
8 shrubs removed to accommodate multi-tenant sign.



OWNER  
15TH STREET DEVELOPMENT LLC  
1550 MARKET ST SUITE 100  
DENVER, CO 80202  
303.244.0700

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303-861-8355

ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303-861-8355

CIVIL ENGINEER  
SIL MARI  
4982 S. LESTER STREET SUITE 750  
DENVER, CO 80237  
303.741-3737

ELECTRICAL ENGINEER  
COTTON RUMK & ASSOCIATES  
890 TAYLOR STREET  
DENVER, CO 80401  
303.535-6505

AURORA CROSSROADS  
MEDICAL OFFICE BUILDING 1  
SITE PLAN

DATE	REV	REMARKS	DRAWN	CHECK	APPROV
8/22/2023	1	FINAL SUBMITTAL			
8/22/2023	2	SECOND SUBMITTAL			
8/22/2023	3	THIRD SUBMITTAL			
8/22/2023	4	FOURTH SUBMITTAL			
8/22/2023	5	FIFTH SUBMITTAL			

PROJECT NO.  
21469.00

DATE  
2/14/2023

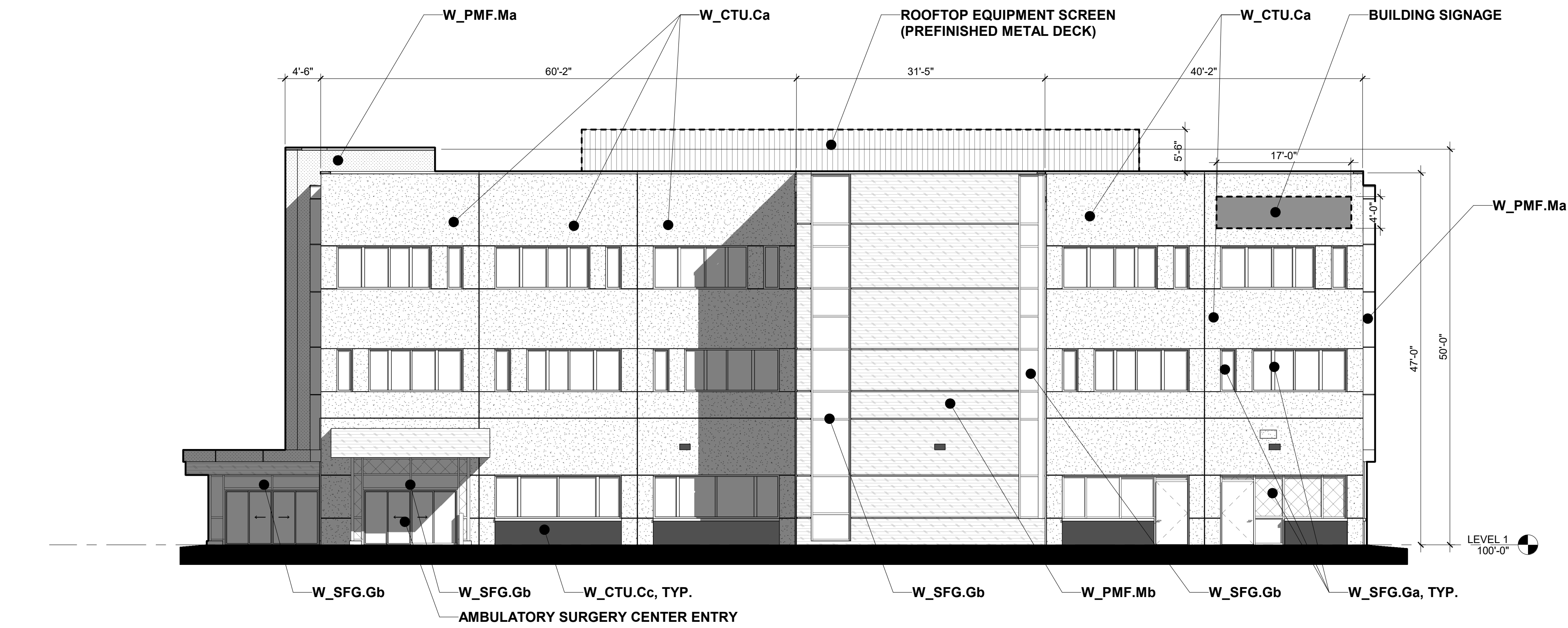
SHEET NUMBER  
05  
of 10

LANDSCAPE PLAN

AURORA CROSSROADS MEDICAL OFFICE BUILDING 1 - SITE PLAN



AURORA CROSSROADS MEDICAL OFFICE BUILDING 1  
SITE PLAN



C3 EXTERIOR ELEVATION - EAST  
1" = 10'-0"

EXTERIOR SYSTEMS NOTES

WALL SYSTEM TYPE

W\_CTU.Ca - TILT-UP CONCRETE PANEL,  
VERTICAL REVEALS, COLOR A (SW CHATURA GRAY OR SIMILAR)

W\_CTU.Cb - TILT-UP CONCRETE PANEL,  
VERTICAL TEXTURE, COLOR B (SW ARGOS OR SIMILAR)

W\_CTU.Cc - TILT-UP CONCRETE PANEL,  
SMOOTH TEXTURE, COLOR C (SW BLACK OF NIGHT OR SIMILAR)

W\_CTU.Cd - TILT-UP CONCRETE PANEL,  
SMOOTH TEXTURE, COLOR D (SW TIN LIZZIE OR SIMILAR)

W\_PMF.Ma - METAL PANEL, COLOR A (COPPER PENNY OR SIMILAR)

W\_PMF.Mb - METAL PANEL, COLOR B (CHAMPAGNE BRONZE OR SIMILAR)

