

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. 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.

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.

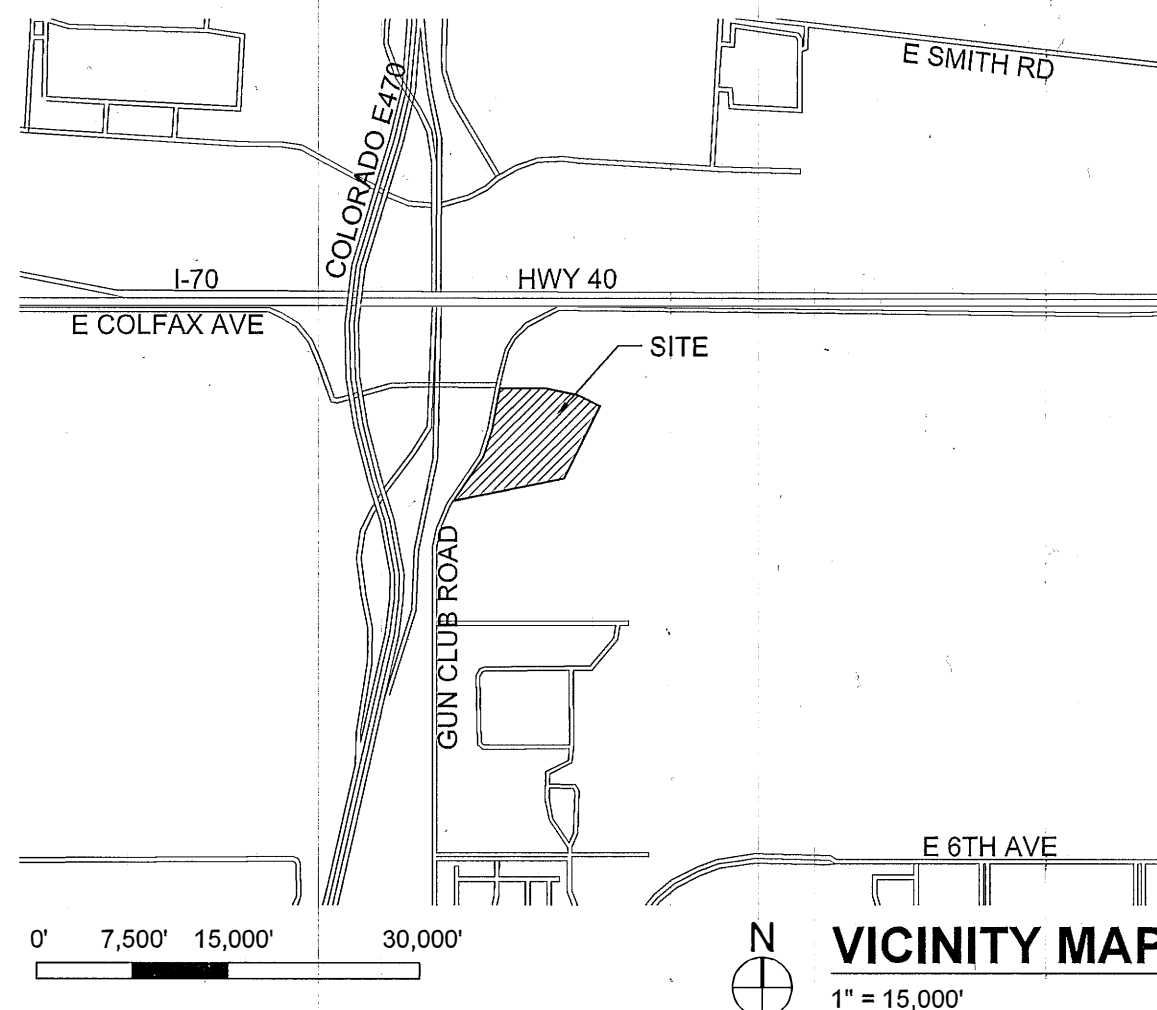
- CONDUIT
- CONDUIT MATERIAL SHALL BE SCHEDULE 80 HDPE (OR SIMILAR).
- A #14 AWG STRANDED COPPER CONDUCTOR SHALL BE INSTALLED FOR CITY UNDERGROUND LOCATING PURPOSES.
- A NYLON PULL TAPE WITH A MINIMUM 1,250 LB TENSIL STRENGTH SHALL BE INSTALLED IN ALL NEW CONDUIT

- 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.



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 6th day of March 2023

By: Mark D. Korth Corporate Seal

(Principals or Owners)

State of Colorado _____ ss

County of Broomfield

The foregoing instrument was acknowledged before me this 6th day of March, 2023

Mark D. Korth
(Principals or Owners)

Witness my hand and official seal

Joseph M. Wink
(Notary Public)

Notary Seal

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)

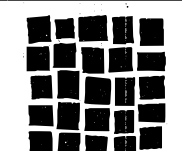
Attest: N/A Date: N/A (City Clerk)

