

# AURORA CROSSROADS MEDICAL OFFICE BUILDING 1

## SITE PLAN

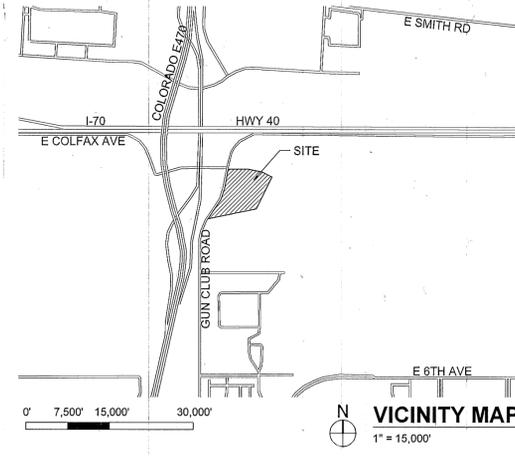
### LEGAL DESCRIPTION

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

### SITE PLAN NOTES

- 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.
- 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.
- 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 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
- 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.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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".
- 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.
- 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 AND SPECIFICATIONS 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.
- 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.
- 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.
- 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.
- (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 COMPRISED OF 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.
- 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.
- 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.
- 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
- 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.
- 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 Corporate Seal  
(Principals or Owners)

State of Colorado \_\_\_\_\_  
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  
Joseph M. Wink Notary Seal  
(Notary Public)  
NOTARY PUBLIC - STATE OF COLORADO  
866 TADPOLE STREET  
LAKEWOOD, CO 80027  
303-252-6200

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

CITY OF AURORA APPROVALS  
City Attorney: \_\_\_\_\_ Date: 3/16/23  
Planning Director: \_\_\_\_\_ 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  
3011 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80202  
PHONE: 303-861-8558  
ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
3011 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80202  
PHONE: 303-861-8558  
CIVIL ENGINEER  
3141 W. 48th AVE., SUITE 100  
DENVER, CO 80212  
303-741-3717  
ELECTRICAL ENGINEER  
SUTHERLAND & ASSOCIATES  
866 TADPOLE STREET  
LAKEWOOD, CO 80027  
303-252-6200

AURORA CROSSROADS MEDICAL OFFICE BUILDING 1 SITE PLAN

DATE	REV	REMARKS	DESIGNED	CHECKED	APPROVED

PROJECT NO. 21469.00  
DATE: 2/14/2023  
SHEET NUMBER: 01

COVER SHEET  
of 10

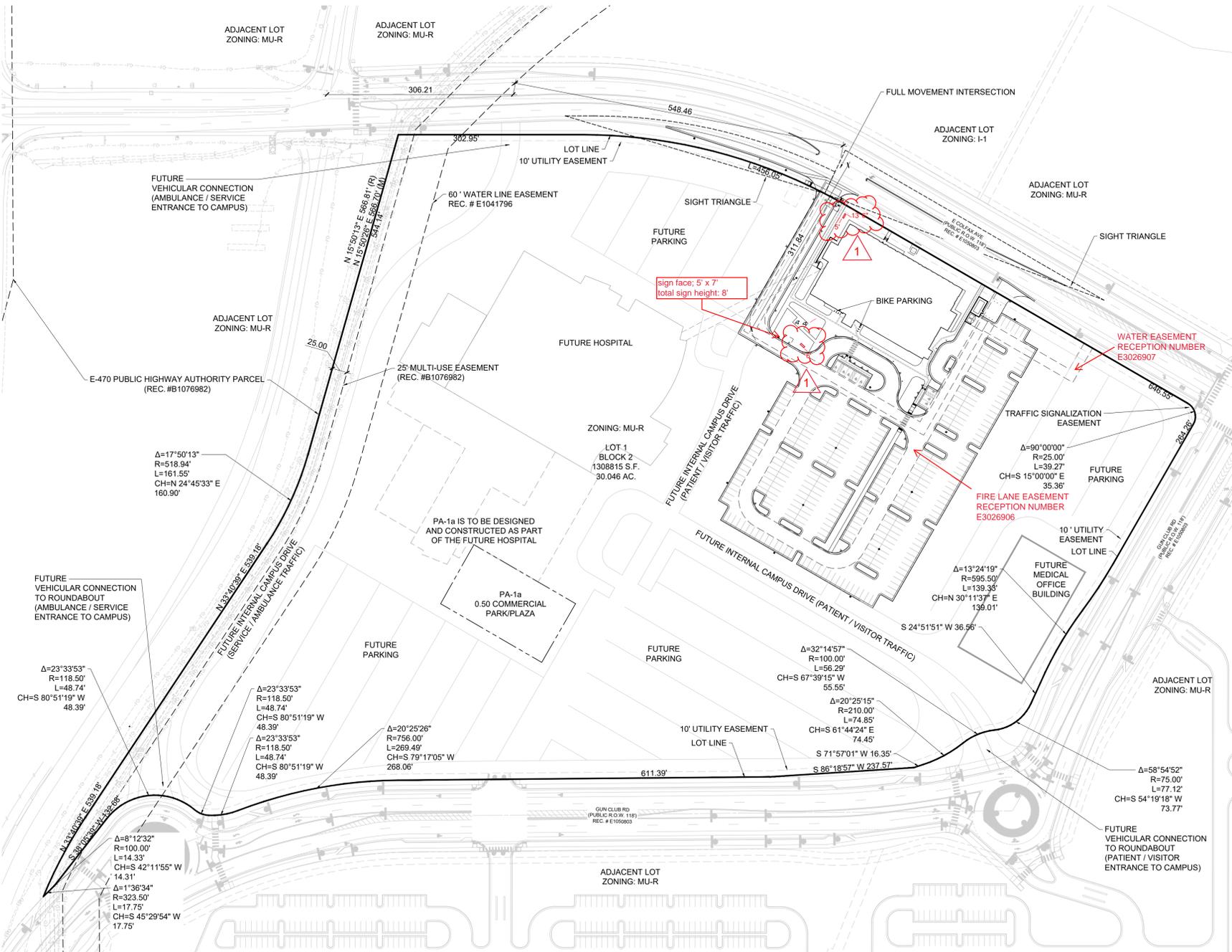
# AURORA CROSSROADS MEDICAL OFFICE BUILDING 1 SITE PLAN

## LEGEND

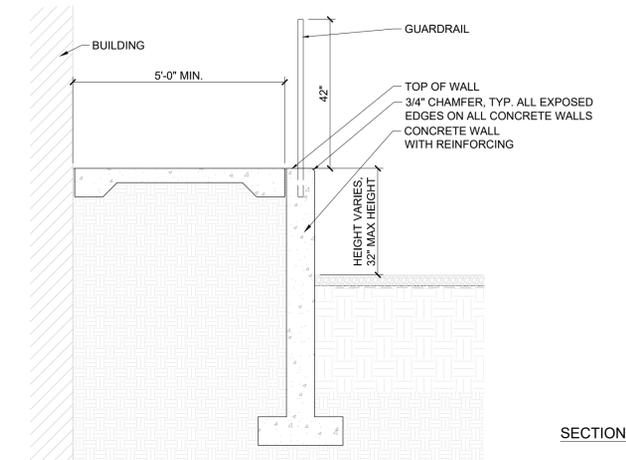
- LOT LINE
- ACCESSIBLE ROUTE

## GENERAL NOTES

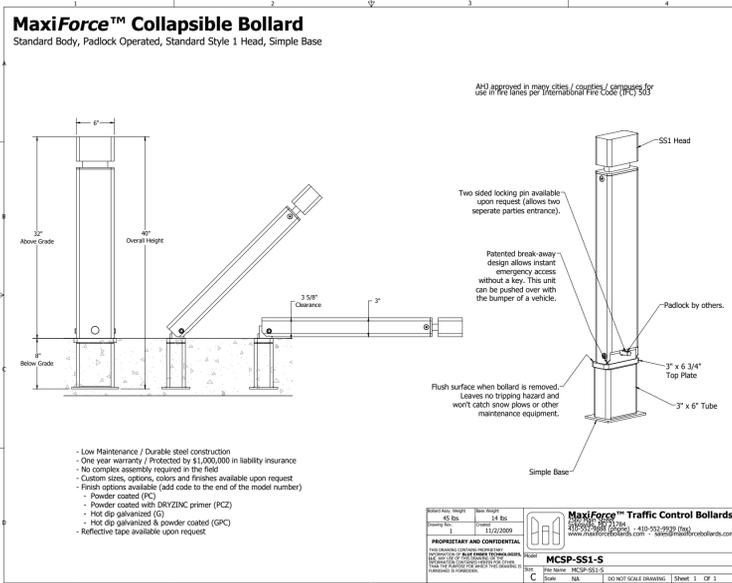
1. THIS SHEET IS INTENDED FOR CITY APPROVAL AND NOT FOR CONSTRUCTION



**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.



**DAVIS PARTNERSHIP ARCHITECTS**  
OWNER: SCL MEDICAL DEVELOPMENT LLC  
1550 MARKET ST SUITE 100  
DENVER, CO 80202  
303.244.4700  
ARCHITECT: DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.481.8555  
ARCHITECT: DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.481.8555  
CIVIL ENGINEER: SCL MEDICAL  
4885 S. LESTER STREET SUITE 750  
DENVER, CO 80237  
303.741.3737  
ELECTRICAL ENGINEER: CUTOR RUMA & ASSOCIATES  
806 TAYLOR STREET  
DENVER, CO 80401  
303.232.4500