W\_MSA.M - BUFF STRIP STONE, RANDOM LENGTHS

STOREFRONT SYSTEMS

W\_SFG.Ga - BLACK ANODIZED

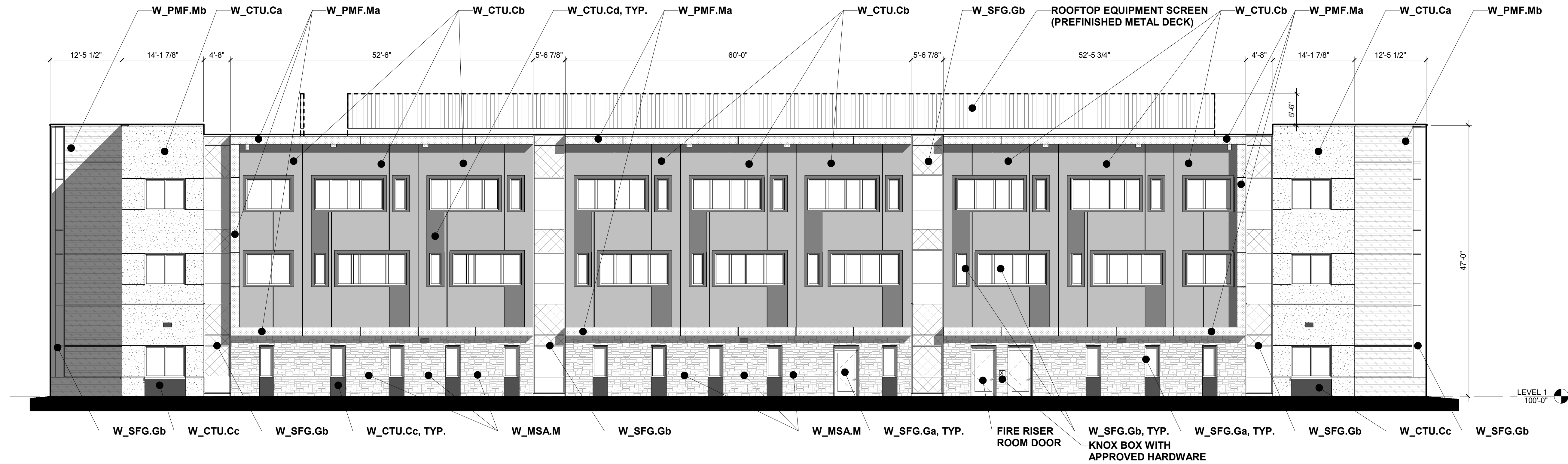
W\_SFG.Gb - CLEAR ANODIZED

LEGEND

- LIGHTING FIXTURE EW1/EW2
- LIGHTING FIXTURE EW3
- LIGHTING FIXTURE EW4

MATERIAL PERCENTAGE TABLE

MATERIAL	EAST ELEVATION	NORTH ELEVATION
TILT-UP CONCRETE	53%	47%
METAL PANEL	18%	14%
GLAZING	29%	27%
STONE	0%	12%



A1 EXTERIOR ELEVATION - NORTH  
1" = 10'-0"

BUILDING ELEVATIONS



OWNER  
15TH STREET DEVELOPMENT LLC  
1500 MARKET ST SUITE 100  
DENVER, CO 80202  
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ARCHITECT  
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LANDSCAPE ARCHITECT  
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ENGINEER  
DAVIS PARTNERSHIP ARCHITECTS  
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DENVER, CO 80202  
303.741.3737

CIVIL ENGINEER  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, CO 80202  
303.741.3737

ELECTRICAL ENGINEER  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, CO 80202  
303.741.3737

AURORA CROSSROADS  
MEDICAL OFFICE BUILDING 1  
SITE PLAN

REV	REMARKS	DATE	BY	CHKD	APPROV
1	ISSUED FOR PERMIT	02/14/2023	DAVIS		
2	SECOND SUBMITTAL	02/14/2023	DAVIS		
3	THIRD SUBMITTAL	02/14/2023	DAVIS		
4	FOURTH SUBMITTAL	02/14/2023	DAVIS		
5	FINAL SUBMITTAL	02/14/2023	DAVIS		