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

CHALLENGE
S. HART
400 S. ULSTER STREET SUITE 750
DENVER, CO 80202
303-741-3719

ELECTRICAL ENGINEER
GATOR PLUMB & ASSOCIATES
800 TAPSCOTT STREET
LAURENCEVILLE, OHIO 43041
303-252-6200

AURORA CROSSROADS
MEDICAL OFFICE BUILDING 1

SITE PLAN

1 4.5.24 Relocate existing monument sign

2 4.5.24 Add Multi-Tenant monument sign to existing site plan

SEE NEW SHEET 11 FOR UPDATED PLAN/SIGN LOCATIONS

COVER SHEET

01
of 10

OVERALL SITE PLAN

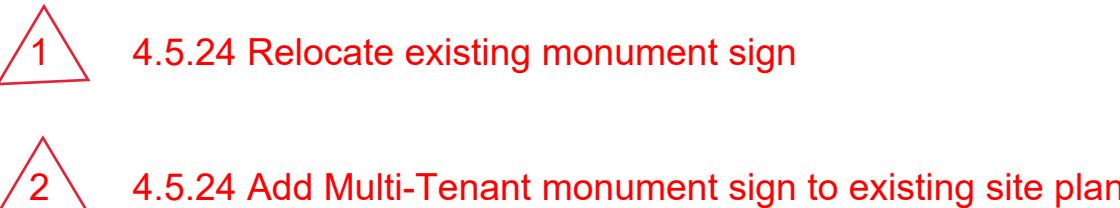


ACTON ASSOCIATES MEDICAL OFFICE BUILDING 1

02
of 10

GENERAL NOTES

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



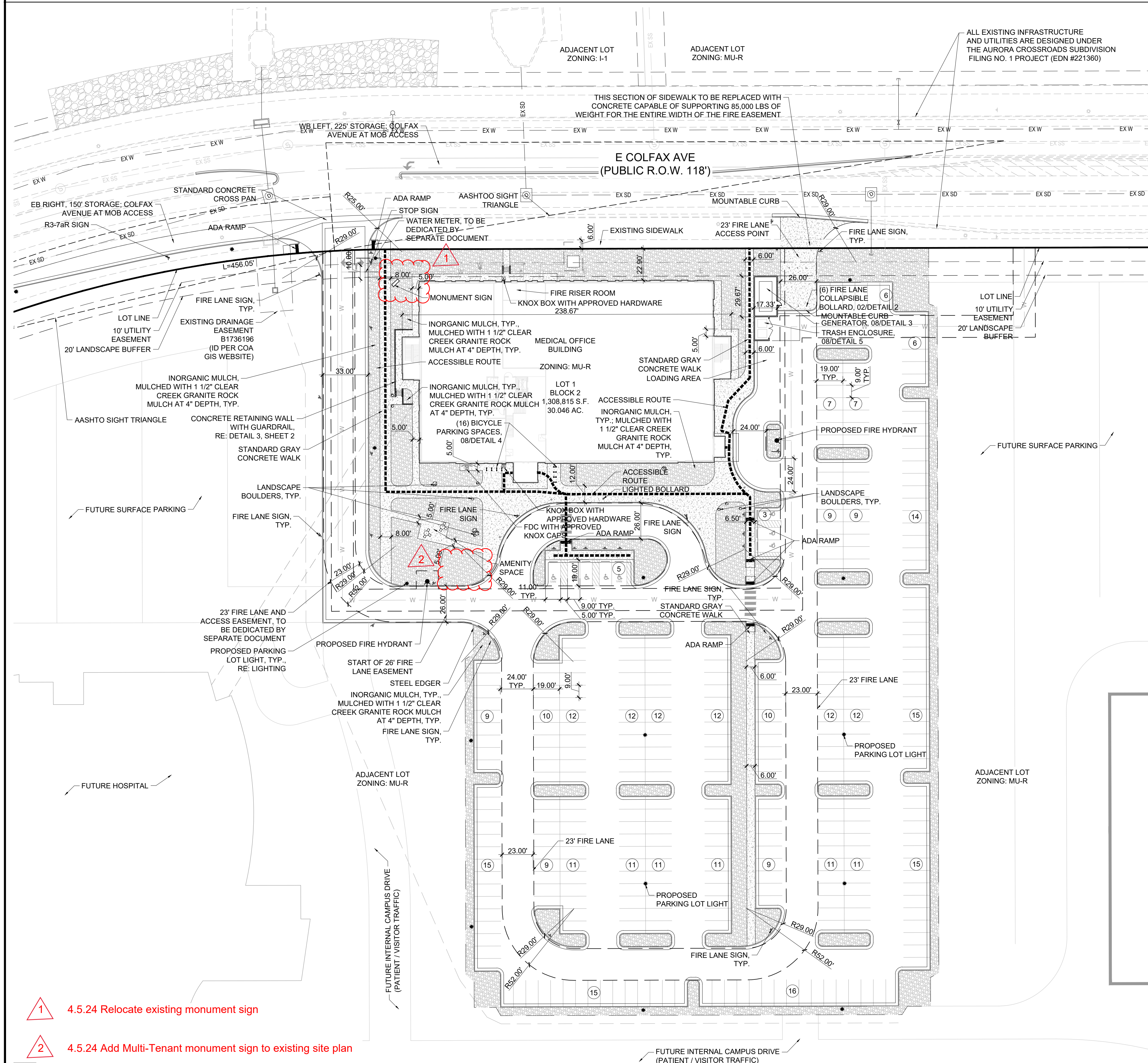
MaxiForce™ Collapsible Bollard



02
of 10

AURORA CROSSROADS MEDICAL OFFICE BUILDING 1

SITE PLAN



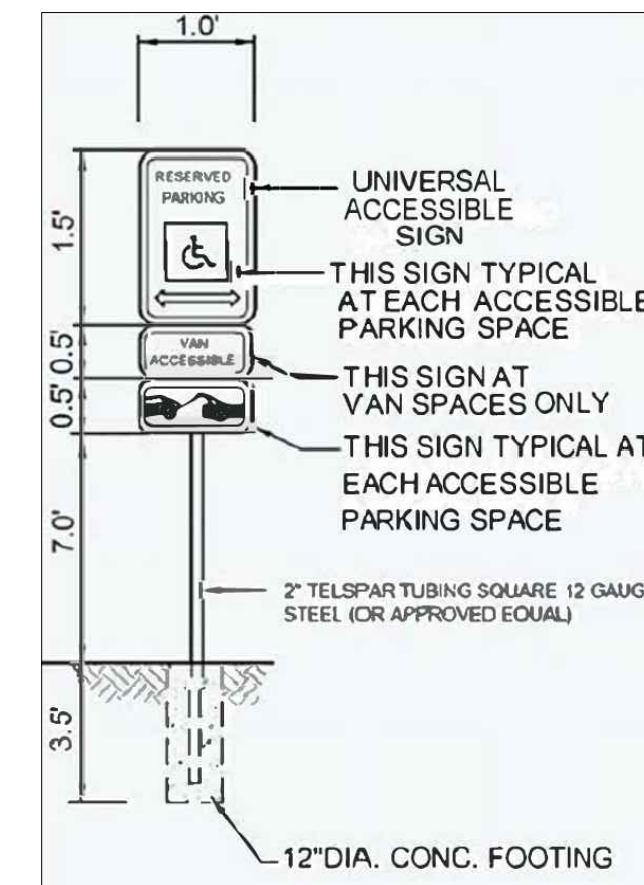
LEGEND

- 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

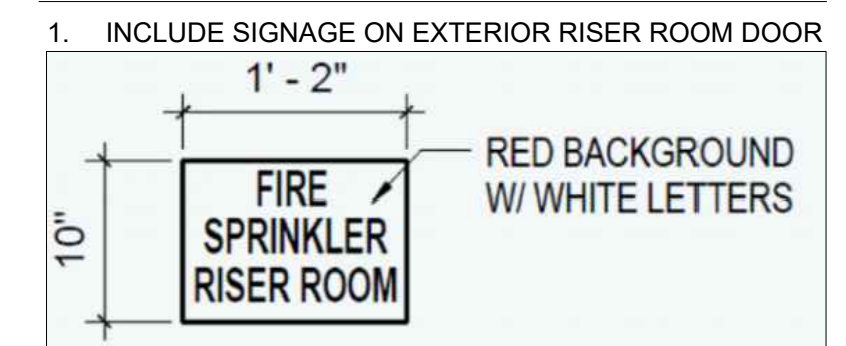
ACCESSIBLE SIGN



R3-7aR SIGN

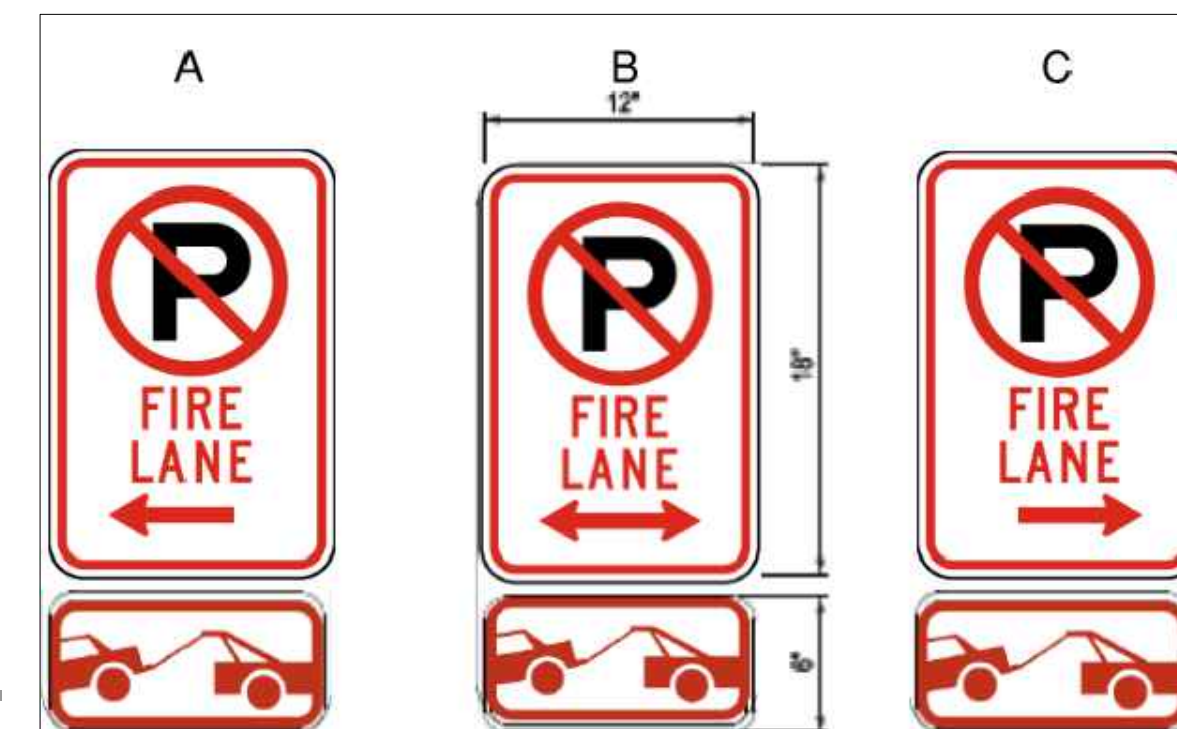


RISER ROOM SIGN



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 ENCRUCH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCRUCH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.