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

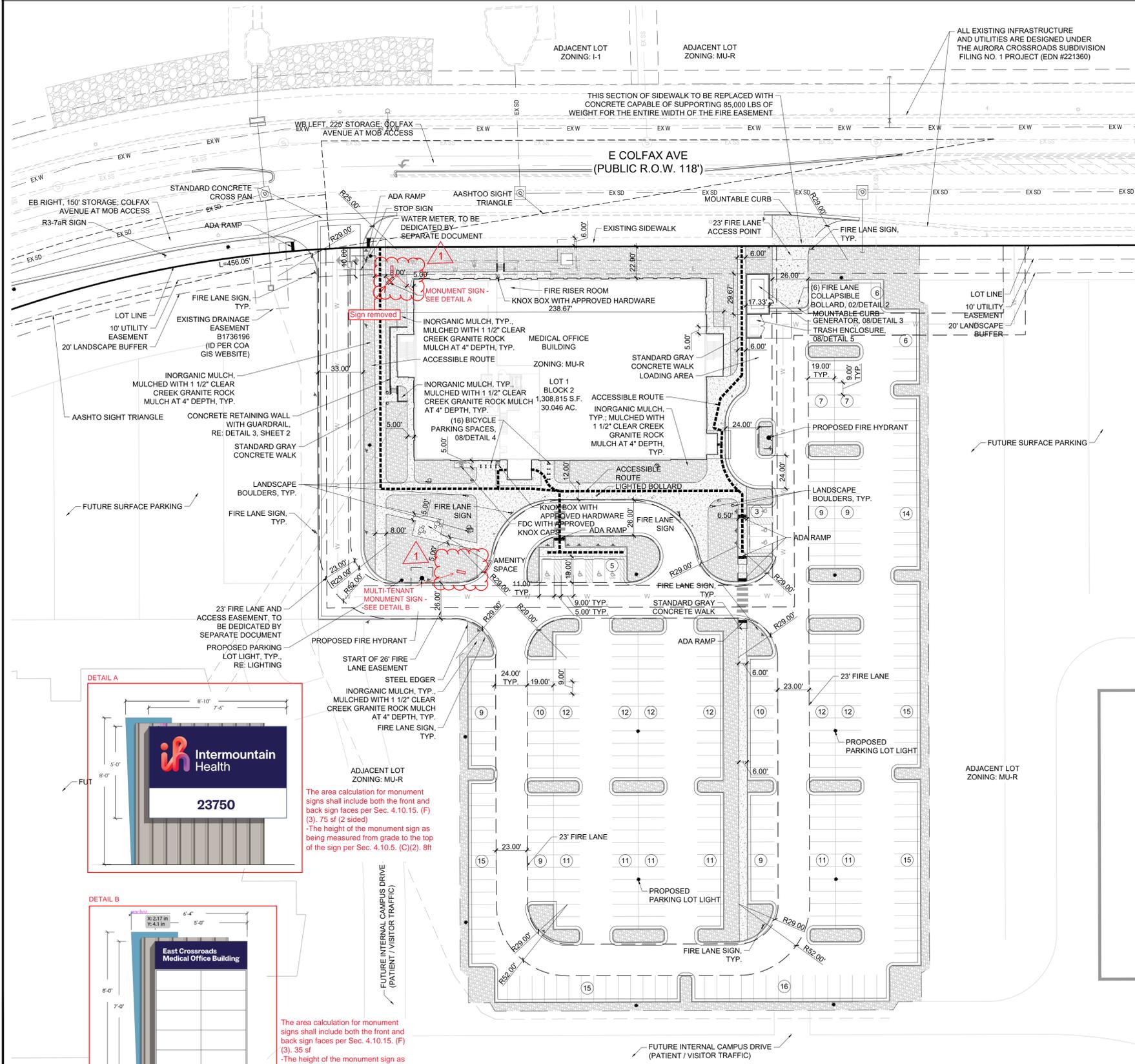
DATE	REVISION	REMARKS
04/22/2023	1	PRELIMINARY
07/12/2023	2	REVISED SUBMITTAL
08/21/2023	3	REVISED SUBMITTAL
09/27/2023	4	REVISED SUBMITTAL

PROJECT NO: 214699.00  
DATE: 2/14/2023  
SHEET NUMBER: 02 of 10

## OVERALL SITE PLAN

AURORA CROSSROADS MEDICAL OFFICE BUILDING 1 - SITE PLAN

# AURORA CROSSROADS MEDICAL OFFICE BUILDING 1 SITE PLAN



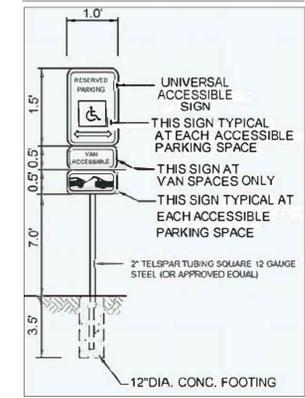
### LEGEND

- 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

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

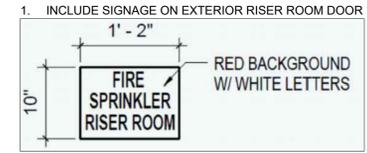
### ACCESSIBLE SIGN



### R3-7aR SIGN



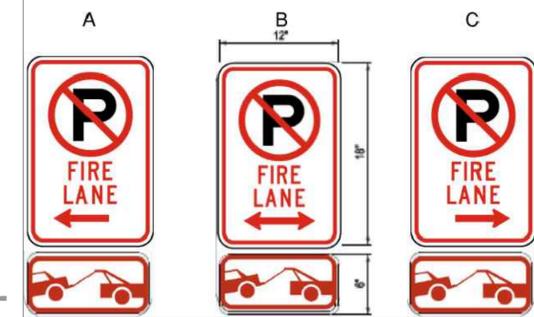
### RISER ROOM SIGN



### FIRE LANE SIGNS

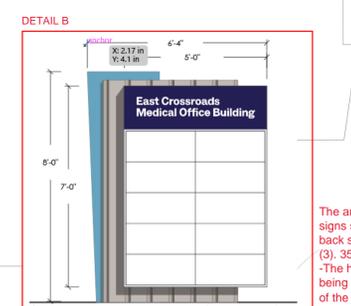
- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON 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 NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
- PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 23' 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.

### FDC SIGN

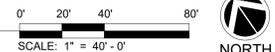


### NOTES

- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.