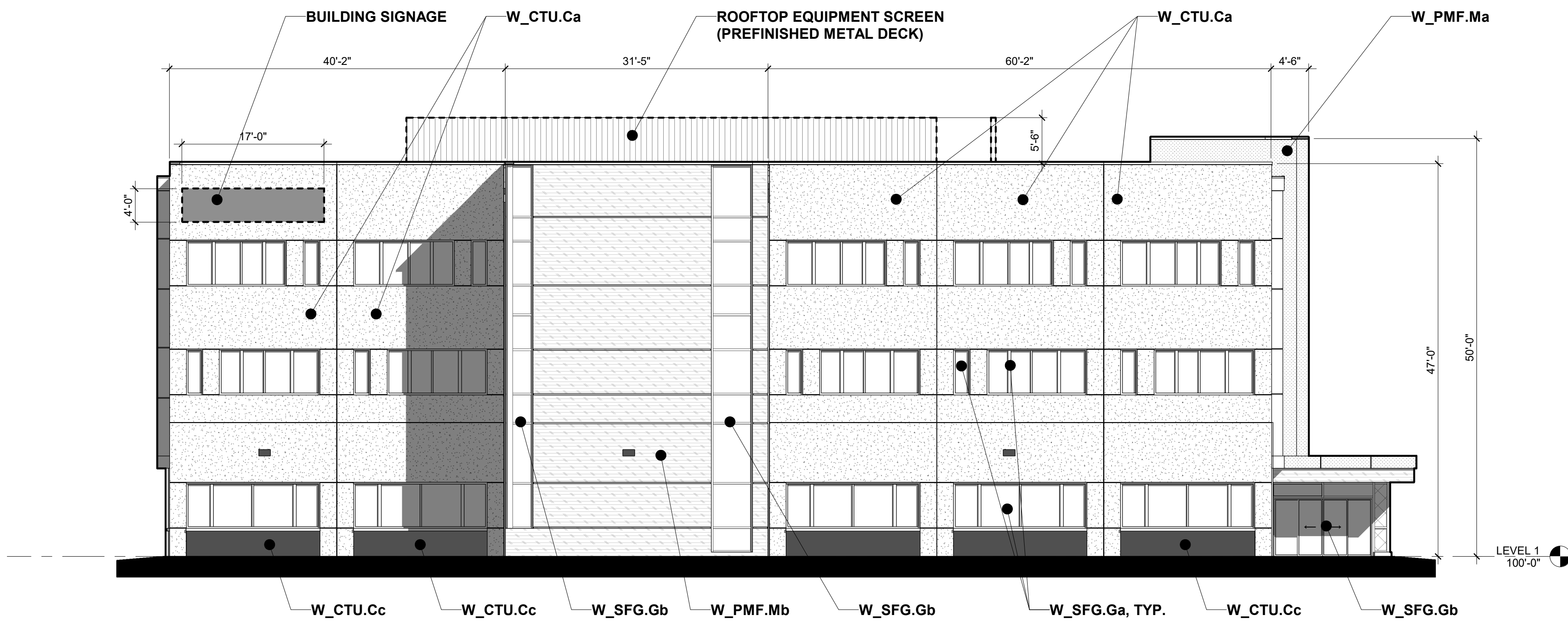
PROJECT NO.  
21469.00

DATE  
2/14/2023

SHEET NUMBER  
06  
of 10



AURORA CROSSROADS MEDICAL OFFICE BUILDING 1  
SITE PLAN



C3 EXTERIOR ELEVATION - WEST  
1" = 10'-0"

EXTERIOR SYSTEMS NOTES

WALL SYSTEM TYPE

W\_CTU.Ca - TILT-UP CONCRETE PANEL,  
VERTICAL REVEALS, COLOR A (SW CHATURA GRAY OR SIMILAR)

W\_CTU.Cb - TILT-UP CONCRETE PANEL,  
VERTICAL TEXTURE, COLOR B (SW ARGOS OR SIMILAR)

W\_CTU.Cc - TILT-UP CONCRETE PANEL,  
SMOOTH TEXTURE, COLOR C (SW BLACK OF NIGHT OR SIMILAR)

W\_CTU.Cd - TILT-UP CONCRETE PANEL,  
SMOOTH TEXTURE, COLOR D (SW TIN LIZZIE OR SIMILAR)

W\_PMF.Ma - METAL PANEL, COLOR A (COPPER PENNY OR SIMILAR)

W\_PMF.Mb - METAL PANEL, COLOR B (CHAMPAGNE BRONZE OR SIMILAR)

W\_MSA.M - BUFF STRIP STONE, RANDOM LENGTHS

STOREFRONT SYSTEMS

W\_SFG.Ga - BLACK ANODIZED

W\_SFG.Gb - CLEAR ANODIZED

LEGEND

- LIGHTING FIXTURE EW1/EW2
- LIGHTING FIXTURE EW3
- LIGHTING FIXTURE EW4

MATERIAL PERCENTAGE TABLE

MATERIAL	WEST ELEVATION	SOUTH ELEVATION
TILT-UP CONCRETE	55%	17%
METAL PANEL	18%	19%
GLAZING	27%	54%
STONE	0%	10%



OWNER  
C3 MEDICAL DEVELOPMENT LLC  
1550 MARKET ST SUITE 100  
DENVER, CO 80202  
303.244.0700

ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.481.8355

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.481.8355

ENGINEER  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.481.8355

MECHANICAL ENGINEER  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.481.8355

ELECTRICAL ENGINEER  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.481.8355

AURORA CROSSROADS  
MEDICAL OFFICE BUILDING 1  
SITE PLAN

REV	DATE	REMARKS	DRAWN	CHECK	APPROVED
1	04/22/2022	FIRST SUBMITTAL			
2	07/06/2022	SECOND SUBMITTAL			
3	08/04/2022	THIRD SUBMITTAL			
4	08/23/2022	FOURTH SUBMITTAL			
5	08/24/2022	FIFTH SUBMITTAL			