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.

FDC SIGN



- INCLUDE SIGNAGE ABOVE FDC

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

0' 20' 40' 80'
SCALE: 1" = 40' - 0"
NORTH

SITE PLAN



OWNER
15TH STREET DEVELOPMENT LLC
1500 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

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
303.230.0500

AURORA CROSSROADS
MEDICAL OFFICE BUILDING 1
SITE PLAN

| REV | DATE | REMARKS | DRAWN | CHECK | APPROVED |
|-----|------------|------------------|-------|-------|----------|
| 1 | 04/27/2023 | FIRST SUBMITTAL | | | |
| 2 | 07/13/2023 | SECOND SUBMITTAL | | | |
| 3 | 08/16/2023 | THIRD SUBMITTAL | | | |
| 4 | 09/13/2023 | FOURTH SUBMITTAL | | | |
| 5 | 09/13/2023 | FIFTH SUBMITTAL | | | |

PROJECT NO.
21469.00

DATE
2/14/2023

SHEET NUMBER
03
of 10

AURORA CROSSROADS MEDICAL OFFICE BUILDING 1
SITE PLAN

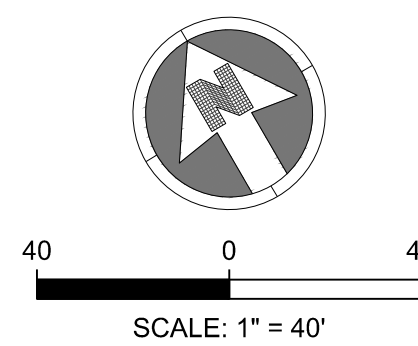


OWNER
SCL MEDICAL OFFICE BUILDING 1
1550 MARKET ST SUITE 100
DENVER, CO 80202
PHONE: 303-461-4555

ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2901 BLAKE STREET SUITE 100
DENVER, CO 80202
PHONE: 303-461-4555