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



**SITE PLAN**

**03**  
of 10



**OWNER**  
SCL MEDICAL DEVELOPMENT LLC  
1550 MARKET ST #200  
DENVER, CO 80202  
303.244.0700

**ARCHITECT**  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.481.8555

**LANDSCAPE ARCHITECT**  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.481.8555

**CIVIL ENGINEER**  
SCL MEDICAL  
4885 S. US STER STREET SUITE 750  
DENVER, CO 80237  
303.741.3737

**ELECTRICAL ENGINEER**  
SCL MEDICAL & ASSOCIATES  
866 TAYLOR STREET  
DENVER, CO 80201  
303.230.4500

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

DATE	REV	REMARKS
04/22/2023		FIRST SUBMITTAL
07/12/2023		SECOND SUBMITTAL
07/26/2023		THIRD SUBMITTAL
07/27/2023		FOURTH SUBMITTAL
07/27/2023		FIFTH SUBMITTAL

PROJECT NO.  
21469.00

DATE  
2/14/2023

SHEET NUMBER  
03 of 10

# AURORA CROSSROADS MEDICAL OFFICE BUILDING 1 SITE PLAN

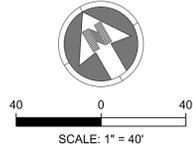


**OWNER:**  
SCL HEALTH DEVELOPMENT LLC  
1550 MARKET ST SUITE 100  
DENVER, CO 80202  
PHONE: 303-861-8555

**ARCHITECT:**  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, CO 80202  
PHONE: 303-861-8555

**CIVIL ENGINEER:**  
SCL HEALTH  
4885 S. LESTER STREET SUITE 750  
DENVER, CO 80237  
303-741-3737

**ELECTRICAL ENGINEER:**  
SCL HEALTH & ASSOCIATES  
800 TAPOR STREET  
DENVER, CO 80241  
303-530-6500



- NOTES:**
- ALL PROPOSED STORM DRAINAGE IMPROVEMENTS SHOWN ARE TO BE PRIVATELY MAINTAINED BY SCL HEALTH.
  - ALL SANITARY SEWER SERVICES AND CLEANOUTS ARE PRIVATE.
  - PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
  - ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES TO HAVE BACKFLOW PREVENTERS.
  - ALL EXISTING INFRASTRUCTURE AND UTILITIES ARE DESIGNED UNDER THE AURORA CROSSROADS SUBDIVISION FILING NO. 1 PROJECT (EDM #211360).
  - 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
  - 5343 --- EXISTING MINOR CONTOURS
  - 5345 --- EXISTING MAJOR CONTOURS
  - 43.50 --- EXISTING SPOT ELEVATION
  - 5343 --- PROPOSED MINOR CONTOURS
  - 5345 --- PROPOSED MAJOR CONTOURS
  - 43.50 --- PROPOSED SPOT ELEVATION
  - EX E --- EXISTING ELECTRICAL LINE
  - EX FO --- EXISTING FIBER OPTIC LINE
  - EX G --- EXISTING GAS LINE
  - EX T --- EXISTING TELEPHONE LINE
  - EX SS --- EXISTING SANITARY LINE
  - EX SD --- EXISTING STORM LINE
  - EX W --- EXISTING WATER LINE
  - EX W --- EXISTING EASEMENT
  - EX S --- EXISTING STORM INLET
  - EX C --- EXISTING CLEANOUT
  - EX F --- EXISTING FIRE HYDRANT
  - EX V --- EXISTING WATER VALVE
  - EX M --- EXISTING MANHOLES
  - E --- PROPOSED ELECTRICAL LINE
  - FO --- PROPOSED FIBER OPTIC LINE
  - G --- PROPOSED GAS LINE
  - T --- PROPOSED TELEPHONE LINE
  - SS --- PROPOSED SANITARY LINE
  - S --- PROPOSED STORM LINE
  - W --- PROPOSED WATER LINE
  - S --- PROPOSED STORM INLET
  - C --- PROPOSED CLEANOUT
  - F --- PROPOSED FIRE HYDRANT
  - V --- PROPOSED WATER VALVE
  - M --- PROPOSED WATER FITTINGS
  - M --- PROPOSED MANHOLES

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

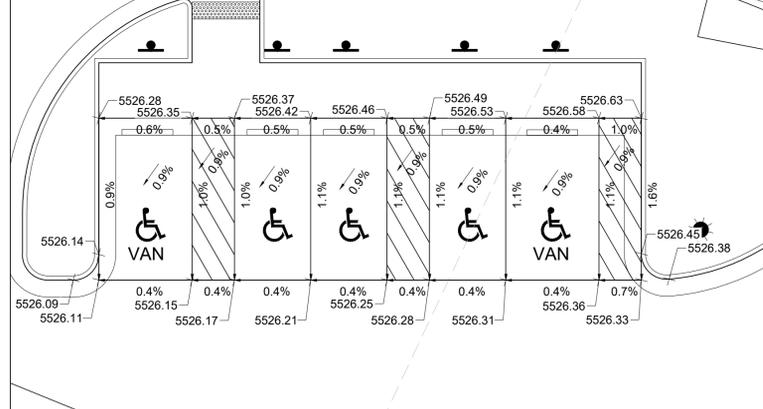
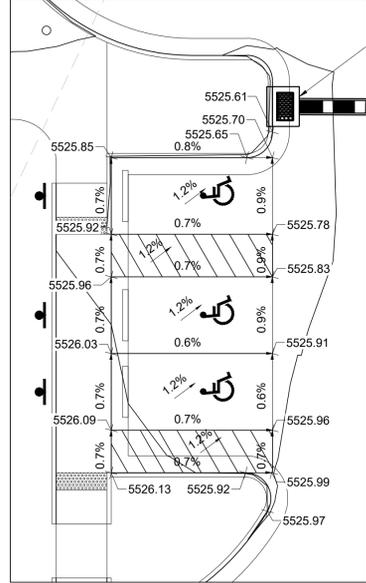
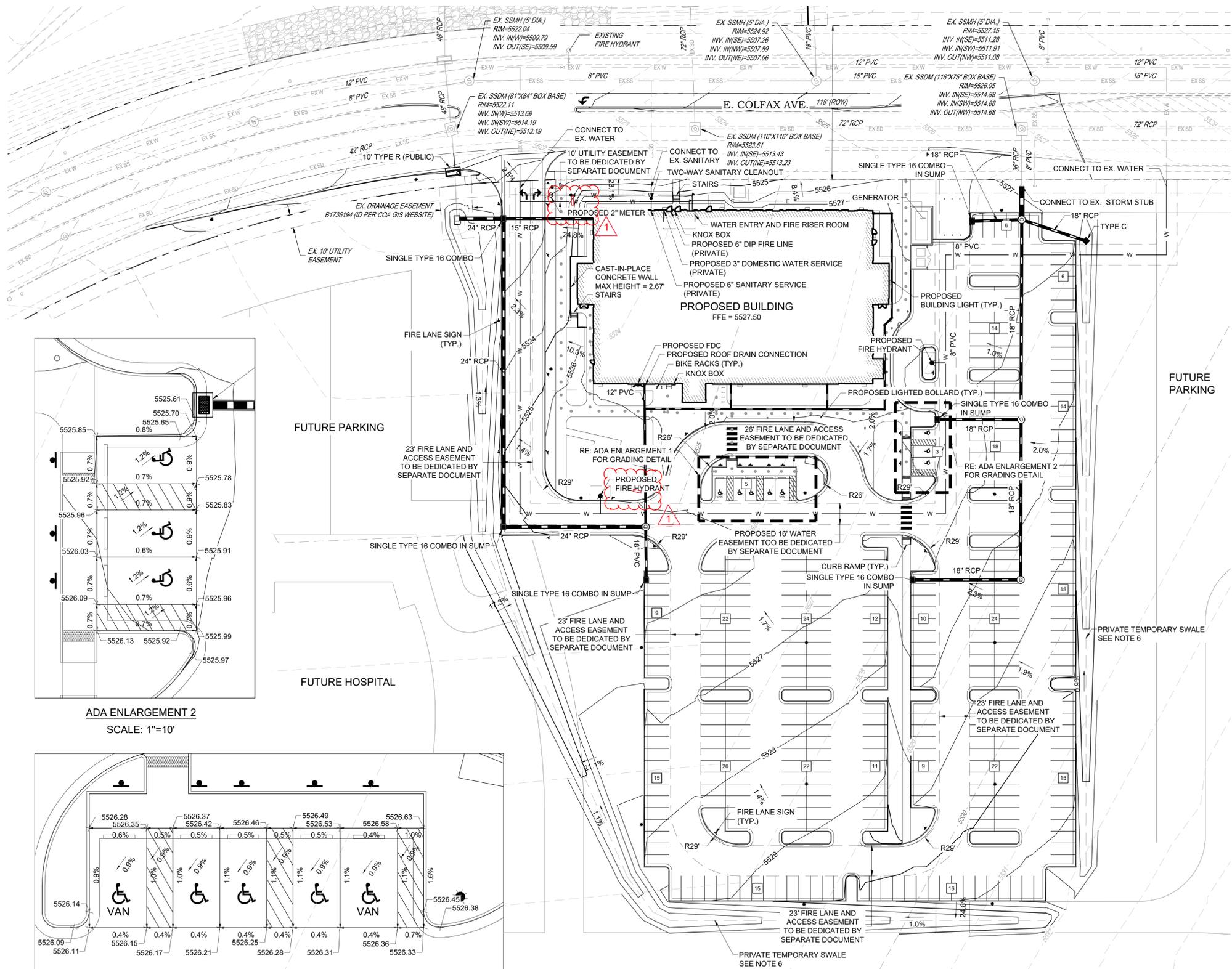
DATE	REVISIONS	BY	CHKD	APPVD