PROJECT NO.  
21469.00

DATE  
2/14/2023

SHEET NUMBER  
07  
of 10

BUILDING ELEVATIONS











AURORA CROSSROADS MEDICAL OFFICE BUILDING 1  
SITE PLAN

EP1, EP2, EP3

**D-Series Size 0 LED Area Luminaire**

**Specifications**

EPA: 0.065 (lm)  
Length: 26" (660mm)  
Width: 13" (330mm)  
Height: 3" (76mm)  
Weight (max): 6 lbs (2.7kg)

**Introduction**

The modern styling of the D-Series is striking yet understated, making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series caters to the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

**Ordering Information**

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NITR R2 PIRHN DORX0

DSX ID	Series	LEDs	Color temperature	Beam spread	Mounting	Shipped included
DSX000	DSX0	P6	40K	T3M	MVOLT	SPA
DSX001	DSX0	P6	40K	T3M	MVOLT	SPA
DSX002	DSX0	P6	40K	T3M	MVOLT	SPA
DSX003	DSX0	P6	40K	T3M	MVOLT	SPA
DSX004	DSX0	P6	40K	T3M	MVOLT	SPA
DSX005	DSX0	P6	40K	T3M	MVOLT	SPA
DSX006	DSX0	P6	40K	T3M	MVOLT	SPA
DSX007	DSX0	P6	40K	T3M	MVOLT	SPA
DSX008	DSX0	P6	40K	T3M	MVOLT	SPA
DSX009	DSX0	P6	40K	T3M	MVOLT	SPA
DSX010	DSX0	P6	40K	T3M	MVOLT	SPA
DSX011	DSX0	P6	40K	T3M	MVOLT	SPA
DSX012	DSX0	P6	40K	T3M	MVOLT	SPA
DSX013	DSX0	P6	40K	T3M	MVOLT	SPA
DSX014	DSX0	P6	40K	T3M	MVOLT	SPA
DSX015	DSX0	P6	40K	T3M	MVOLT	SPA
DSX016	DSX0	P6	40K	T3M	MVOLT	SPA
DSX017	DSX0	P6	40K	T3M	MVOLT	SPA
DSX018	DSX0	P6	40K	T3M	MVOLT	SPA
DSX019	DSX0	P6	40K	T3M	MVOLT	SPA
DSX020	DSX0	P6	40K	T3M	MVOLT	SPA
DSX021	DSX0	P6	40K	T3M	MVOLT	SPA
DSX022	DSX0	P6	40K	T3M	MVOLT	SPA
DSX023	DSX0	P6	40K	T3M	MVOLT	SPA
DSX024	DSX0	P6	40K	T3M	MVOLT	SPA
DSX025	DSX0	P6	40K	T3M	MVOLT	SPA
DSX026	DSX0	P6	40K	T3M	MVOLT	SPA
DSX027	DSX0	P6	40K	T3M	MVOLT	SPA
DSX028	DSX0	P6	40K	T3M	MVOLT	SPA
DSX029	DSX0	P6	40K	T3M	MVOLT	SPA
DSX030	DSX0	P6	40K	T3M	MVOLT	SPA
DSX031	DSX0	P6	40K	T3M	MVOLT	SPA
DSX032	DSX0	P6	40K	T3M	MVOLT	SPA
DSX033	DSX0	P6	40K	T3M	MVOLT	SPA
DSX034	DSX0	P6	40K	T3M	MVOLT	SPA
DSX035	DSX0	P6	40K	T3M	MVOLT	SPA
DSX036	DSX0	P6	40K	T3M	MVOLT	SPA
DSX037	DSX0	P6	40K	T3M	MVOLT	SPA
DSX038	DSX0	P6	40K	T3M	MVOLT	SPA