CIVIL ENGINEER
SCL MEDICAL OFFICE BUILDING 1
4982 S. LESTER STREET SUITE 750
DENVER, CO 80237
303-741-3737

ELECTRICAL ENGINEER
SCL MEDICAL OFFICE BUILDING 1
800 TAYLOR STREET
DENVER, CO 80401
303-330-6500

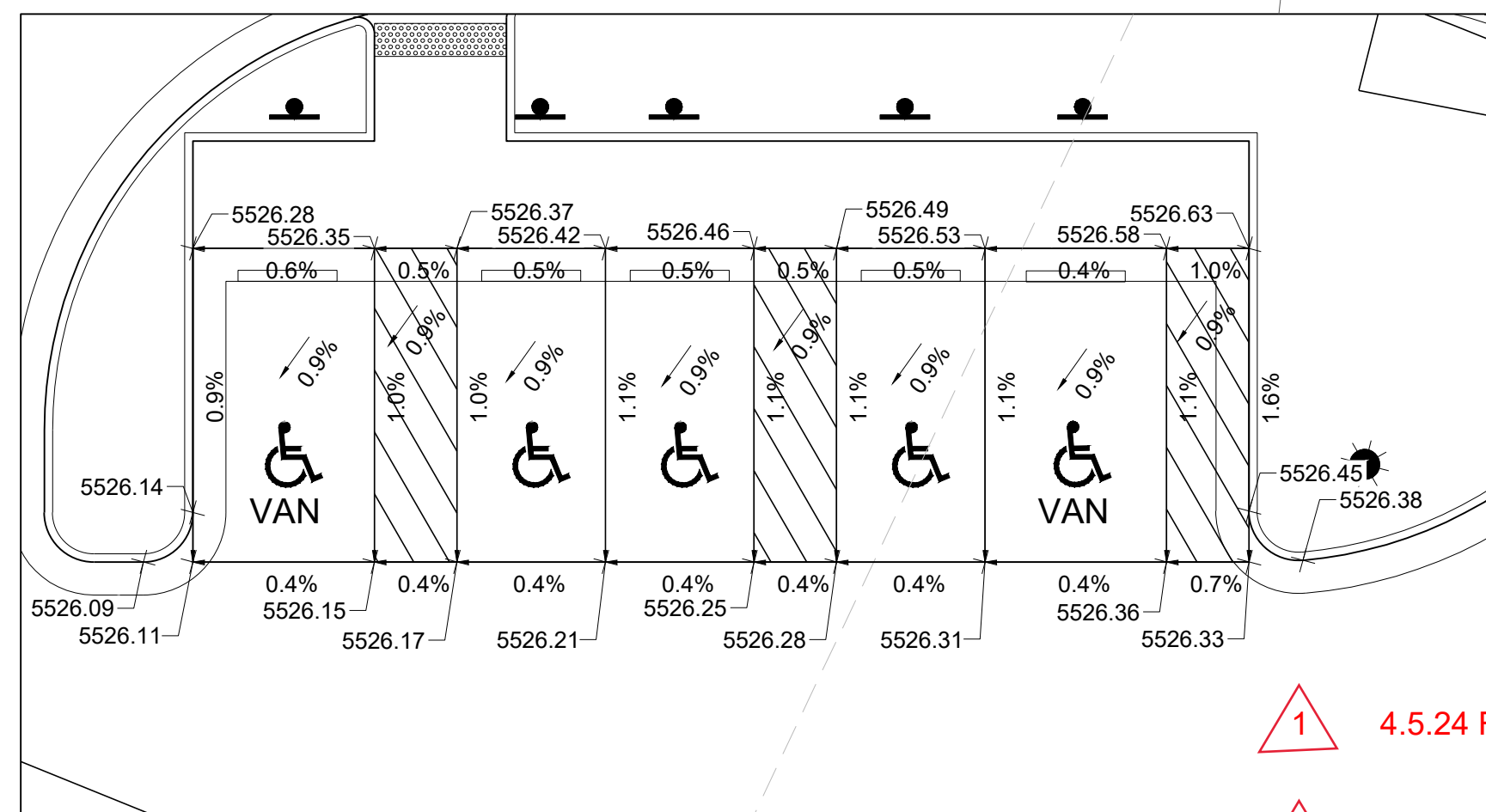
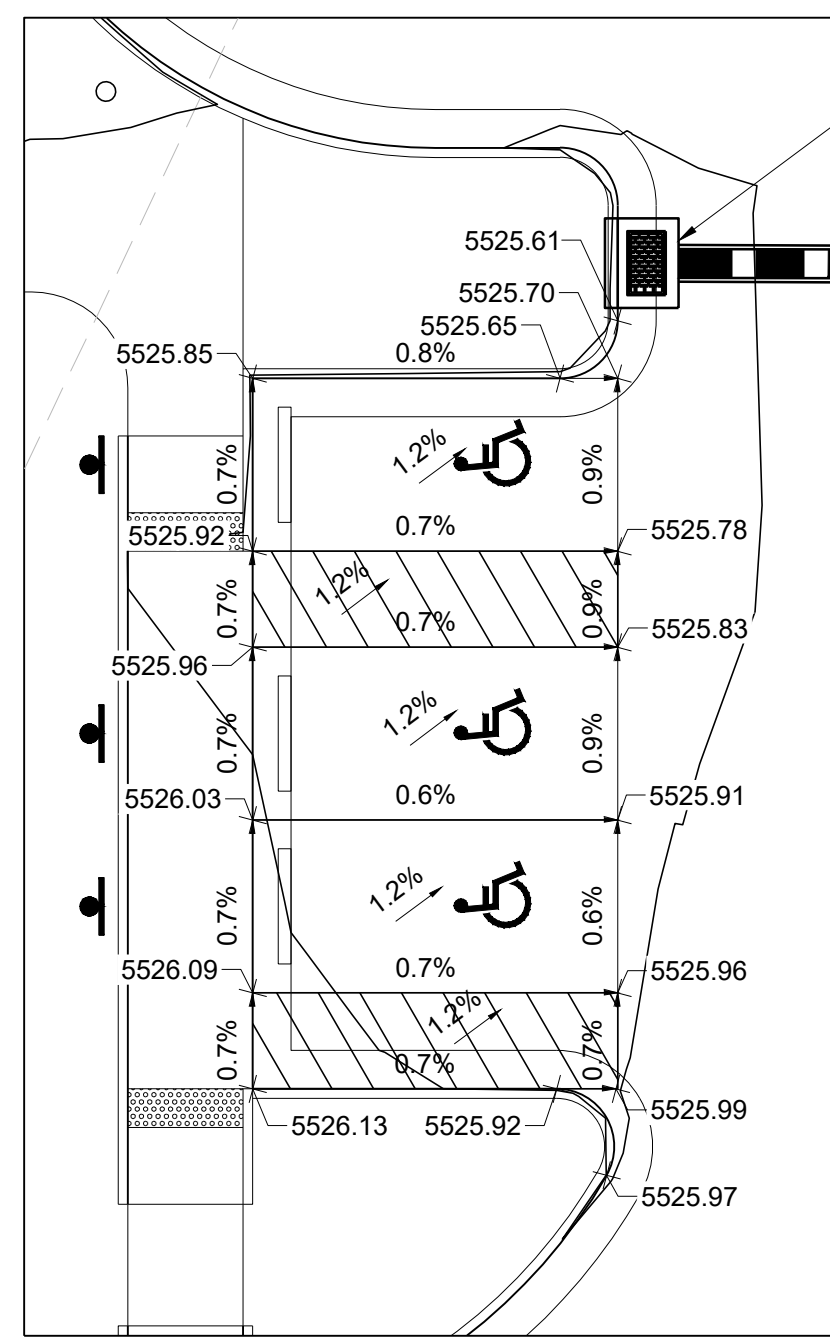
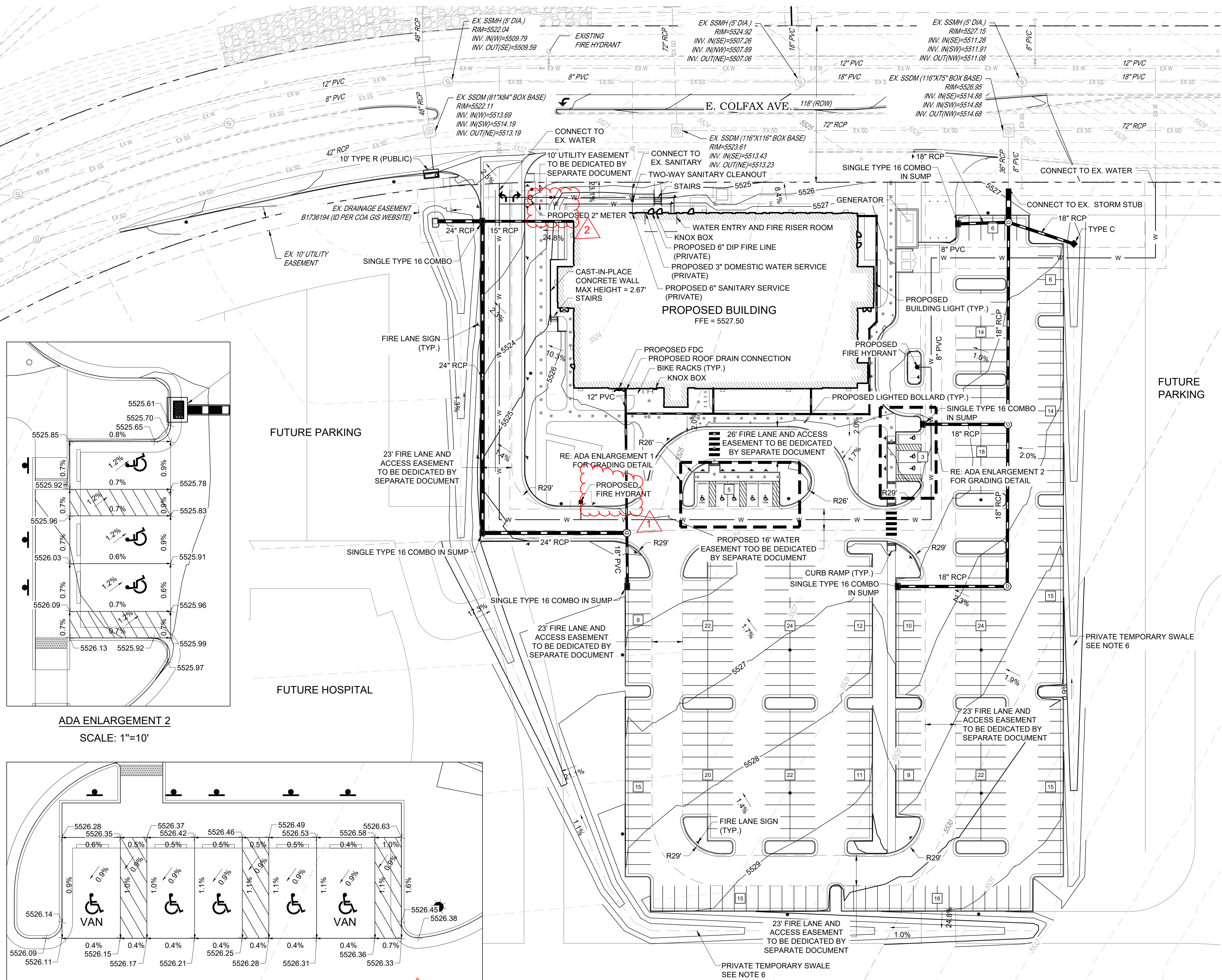


- NOTES:
- ALL PROPOSED STORM DRAINAGE IMPROVEMENTS SHOWN ARE TO BE PRIVATELY MAINTAINED BY SCL HEALTH.
 - ALL SANITARY SEWER SERVICES AND CLEANOUTS ARE PRIVATE.
 - PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
 - ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES TO HAVE BACKFLOW PREVENTERS.
 - ALL EXISTING INFRASTRUCTURE AND UTILITIES ARE DESIGNED UNDER THE AURORA CROSSROADS SUBDIVISION FILING NO. 1 PROJECT (EDN #221360).
 - 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

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.

BASIS OF BEARING:
BEARING ARE BASED ON THE ASSUMPTION THAT THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 8, 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.