DATE	REVISIONS	BY	CHKD	APPVD

PROJECT NO: 21469.00  
DATE: 2/14/2023  
SHEET NUMBER: 04 of 10

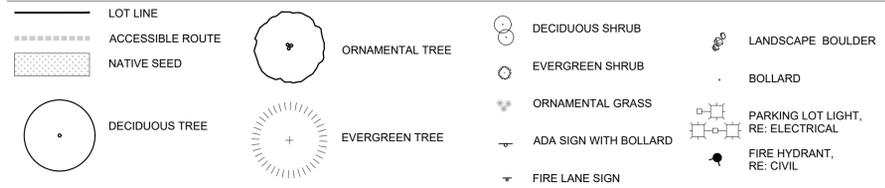
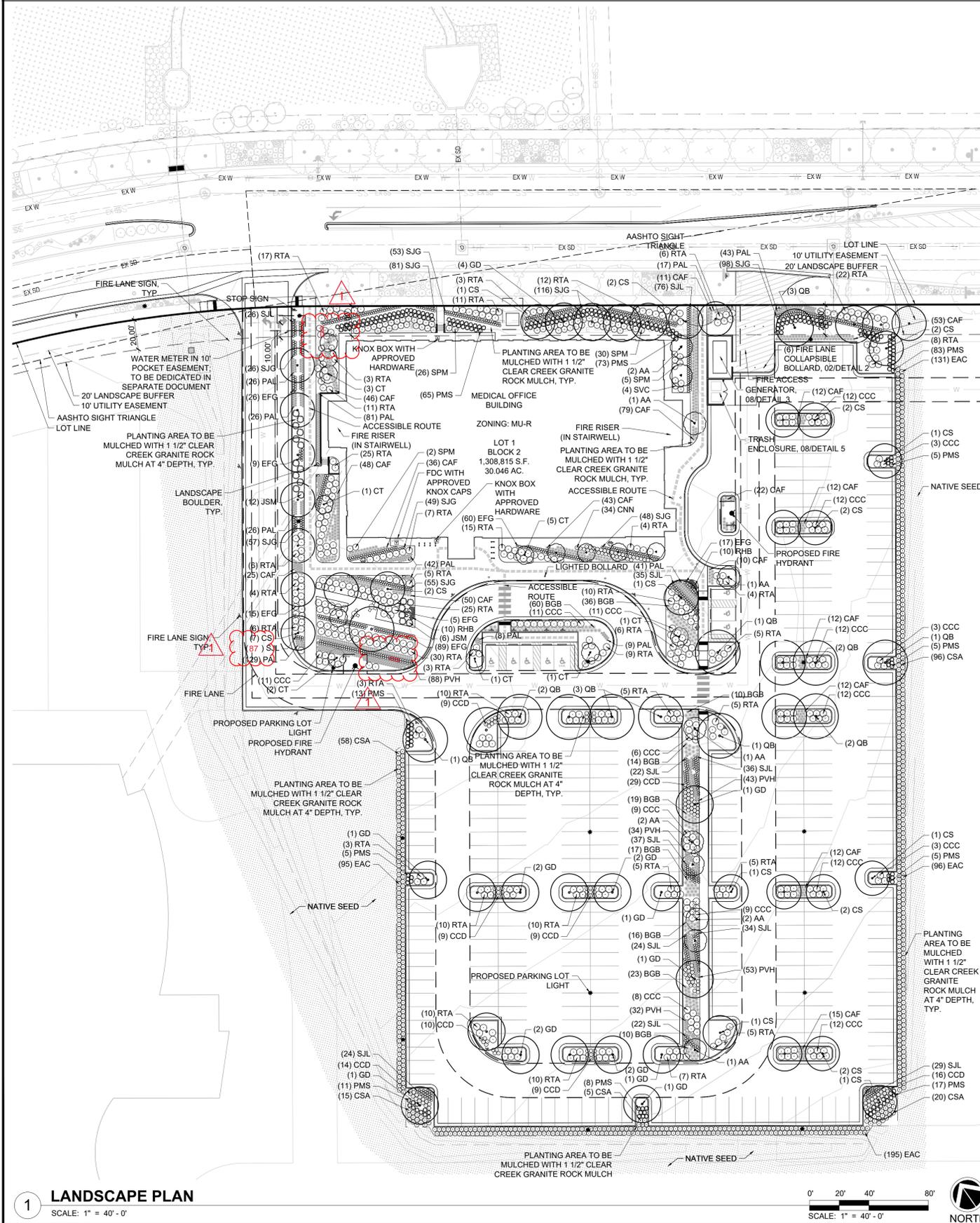
**BENCHMARK:**  
BENCHMARK ID 4S6506NW001: ELEVATIONS ARE BASED ON THE CITY OF AURORA VERTICAL CONTROL NETWORK. BM3G0-95 A FOUND STEEL PIPE WITH A 3" BRASS CAP IN CONCRETE ABOUT 1/2 A MILE EAST OF E-470 (GUN CLUB ROAD) ON THE SOUTHERLY RIGHT-OF-WAY OF I-70 FRONTAGE ROAD (EAST COLFAX AVENUE).  
ELEVATION=5515.52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

**BEARING 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.



## GRADING AND UTILITY PLAN

# AURORA CROSSROADS MEDICAL OFFICE BUILDING 1 SITE PLAN



QTY.	ABBR.	BOTANIC NAME	COMMON NAME	PLANTING SIZE	NOTES	WATER REQMT.
<b>DECIDUOUS TREES</b>						
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
<b>ORNAMENTAL TREES</b>						
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
<b>DECIDUOUS SHRUBS</b>						
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	CHRYSOTHAMNUS 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
<b>EVERGREEN SHRUBS</b>						
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
<b>ORNAMENTAL GRASSES</b>						
205	BGB	BOUTELLOUA 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

- 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 UNOBTSTRUCTED 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.