DSX039	DSX0	P6	40K	T3M	MVOLT	SPA
DSX040	DSX0	P6	40K	T3M	MVOLT	SPA
DSX041	DSX0	P6	40K	T3M	MVOLT	SPA
DSX042	DSX0	P6	40K	T3M	MVOLT	SPA
DSX043	DSX0	P6	40K	T3M	MVOLT	SPA
DSX044	DSX0	P6	40K	T3M	MVOLT	SPA
DSX045	DSX0	P6	40K	T3M	MVOLT	SPA
DSX046	DSX0	P6	40K	T3M	MVOLT	SPA
DSX047	DSX0	P6	40K	T3M	MVOLT	SPA
DSX048	DSX0	P6	40K	T3M	MVOLT	SPA
DSX049	DSX0	P6	40K	T3M	MVOLT	SPA
DSX050	DSX0	P6	40K	T3M	MVOLT	SPA
DSX051	DSX0	P6	40K	T3M	MVOLT	SPA
DSX052	DSX0	P6	40K	T3M	MVOLT	SPA
DSX053	DSX0	P6	40K	T3M	MVOLT	SPA
DSX054	DSX0	P6	40K	T3M	MVOLT	SPA
DSX055	DSX0	P6	40K	T3M	MVOLT	SPA
DSX056	DSX0	P6	40K	T3M	MVOLT	SPA
DSX057	DSX0	P6	40K	T3M	MVOLT	SPA
DSX058	DSX0	P6	40K	T3M	MVOLT	SPA
DSX059	DSX0	P6	40K	T3M	MVOLT	SPA
DSX060	DSX0	P6	40K	T3M	MVOLT	SPA
DSX061	DSX0	P6	40K	T3M	MVOLT	SPA
DSX062	DSX0	P6	40K	T3M	MVOLT	SPA
DSX063	DSX0	P6	40K	T3M	MVOLT	SPA
DSX064	DSX0	P6	40K	T3M	MVOLT	SPA
DSX065	DSX0	P6	40K	T3M	MVOLT	SPA
DSX066	DSX0	P6	40K	T3M	MVOLT	SPA
DSX067	DSX0	P6	40K	T3M	MVOLT	SPA
DSX068	DSX0	P6	40K	T3M	MVOLT	SPA
DSX069	DSX0	P6	40K	T3M	MVOLT	SPA
DSX070	DSX0	P6	40K	T3M	MVOLT	SPA
DSX071	DSX0	P6	40K	T3M	MVOLT	SPA
DSX072	DSX0	P6	40K	T3M	MVOLT	SPA
DSX073	DSX0	P6	40K	T3M	MVOLT	SPA
DSX074	DSX0	P6	40K	T3M	MVOLT	SPA
DSX075	DSX0	P6	40K	T3M	MVOLT	SPA
DSX076	DSX0	P6	40K	T3M	MVOLT	SPA
DSX077	DSX0	P6	40K	T3M	MVOLT	SPA
DSX078	DSX0	P6	40K	T3M	MVOLT	SPA
DSX079	DSX0	P6	40K	T3M	MVOLT	SPA
DSX080	DSX0	P6	40K	T3M	MVOLT	SPA
DSX081	DSX0	P6	40K	T3M	MVOLT	SPA
DSX082	DSX0	P6	40K	T3M	MVOLT	SPA
DSX083	DSX0	P6	40K	T3M	MVOLT	SPA
DSX084	DSX0	P6	40K	T3M	MVOLT	SPA
DSX085	DSX0	P6	40K	T3M	MVOLT	SPA
DSX086	DSX0	P6	40K	T3M	MVOLT	SPA
DSX087	DSX0	P6	40K	T3M	MVOLT	SPA
DSX088	DSX0	P6	40K	T3M	MVOLT	SPA
DSX089	DSX0	P6	40K	T3M	MVOLT	SPA
DSX090	DSX0	P6	40K	T3M	MVOLT	SPA
DSX091	DSX0	P6	40K	T3M	MVOLT	SPA
DSX092	DSX0	P6	40K	T3M	MVOLT	SPA
DSX093	DSX0	P6	40K	T3M	MVOLT	SPA
DSX094	DSX0	P6	40K	T3M	MVOLT	SPA
DSX095	DSX0	P6	40K	T3M	MVOLT	SPA
DSX096	DSX0	P6	40K	T3M	MVOLT	SPA
DSX097	DSX0	P6	40K	T3M	MVOLT	SPA
DSX098	DSX0	P6	40K	T3M	MVOLT	SPA
DSX099	DSX0	P6	40K	T3M	MVOLT	SPA
DSX100	DSX0	P6	40K	T3M	MVOLT	SPA