- 4.5.24 Relocate existing monument sign
- 4.5.24 Add Multi-Tenant monument sign to existing site plan

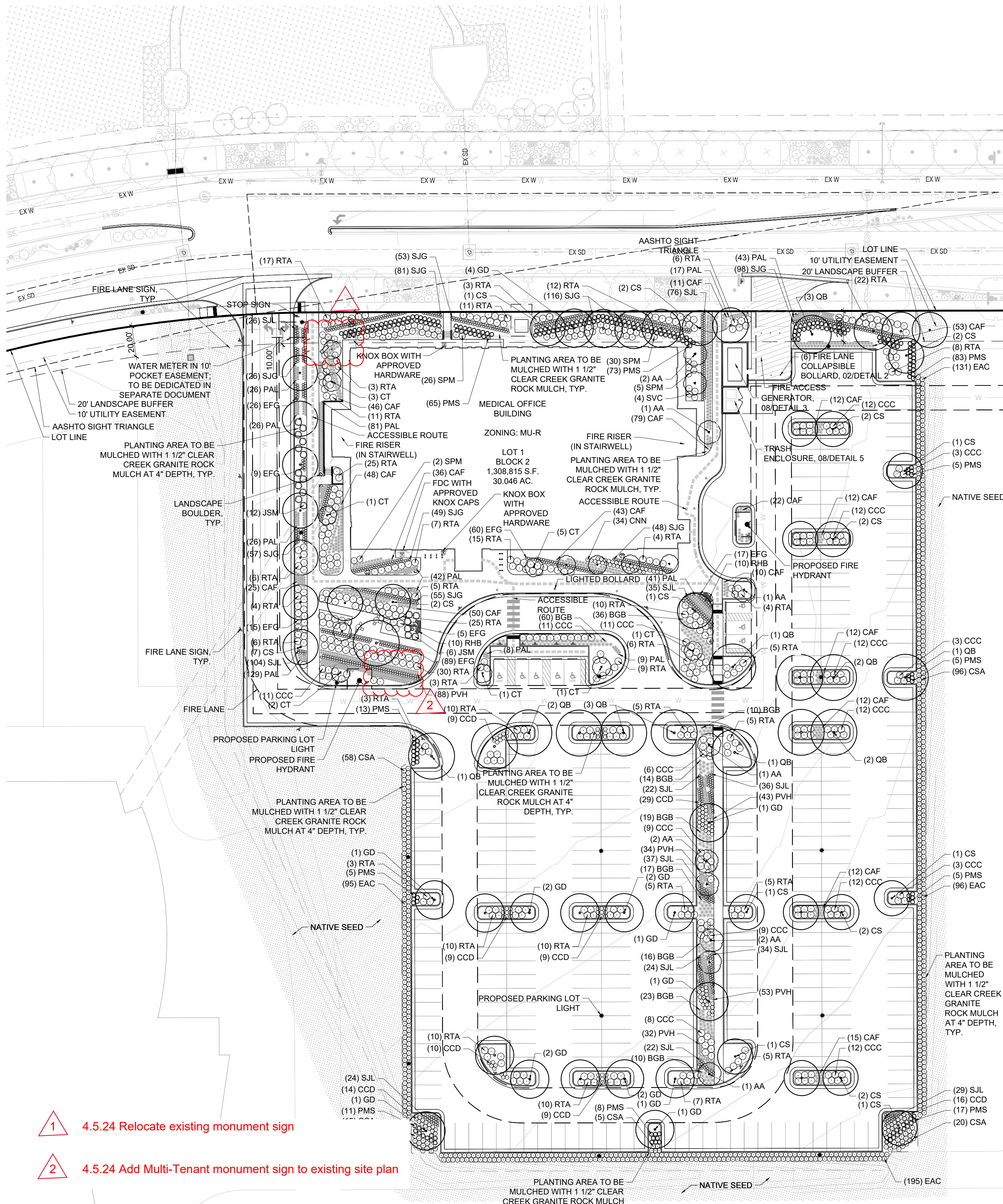
GRADING AND UTILITY PLAN

AURORA CROSSROADS
MEDICAL OFFICE BUILDING 1
SITE PLAN

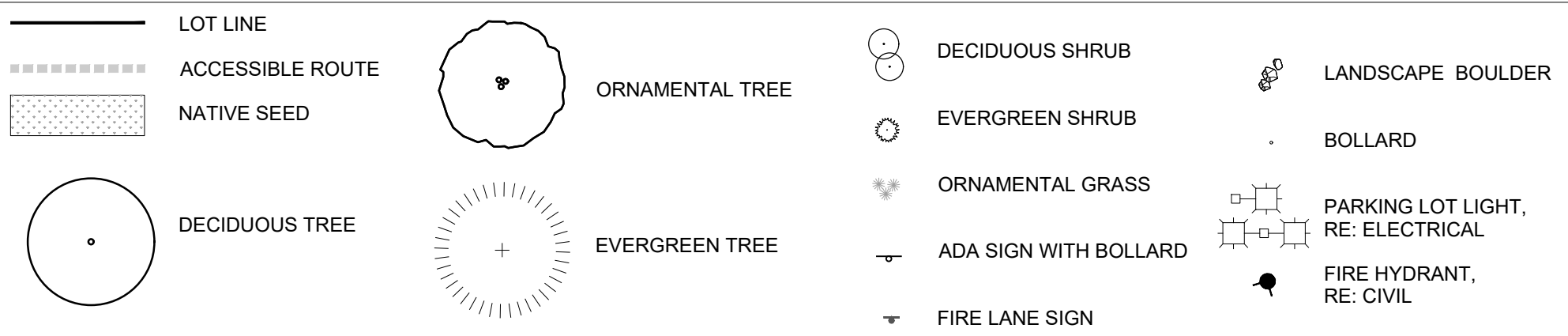
| REV | DATE | DESCRIPTION | BY | CHKD | APPV |
|-----|-----------|-------------------|-------|-------|------|
| 1 | 2/14/2023 | ISSUED FOR PERMIT | DAVID | DAVID | |
| 2 | 2/14/2023 | REVISIONS | DAVID | DAVID | |
| 3 | 2/14/2023 | REVISIONS | DAVID | DAVID | |
| 4 | 2/14/2023 | REVISIONS | DAVID | DAVID | |
| 5 | 2/14/2023 | REVISIONS | DAVID | DAVID | |
| 6 | 2/14/2023 | REVISIONS | DAVID | DAVID | |
| 7 | 2/14/2023 | REVISIONS | DAVID | DAVID | |
| 8 | 2/14/2023 | REVISIONS | DAVID | DAVID | |
| 9 | 2/14/2023 | REVISIONS | DAVID | DAVID | |
| 10 | 2/14/2023 | REVISIONS | DAVID | DAVID | |

PROJECT NO. 21469.00
DATE 2/14/2023
SHEET NUMBER 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 |
| 393 | SJL | SPIRAEA JAPONICA 'LITTLE PRINCESS' | LITTLE PRINCESS SPIREA | #5 | Container | M |
| 63 | 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 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 LOTS MATERIAL TO BE ASPHALT AND SIDEWALK AND PAVEMENT TO BE STANDARD GRAY CONCRETE.