### LANDSCAPE PLAN

05  
of 10

AURORA CROSSROADS  
MEDICAL OFFICE BUILDING 1  
SITE PLAN



**OWNER**  
SCL MEDICAL OFFICE BUILDING 1  
1550 MARKET ST SUITE 100  
DENVER, CO 80202  
303.244.0700

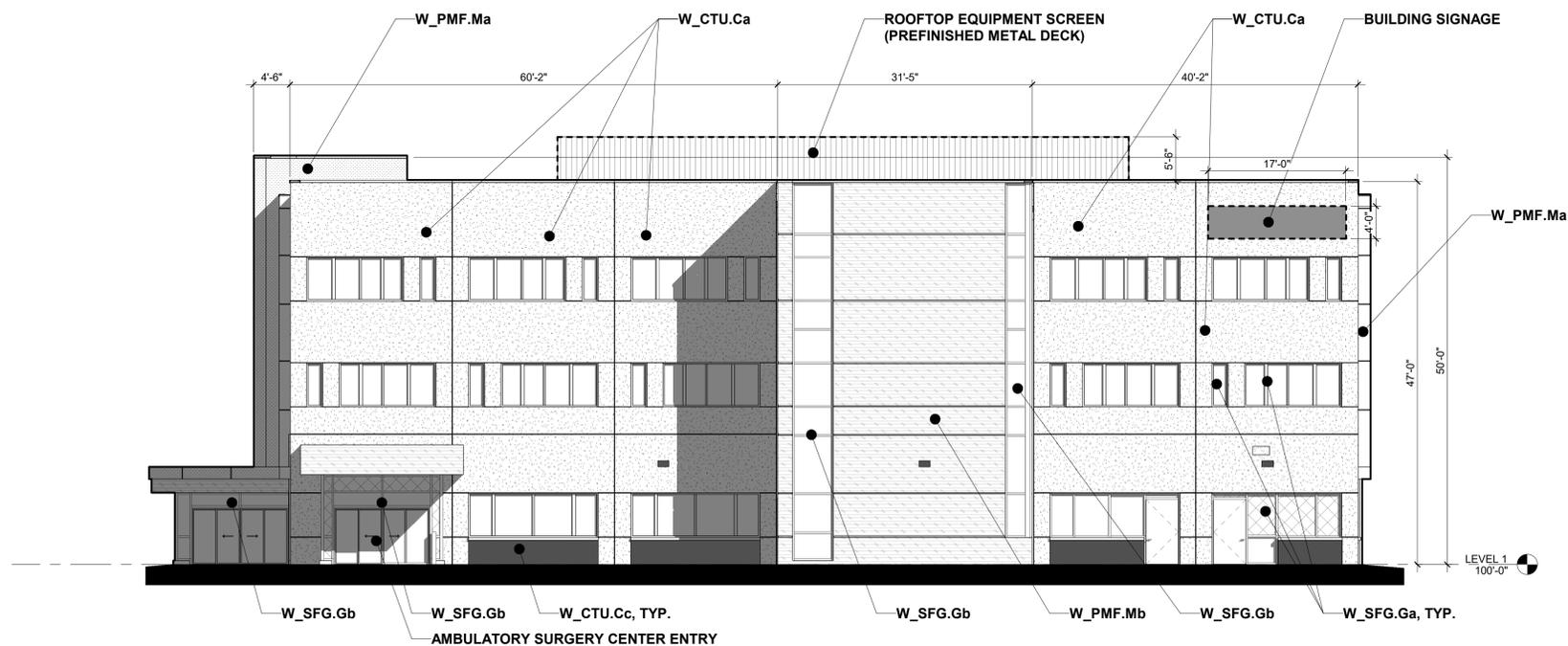
**ARCHITECT**  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.481.8555

**LANDSCAPE ARCHITECT**  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, CO 80202  
PHONE: 303.481.8555

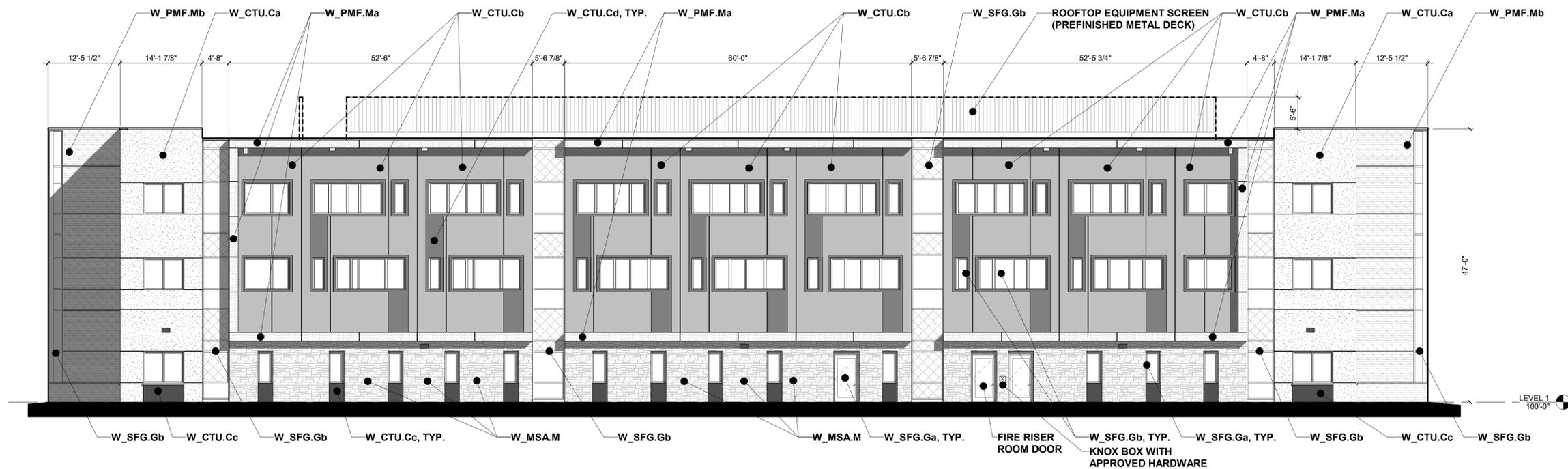
**CIVIL ENGINEER**  
SCL MEDICAL OFFICE BUILDING 1  
488 S. LESTER STREET SUITE 750  
DENVER, CO 80207  
303.741.3737

**ELECTRICAL ENGINEER**  
SCL MEDICAL OFFICE BUILDING 1  
860 TABOR STREET  
LAURELWOOD, CO 80401  
303.235.6500

# AURORA CROSSROADS MEDICAL OFFICE BUILDING 1 SITE PLAN



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



**A1** EXTERIOR ELEVATION - NORTH  
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%



**DAVIS PARTNERSHIP ARCHITECTS**

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

ARCHITECT: LANGKAFER ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.481.8555

ARCHITECT: DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.481.8555

ENGINEER: SCL MEDICAL OFFICE DEVELOPMENT LLC  
4885 S. LESTER STREET SUITE 750  
DENVER, CO 80237  
303.741.3737

ELECTRICAL ENGINEER: DICKSON RUSS & ASSOCIATES  
800 TAYLOR STREET  
DENVER, CO 80202  
303.230.4500

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

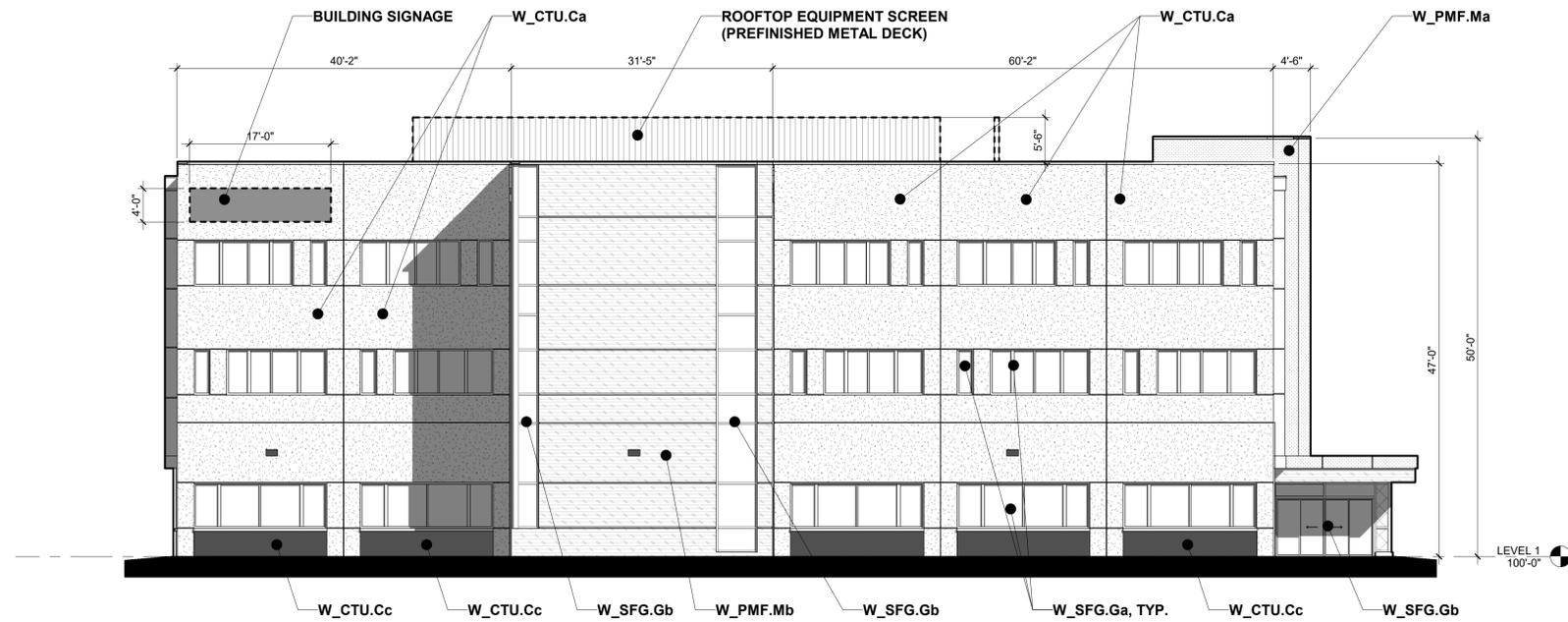
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07/06/2023	2	REV SUBMITTAL			
08/24/2023	3	REV SUBMITTAL			
09/22/2023	4	REV SUBMITTAL			
09/22/2023	5	REV SUBMITTAL			