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SY610 LED  
Part #SY610  
Page 1 of 5

EB1

**LIGHT LINEAR PT 1 (L10021)**

**Introduction**

The modern styling of the L-Series is striking yet understated, making a bold, progressive statement even as it blends seamlessly with its environment. The L-Series caters to the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

**Ordering Information**

EXAMPLE: L10021 LED P6 40K T3M MVOLT SPA NITR R2 PIRHN DORX0

L10021 ID	Series	LEDs	Color temperature	Beam spread	Mounting	Shipped included
L100210	L10021	P6	40K	T3M	MVOLT	SPA
L100211	L10021	P6	40K	T3M	MVOLT	SPA
L100212	L10021	P6	40K	T3M	MVOLT	SPA
L100213	L10021	P6	40K	T3M	MVOLT	SPA
L100214	L10021	P6	40K	T3M	MVOLT	SPA
L100215	L10021	P6	40K	T3M	MVOLT	SPA
L100216	L10021	P6	40K	T3M	MVOLT	SPA
L100217	L10021	P6	40K	T3M	MVOLT	SPA
L100218	L10021	P6	40K	T3M	MVOLT	SPA
L100219	L10021	P6	40K	T3M	MVOLT	SPA
L100220	L10021	P6	40K	T3M	MVOLT	SPA
L100221	L10021	P6	40K	T3M	MVOLT	SPA
L100222	L10021	P6	40K	T3M	MVOLT	SPA
L100223	L10021	P6	40K	T3M	MVOLT	SPA
L100224	L10021	P6	40K	T3M	MVOLT	SPA
L100225	L10021	P6	40K	T3M	MVOLT	SPA
L100226	L10021	P6	40K	T3M	MVOLT	SPA
L100227	L10021	P6	40K	T3M	MVOLT	SPA
L100228	L10021	P6	40K	T3M	MVOLT	SPA
L100229	L10021	P6	40K	T3M	MVOLT	SPA
L100230	L10021	P6	40K	T3M	MVOLT	SPA
L100231	L10021	P6	40K	T3M	MVOLT	SPA
L100232	L10021	P6	40K	T3M	MVOLT	SPA
L100233	L10021	P6	40K	T3M	MVOLT	SPA
L100234	L10021	P6	40K	T3M	MVOLT	SPA
L100235	L10021	P6	40K	T3M	MVOLT	SPA
L100236	L10021	P6	40K	T3M	MVOLT	SPA
L100237	L10021	P6	40K	T3M	MVOLT	SPA
L100238	L10021	P6	40K	T3M	MVOLT	SPA
L100239	L10021	P6	40K	T3M	MVOLT	SPA
L100240	L10021	P6	40K	T3M	MVOLT	SPA
L100241	L10021	P6	40K	T3M	MVOLT	SPA
L100242	L10021	P6	40K	T3M	MVOLT	SPA
L100243	L10021	P6	40K	T3M	MVOLT	SPA
L100244	L10021	P6	40K	T3M	MVOLT	SPA
L100245	L10021	P6	40K	T3M	MVOLT	SPA
L100246	L10021	P6	40K	T3M	MVOLT	SPA
L100247	L10021	P6	40K	T3M	MVOLT	SPA
L100248	L10021	P6	40K	T3M	MVOLT	SPA
L100249	L10021	P6	40K	T3M	MVOLT	SPA
L100250	L10021	P6	40K	T3M	MVOLT	SPA
L100251	L10021	P6	40K	T3M	MVOLT	SPA
L100252	L10021	P6	40K	T3M	MVOLT	SPA
L100253	L10021	P6	40K	T3M	MVOLT	SPA