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
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ARCHITECT
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CIVIL ENGINEER
SILVER
4965 S. LESTER STREET SUITE 750
DENVER, CO 80237
303.741-3737

ELECTRICAL ENGINEER
CUTLER RUMK & ASSOCIATES
890 TAYLOR STREET
DENVER, CO 80401
303.532-6505

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

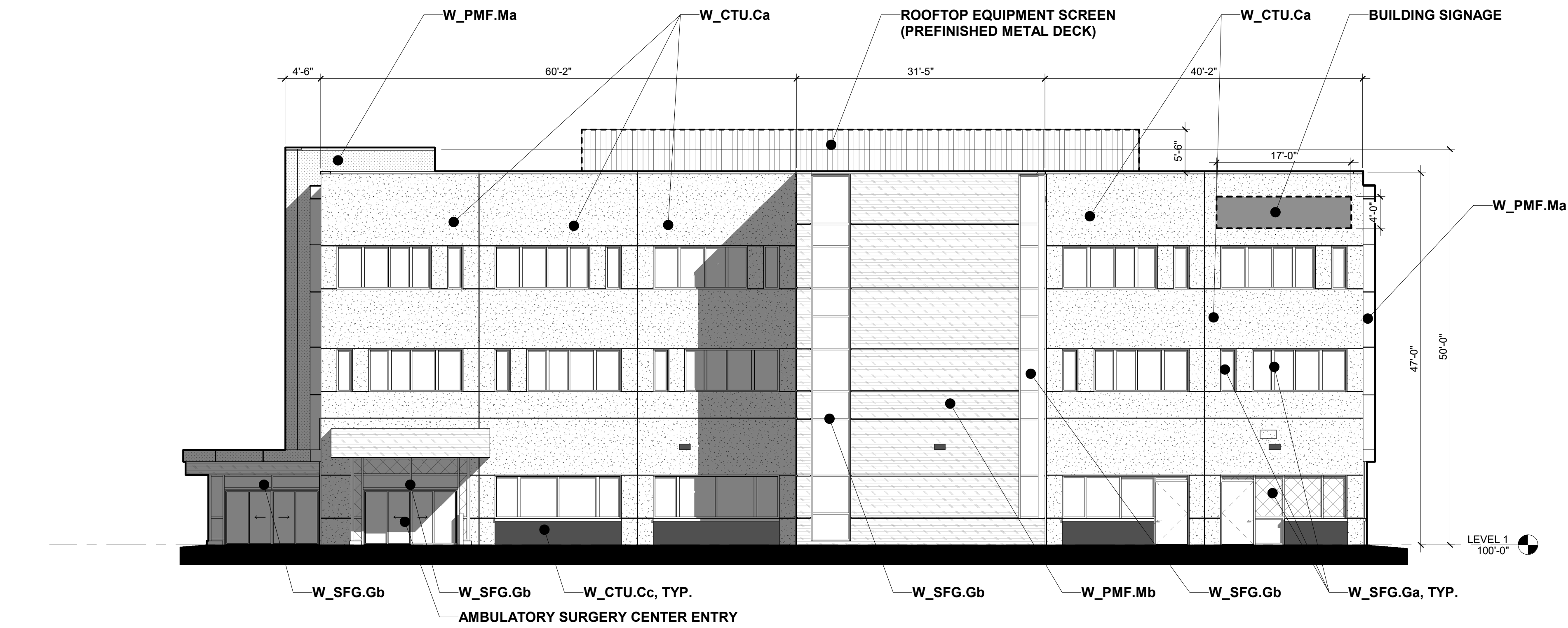
DATE
2/14/2023

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

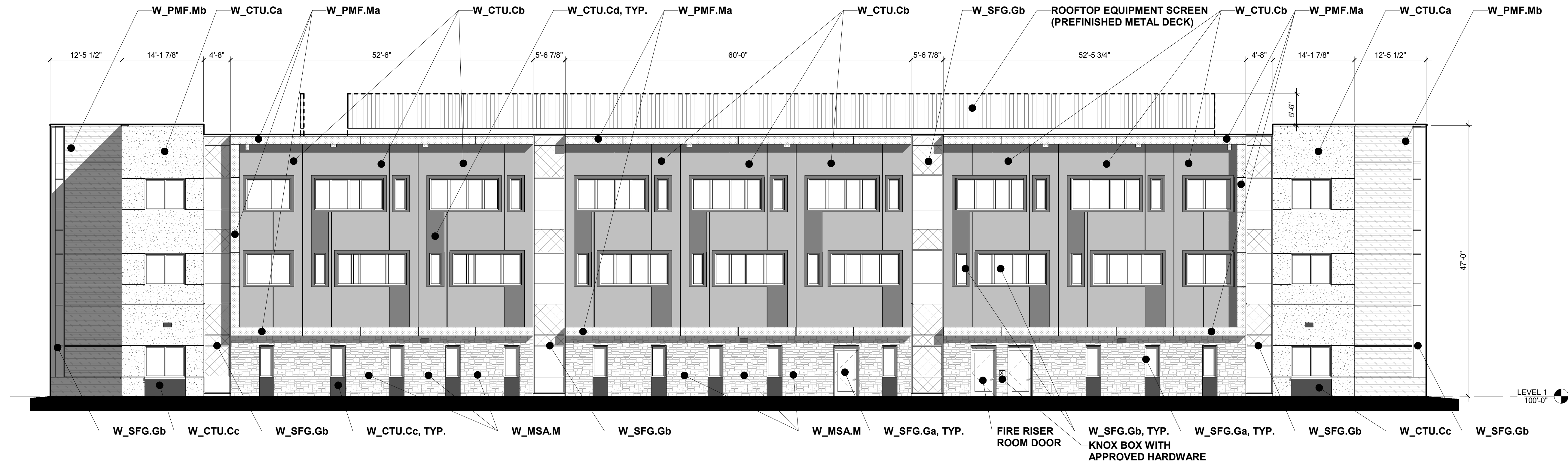
W_SFG.Gb - CLEAR ANODIZED

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
SCL MEDICAL OFFICE BUILDING 1
1500 MARKET ST SUITE 100
DENVER, CO 80202
303.244.0700

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

AURORA CROSSROADS
MEDICAL OFFICE BUILDING 1
SITE PLAN

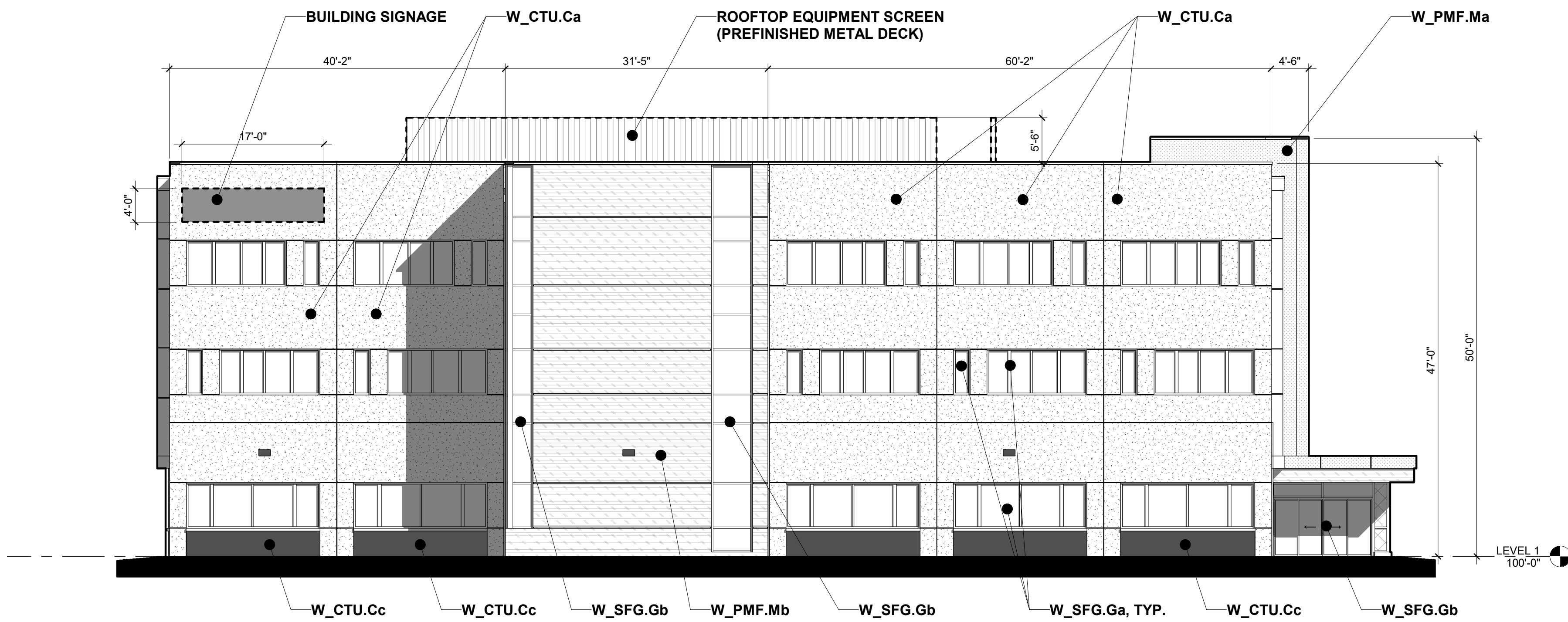
| REV | REMARKS | DATE | BY | CHKD | APPROV |
|-----|-------------------|------------|----------------|------|--------|
| 1 | ISSUED FOR PERMIT | 02/14/2023 | DAVID M. DAVIS | | |
| 2 | SECOND SUBMITTAL | 02/14/2023 | DAVID M. DAVIS | | |
| 3 | THIRD SUBMITTAL | 02/14/2023 | DAVID M. DAVIS | | |
| 4 | FOURTH SUBMITTAL | 02/14/2023 | DAVID M. DAVIS | | |
| 5 | FIFTH SUBMITTAL | 02/14/2023 | DAVID M. 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