PROJECT NO. 21469.00  
DATE 2/14/2023  
SHEET NUMBER 06

**BUILDING ELEVATIONS**

**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

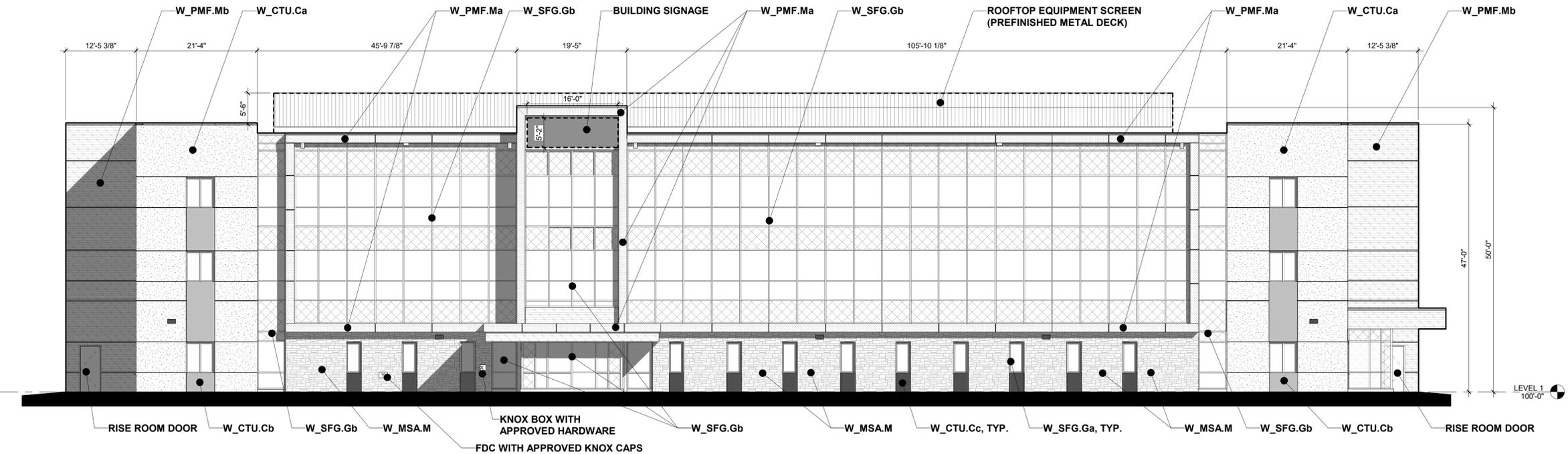
**W\_SFG.Gb** - CLEAR ANODIZED

#### 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%



**A1 EXTERIOR ELEVATION - SOUTH**  
1" = 10'-0"



**DAVIS PARTNERSHIP ARCHITECTS**

OWNER: SCL MEDICAL OFFICE DEVELOPMENT LLC  
1550 MARKET ST #200  
DENVER, CO 80202  
303.244.0700

ARCHITECT: DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.481.8555

LANDSCAPE ARCHITECT: DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.481.8555

MECHANICAL 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  
303.230.6500

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

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

MECHANICAL ENGINEER: DAVIS PARTNERSHIP ARCHITECTS  
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2901 BLAKE STREET, SUITE 100  
DENVER, CO 80202  
303.230.6500

**BUILDING ELEVATIONS**

**07**  
of 10

# AURORA CROSSROADS MEDICAL OFFICE BUILDING 1

## SITE PLAN



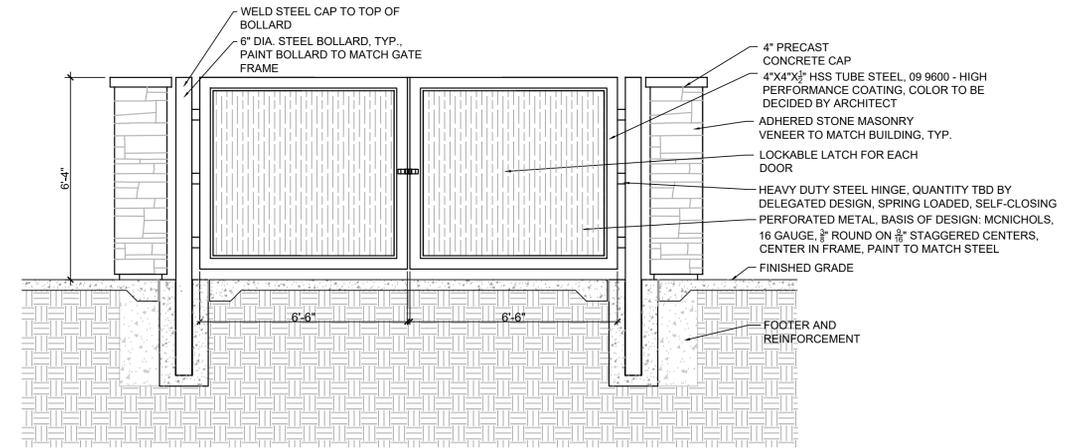
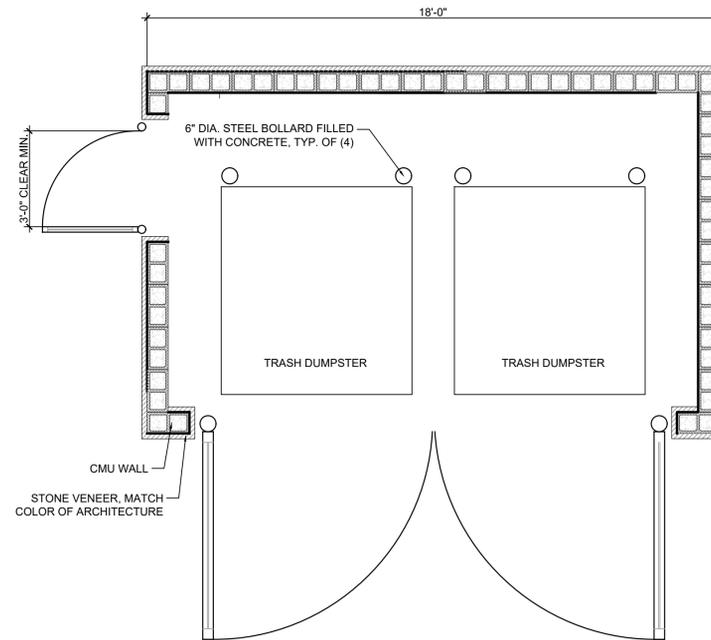
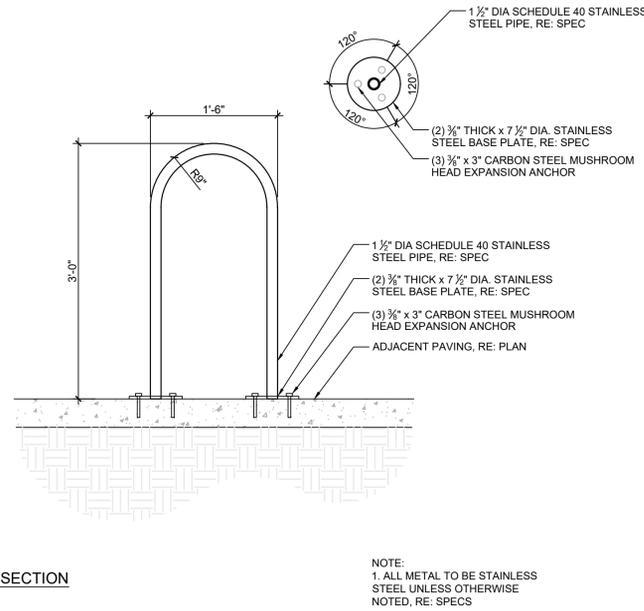
**DAVIS PARTNERSHIP ARCHITECTS**  
 3570 WEST STREET DEVELOPMENT LLC  
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 DENVER, CO 80202  
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 PHONE: 303.481.4555