L100254	L10021	P6	40K	T3M	MVOLT	SPA
L100255	L10021	P6	40K	T3M	MVOLT	SPA
L100256	L10021	P6	40K	T3M	MVOLT	SPA
L100257	L10021	P6	40K	T3M	MVOLT	SPA
L100258	L10021	P6	40K	T3M	MVOLT	SPA
L100259	L10021	P6	40K	T3M	MVOLT	SPA
L100260	L10021	P6	40K	T3M	MVOLT	SPA
L100261	L10021	P6	40K	T3M	MVOLT	SPA
L100262	L10021	P6	40K	T3M	MVOLT	SPA
L100263	L10021	P6	40K	T3M	MVOLT	SPA
L100264	L10021	P6	40K	T3M	MVOLT	SPA
L100265	L10021	P6	40K	T3M	MVOLT	SPA
L100266	L10021	P6	40K	T3M	MVOLT	SPA
L100267	L10021	P6	40K	T3M	MVOLT	SPA
L100268	L10021	P6	40K	T3M	MVOLT	SPA
L100269	L10021	P6	40K	T3M	MVOLT	SPA
L100270	L10021	P6	40K	T3M	MVOLT	SPA
L100271	L10021	P6	40K	T3M	MVOLT	SPA
L100272	L10021	P6	40K	T3M	MVOLT	SPA
L100273	L10021	P6	40K	T3M	MVOLT	SPA
L100274	L10021	P6	40K	T3M	MVOLT	SPA
L100275	L10021	P6	40K	T3M	MVOLT	SPA
L100276	L10021	P6	40K	T3M	MVOLT	SPA
L100277	L10021	P6	40K	T3M	MVOLT	SPA
L100278	L10021	P6	40K	T3M	MVOLT	SPA
L100279	L10021	P6	40K	T3M	MVOLT	SPA
L100280	L10021	P6	40K	T3M	MVOLT	SPA
L100281	L10021	P6	40K	T3M	MVOLT	SPA
L100282	L10021	P6	40K	T3M	MVOLT	SPA
L100283	L10021	P6	40K	T3M	MVOLT	SPA
L100284	L10021	P6	40K	T3M	MVOLT	SPA
L100285	L10021	P6	40K	T3M	MVOLT	SPA
L100286	L10021	P6	40K	T3M	MVOLT	SPA
L100287	L10021	P6	40K	T3M	MVOLT	SPA
L100288	L10021	P6	40K	T3M	MVOLT	SPA
L100289	L10021	P6	40K	T3M	MVOLT	SPA
L100290	L10021	P6	40K	T3M	MVOLT	SPA
L100291	L10021	P6	40K	T3M	MVOLT	SPA
L100292	L10021	P6	40K	T3M	MVOLT	SPA
L100293	L10021	P6	40K	T3M	MVOLT	SPA
L100294	L10021	P6	40K	T3M	MVOLT	SPA
L100295	L10021	P6	40K	T3M	MVOLT	SPA
L100296	L10021	P6	40K	T3M	MVOLT	SPA
L100297	L10021	P6	40K	T3M	MVOLT	SPA
L100298	L10021	P6	40K	T3M	MVOLT	SPA
L100299	L10021	P6	40K	T3M	MVOLT	SPA
L100300	L10021	P6	40K	T3M	MVOLT	SPA

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SY610 LED  
Part #SY610  
Page 1 of 5

EW1, EW2

**WDGE2 LED Architectural Wall Sconce Precision Refractive Optic**

**Specifications**

Depth (D): 7"  
Depth (D2): 1.5"  
Height: 4"  
Width: 1.5"  
Weight: 1.35 lbs

**Introduction**

The WDGE2 LED family is designed to meet specific every architectural lighting need. It is a sleek, compact, and easy to