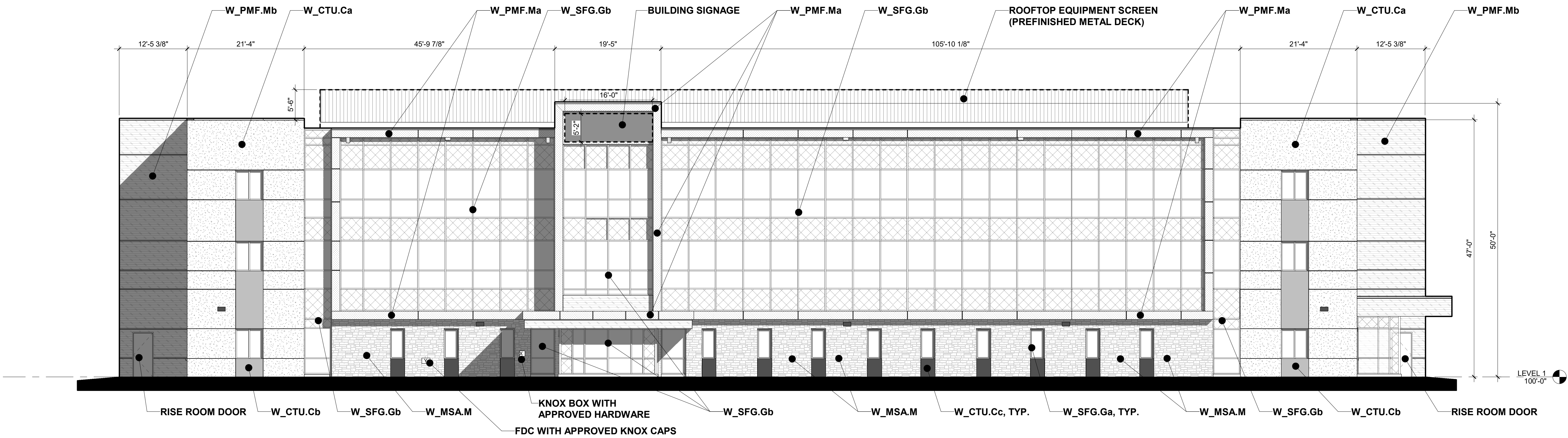
W_SFG.Gb - CLEAR ANODIZED

LEGEND

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

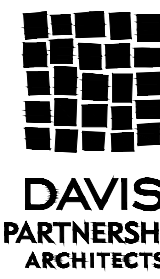
MATERIAL PERCENTAGE TABLE

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



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

BUILDING ELEVATIONS



OWNER
C3H STREET DEVELOPMENT LLC
1550 MARKET ST SUITE 100
DENVER, CO 80202
303.244.0700

ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2901 BLAKE STREET, SUITE 100
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LANDSCAPE ARCHITECT
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AURORA CROSSROADS
MEDICAL OFFICE BUILDING 1
SITE PLAN

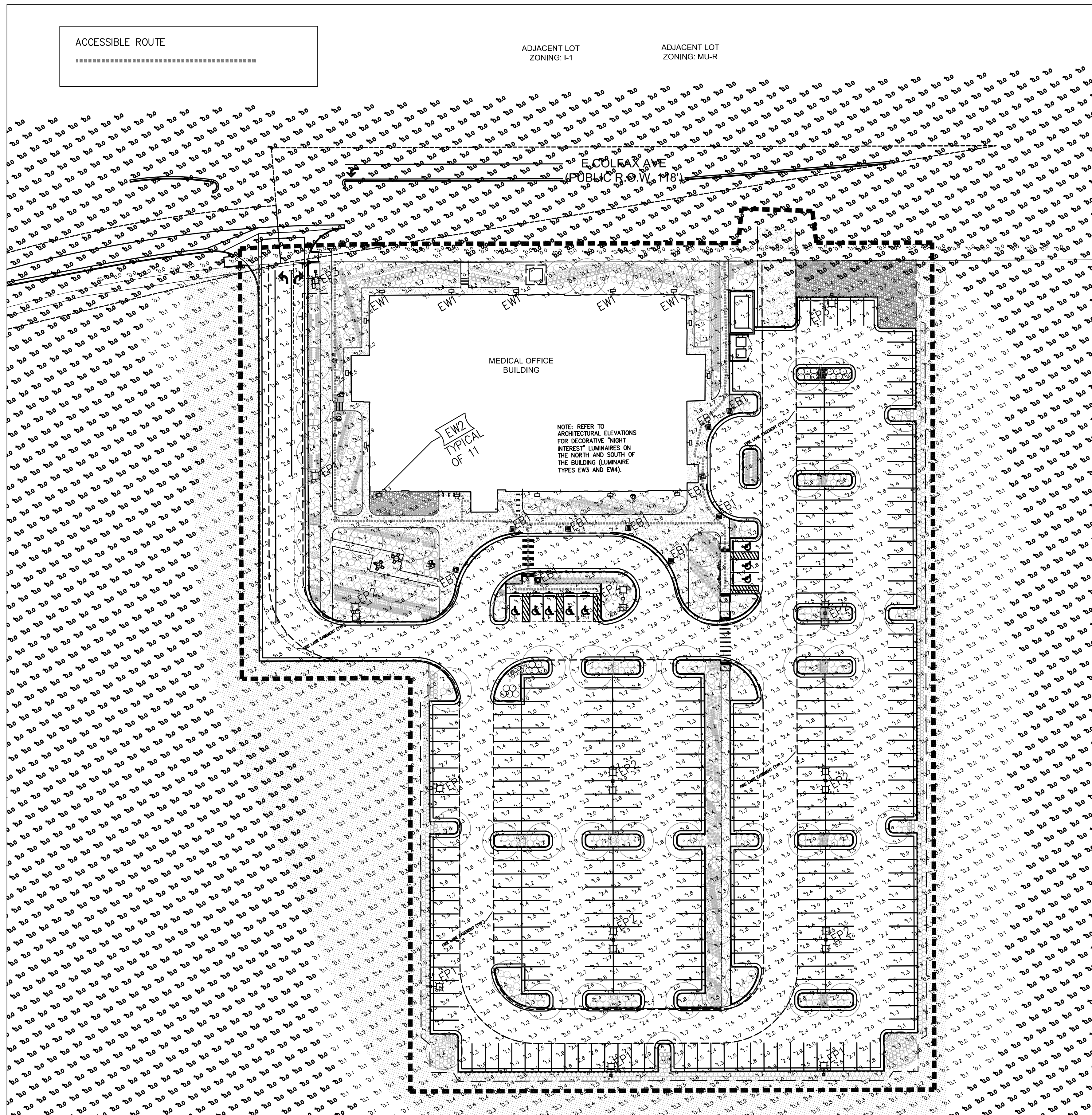
| REV | REMARKS | DATE | BY | CHKD | APPROV |
|-----|---------------|------------|----|------|--------|
| 1 | 1ST SUBMITTAL | 04/27/2022 | | | |
| 2 | 2ND SUBMITTAL | 07/06/2022 | | | |
| 3 | 3RD SUBMITTAL | 08/04/2022 | | | |
| 4 | 4TH SUBMITTAL | 08/23/2022 | | | |
| 5 | 5TH SUBMITTAL | 08/23/2022 | | | |