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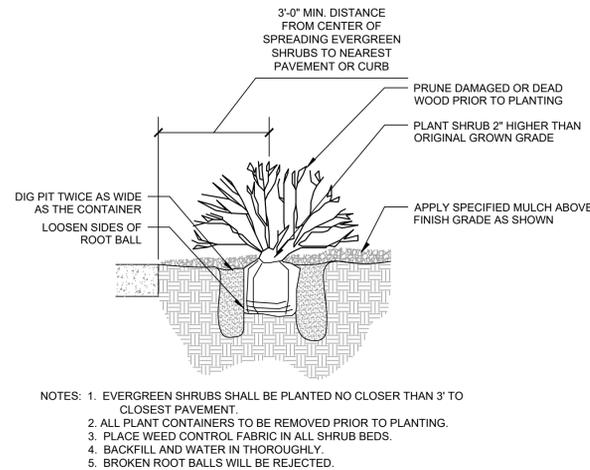
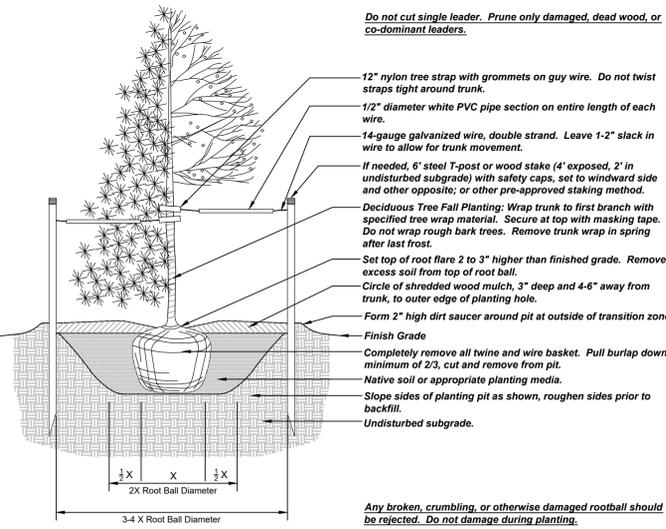
**MECHANICAL ENGINEER**  
 4885 S. LESTER STREET SUITE 750  
 DENVER, CO 80221  
 303.741.3737

**ELECTRICAL ENGINEER**  
 DICKOR ROMA & ASSOCIATES  
 806 TABOR STREET  
 LAURELWOOD, CO 80401  
 303.250.4500



**4 INVERTED-U BIKE RACK - SURFACE MOUNT**  
 SCALE: 1"=1'-0"

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



**3 GENERATOR ENCLOSURE SECTION**  
 3/8"=1'-0"

- Trees planted upon park land, public property, or within the Public Right of Way (PRW) are subject to the following restrictions:**
- If overhead utility wires exist in the PRW, only ornamental or trees maturing at 20 (twenty) feet maximum height shall be planted.
  - Trees shall be centered in tree lawns and/or planting areas.
  - Where sidewalks are not present, trees shall be located as designated by the Project Landscape Architect.
  - Planting in corner triangle formed by the first 30 (thirty) feet along the PRW in each direction from the corner is not permitted.
  - Planting within 10 (ten) feet of alleys, or driveways is not permitted.
  - Planting within 3 (three) feet of fire hydrants is not permitted.
  - Planting within 20 (twenty) feet of stop signs is not permitted.
  - Planting within 5 (five) feet of water meters or pits is not permitted.
  - Large shade trees shall be spaced 35 (thirty-five) feet o.c. and ornamental trees 25 (twenty-five) feet o.c. or as designated by the Project Landscape Architect.
  - Trees shall be pruned to maintain a clearance of 13'-6" over streets and alleys and 6'-6" over remaining portions of PRW, including sidewalk.

Prior to digging, the Utility Notification Center of Colorado shall be contacted at 811 to locate underground utilities.

**1 TREE PLANTING DETAIL**  
 SCALE: 1" = 40' - 0"

**2 DECIDUOUS SHRUB PLANTING**  
 1/4"=1'-0"

**3 GENERATOR ENCLOSURE SECTION**  
 3/8"=1'-0"

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

DATE	REV	REMARKS
04/22/2023		FIRST SUBMITTAL
07/13/2023		SECOND SUBMITTAL
08/24/2023		THIRD SUBMITTAL
09/22/2023		FOURTH SUBMITTAL
09/27/2023		FIFTH SUBMITTAL

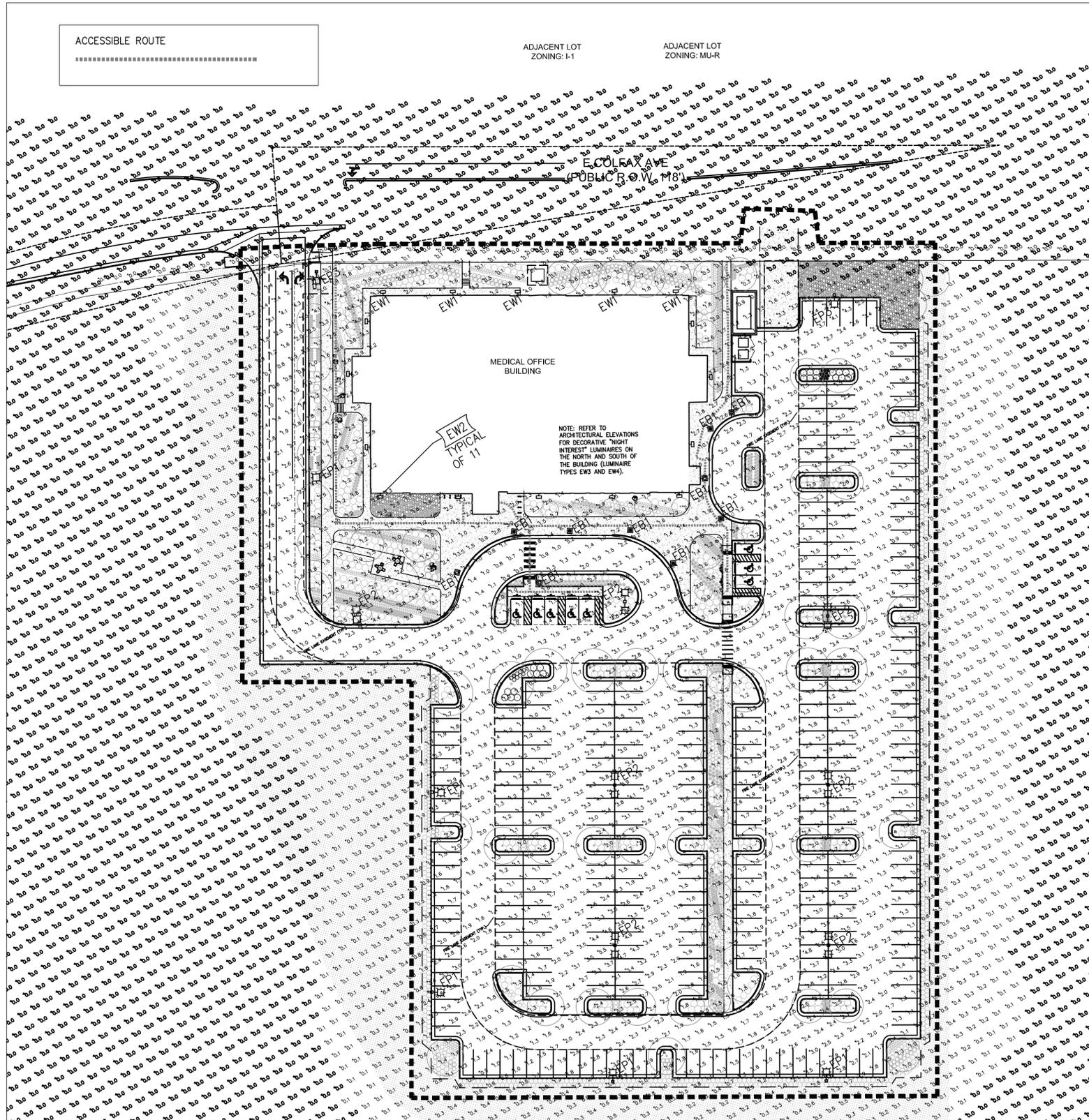
PROJECT NO.  
 21469.00

DATE  
 2/14/2023

SHEET NUMBER  
 08 of 10

**SITE DETAILS**

# AURORA CROSSROADS MEDICAL OFFICE BUILDING 1 SITE PLAN



EXTERIOR LUMINAIRE SCHEDULE											
TYPE	DESCRIPTION	LAMPS	VOLTAmps	VOLTAGE	MANUFACTURER	CATALOG SERIES	FINISH	POLE HEIGHT	CONCRETE BASE HEIGHT	FEATURE HEIGHT	NOTES
EP1	POLE MOUNTED LED LUMINAIRE, SINGLE HEAD, TYPE 1, 1800MM DEPTH, FULL CUT-OFF, INT. LOCATION MATED, 27 WALL BLACK SQUARE STRONG STEEL POLE, 4.0V INTERNAL, 1% DIMMING	1800MM 4000K 70 CRI	166	277	LITHONIA LIGHTING	DSB LED P1 ANK ROOM 104 SPA DELSIO	BLACK	22'-0"	3'-0"	25'-0"	POLE
EP2	POLE MOUNTED LED LUMINAIRE, SINGLE HEAD, TYPE 1, 1800MM DEPTH, FULL CUT-OFF, INT. LOCATION MATED, 27 WALL BLACK SQUARE STRONG STEEL POLE, 4.0V INTERNAL, 1% DIMMING	1800MM 4000K 70 CRI	332	277	LITHONIA LIGHTING	DSB LED P1 ANK ROOM 104 SPA DELSIO	BLACK	22'-0"	3'-0"	25'-0"	20 POLE
EP3	POLE MOUNTED LED LUMINAIRE, SINGLE HEAD, 1800MM DEPTH, FULL CUT-OFF, INT. LOCATION MATED, 27 WALL BLACK SQUARE STRONG STEEL POLE, 4.0V INTERNAL, 1% DIMMING	1800MM 4000K 70 CRI	166	277	LITHONIA LIGHTING	DSB LED P1 ANK ROOM 104 SPA DELSIO	BLACK	22'-0"	3'-0"	25'-0"	20 POLE
EW1	WALL MOUNTED LED LUMINAIRE, FULL CUT-OFF, TYPE 1 SHORT DISTRIBUTION, 1800MM DEPTH, 1800MM WIDE, 1% DIMMING, ACCESSORIES FOR SURFACE MOUNTED, 1/2" DIMMING	1800MM 4000K 80 CRI	19	277	LITHONIA LIGHTING	W022 LED P2 ANK ROOM 110 W/01/02 CDS DELSIO	BLACK	N/A	N/A	10'-0"	WALL
EW2	WALL MOUNTED LED LUMINAIRE, FULL CUT-OFF, TYPE 1 SHORT DISTRIBUTION, 1800MM DEPTH, 1800MM WIDE, 1% DIMMING, ACCESSORIES FOR SURFACE MOUNTED, 1/2" DIMMING	1800MM 4000K 80 CRI	12	277	LITHONIA LIGHTING	W022 LED P1 ANK ROOM 104 W/01/02 CDS DELSIO	BLACK	N/A	N/A	10'-0"	WALL
EB1	OUTDOOR LED BOLLARD, FULL CUT-OFF, TYPE 1 DISTRIBUTION, 1800MM DEPTH, 1800MM WIDE, 1% DIMMING	1800MM 4000K 80 CRI	28	277	LEUCAN	L1-1005 T3	BLACK	3'-2"	0'-0"	3'-2"	BOLLARD

### Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min
10' Past Property Line	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Accessible Route	1.9 fc	4.0 fc	1.0 fc	4.0:1	1.9:1
Parking Area	2.1 fc	6.7 fc	0.7 fc	9.6:1	3.0:1
Walkway	2.7 fc	17.7 fc	1.0 fc	17.7:1	2.7:1

**NOTES:**

1) ALL LUMINAIRES, EXCEPT THOSE REQUIRED FOR SECURITY, SHALL BE EXTINGUISHED WITHIN ONE HOUR AFTER THE END OF BUSINESS CLOSING AND REMAIN EXTINGUISHED UNTIL ONE HOUR BEFORE BUSINESS OPENING. A MAXIMUM OF 25% OF THE TOTAL LUMINAIRES USED FOR PARKING LOT ILLUMINATION WILL REMAIN IN OPERATION DURING THIS PERIOD TO PROVIDE SECURITY.

2) ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1008 - MEANS OF EGRESS ILLUMINATION, SECTION 1008. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1008.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

REFERENCE SYMBOLS LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
◀	KEY NOTE REFERENCE	1	KITCHEN/OWNER/MEDICAL EQUIPMENT REFERENCE
(PA)	TYPICAL CIRCUIT NUMBER	△	EXISTING TO REMAIN
⊕	TYPICAL LUMINAIRE TYPE	△	EXISTING TO BE REMOVED
(R)	TYPICAL ROOM REFERENCE (TOP=RM, BOTTOM=FLR)	△	EXISTING TO BE RELOCATED
(M)	MECHANICAL EQUIPMENT REFERENCE	△	EXISTING TO REMAIN - REPLACE DEVICE
(LC)	LIGHTING CONTROL/ EQUIPMENT REFERENCE	△	EXISTING TO BE REMOVED AND REPLACED

LIGHTING LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊕	SHADING INDICATES DIM SYSTEM, LOWER CASE SUBSCRIPT INDICATES SWITCHING, UPPER CASE SUBSCRIPT INDICATES LUMINAIRE TYPE (TYP)	⊕	DECORATIVE ADJUSTABLE ACCENT DOWNLIGHT
□	SURFACE OR PENDANT MOUNTED LUMINAIRE	⊕	SQUARE DOWNLIGHT
⊕	LENSED TROFFER	⊕	SQUARE WALL WASH DOWNLIGHT
⊕	DIRECT/INDIRECT TROFFER	⊕	SQUARE ADJUSTABLE ACCENT DOWNLIGHT
⊕	PATIENT OVERHEAD LIGHT	⊕	INGRADE (INTERIOR/EXTERIOR)
⊕	DIRECT/INDIRECT DISTRIBUTION, SUSPENDED LINEAR PENDANT	⊕	INGRADE WALL WASH
⊕	INDIRECT DISTRIBUTION, SUSPENDED LINEAR PENDANT	⊕	INGRADE ADJUSTABLE ACCENT
⊕	DIRECT DISTRIBUTION, SUSPENDED LINEAR PENDANT	⊕	DECORATIVE PENDANT
⊕	DIRECT/INDIRECT DISTRIBUTION, WALL MOUNT LINEAR	⊕	RECESS MOUNTED WALL LUMINAIRE
⊕	INDIRECT DISTRIBUTION, WALL MOUNT LINEAR	⊕	WALL PACK OR EXTERIOR NON-DECORATIVE WALL SIGNAGE
⊕	DIRECT DISTRIBUTION, WALL MOUNT LINEAR	⊕	DECORATIVE SCIENCE
⊕	DECORATIVE LINEAR WALLMOUNT	⊕	DECORATIVE POLE
⊕	STRIP LINEAR WALLMOUNT	⊕	POLE
⊕	SURFACE OR PENDANT MOUNTED STRIP OR INDUSTRIAL LUMINAIRE	⊕	BOLLARD
⊕	THEATRICAL PIPE OR TRACK LIGHTING	⊕	PORCELAIN KEYLESS LAMPHOLDER, BRYANT #3228 W/ 100W A19 LF. LAMP. 'PC' INDICATES PULLCHAIN
⊕	TRACK HEAD	⊕	EMERGENCY LIGHTING UNIT
⊕	SURFACE DOWNLIGHT	⊕	EXTERIOR STAKE MOUNT
⊕	DOWNLIGHT	⊕	DOCK LIGHT
⊕	WALL WASH DOWNLIGHT	⊕	DARKROOM SAFE LIGHT (TWO COMPARTMENT SHOWN)
⊕	ADJUSTABLE ACCENT DOWNLIGHT	⊕	UNDERCABINET LIGHT
⊕	DECORATIVE DOWNLIGHT	⊕	EXIT LIGHT, ARROWS AS INDICATED, FACES INDICATED BY SHADING
⊕	DECORATIVE WALL WASH DOWNLIGHT		



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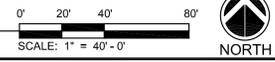
**MECHANICAL ENGINEERS**  
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**AURORA CROSSROADS  
 MEDICAL OFFICE BUILDING 1  
 SITE PLAN**

DATE	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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



**PHOTOMETRIC PLAN**  
 09 of 10