PROJECT NO.
21469.00

DATE
2/14/2023

SHEET NUMBER
07
of 10

AURORA CROSSROADS MEDICAL OFFICE BUILDING 1
SITE PLAN



EXTERIOR LUMINAIRE SCHEDULE

| TYPE | DESCRIPTION | LAMPS | VOLT-AMPS | VOLTAGE | MANUFACTURER | CATALOG DEGREE | FINISH | POLE HEIGHT | CONCRETE BASE HEIGHT | FEATURE HEIGHT | MOUNTING | NOTES |
|------|---|---------------------------|-----------|---------|-------------------|--|--------|-------------|----------------------|----------------|----------|-------|
| EP1 | POLE MOUNTED LED LUMINAIRE, SINGLE HEAD, TYPE 1, MEDIUM DISTRIBUTION, FULL CUT-OFF, WITH LOCATION MOUNTED, 2' TALL, BLACK SQUARE STRAIGHT STEEL, POLE 4.0V INTERNAL, 10% DIMMING, 10% DIMMING | 18,000 4000K 70 CRI | 166 | 277 | LEITHENA LIGHTING | 0554 LED P1 AN, 10M INVOIT, 05A DEL80 | BLACK | 22'-0" | 3'-0" | 25'-0" | 20 POLE | |
| EP2 | POLE MOUNTED LED LUMINAIRE, SINGLE HEAD, TYPE 1, MEDIUM DISTRIBUTION, FULL CUT-OFF, WITH LOCATION MOUNTED, 2' TALL, BLACK SQUARE STRAIGHT STEEL, POLE 4.0V INTERNAL, 10% DIMMING, 10% DIMMING | 18,000 4000K 70 CRI | 332 | 277 | LEITHENA LIGHTING | 0554 LED P1 AN, 10M INVOIT, 05A DEL80 | BLACK | 22'-0" | 3'-0" | 25'-0" | 20 POLE | |
| EP3 | POLE MOUNTED LED LUMINAIRE, SINGLE HEAD, TYPE 1, MEDIUM DISTRIBUTION, FULL CUT-OFF, WITH LOCATION MOUNTED, 2' TALL, BLACK SQUARE STRAIGHT STEEL, POLE 4.0V INTERNAL, 10% DIMMING, 10% DIMMING | 18,000 4000K 70 CRI | 166 | 277 | LEITHENA LIGHTING | 0554 LED P1 AN, 10M INVOIT, 05A DEL80 | BLACK | 22'-0" | 3'-0" | 25'-0" | 20 POLE | |
| EW1 | WALL MOUNTED LED LUMINAIRE, FULL CUT-OFF, TYPE 1, SHORT DISTRIBUTION, WITH LOCATION MOUNTED, 10% DIMMING, 10% DIMMING | 1800L 4000K 80 CRI | 110 | 277 | LEITHENA LIGHTING | W0022 LED P2 AN, 10M INVOIT, 05A DEL80 | BLACK | N/A | N/A | 10'-0" | WALL | |
| EW2 | WALL MOUNTED LED LUMINAIRE, FULL CUT-OFF, TYPE 1, SHORT DISTRIBUTION, WITH LOCATION MOUNTED, 10% DIMMING, 10% DIMMING | 3000L 4000K 80 CRI | 32 | 277 | LEITHENA LIGHTING | W0022 LED P3 AN, 10M INVOIT, 05A DEL80 | BLACK | N/A | N/A | 10'-0" | WALL | |
| EB1 | OUTDOOR LED BALL LAMP, FULL CUT-OFF, TYPE 1, DISTRIBUTION, 10% DIMMING, 10% DIMMING | 3000L 4000K 80 CRI | 28 | 277 | LEITHENA | L1-10003 T3 | BLACK | 3'-2" | 1'-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 |
| TYPICAL CIRCUIT NUMBER | | EXISTING TO REMAIN | |
| TYPICAL LUMINAIRE TYPE | | EXISTING TO BE REMOVED | |
| TYPICAL ROOM REFERENCE (TOP=RM, BOTTOM=FLR) | | EXISTING TO BE RELOCATED | |
| MECHANICAL EQUIPMENT REFERENCE | | EXISTING TO REMAIN - REPLACE DEVICE | |
| LIGHTING CONTROL/ EQUIPMENT REFERENCE | | EXISTING TO BE REMOVED AND REPLACED | |

LIGHTING LEGEND

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|--|-------------|---|-------------|
| SHADING INDICATES EM 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 MOUNTED | |
| 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 | | | |

DAVIS PARTNERSHIP ARCHITECTS

OWNER: SCL MEDICAL OFFICE BUILDING 1, 1500 MARKET ST SUITE 100, DENVER, CO 80202, 303-244-4070

ARCHITECT: DAVIS PARTNERSHIP ARCHITECTS, 2901 BLAKE STREET, SUITE 100, DENVER, CO 80202, 303-481-6555

DATE: 2/14/2023

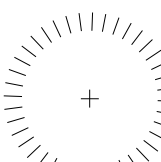
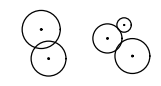

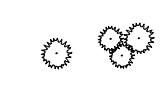
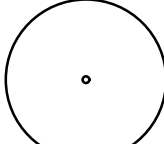

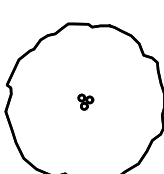

PROJECT NO.: 21469.00

SHEET NUMBER: 09 of 10

AURORA CROSSROADS MEDICAL OFFICE BUILDING 1 - SITE PLAN

- 1 4.5.24 Relocate existing monument sign
- 2 4.5.24 Add Multi-Tenant monument sign to existing site plan

LEGEND

| | | | |
|---|----------------------------|---|-------------------------|
| ----- | PROPERTY LINE |  | EVERGREEN TREE |
| ----- | APPROXIMATE LIMITS OF WORK |  | DECIDUOUS SHRUB |
|  | 32 9221 - NATIVE SEED |  | EVERGREEN SHRUB |
|  | DECIDUOUS TREE |  | ORNAMENTAL GRASS |
|  | ORNAMENTAL TREE |  | GROUNDCOVER / PERENNIAL |

PLANTING SCHEDULE

| ABBR. | BOTANIC NAME | COMMON NAME | PLANTING SIZE | NOTES |
|--------------------|---|--------------------------------|---------------|-----------|
| DECIDUOUS TREES | | | | |
| CS | CATALPA SPECIOSA | WESTERN CATALPA | 2.5" Cal. | B&B |
| GD | GYMNOCADUS DIOICUS 'ESPRESSO' | ESPRESSO KENTUCKY COFFEETREE | 2.5" Cal. | B&B |
| QB | QUERCUS BICOLOR | SWAMP WHITE OAK | 2.5" Cal. | B&B |
| ORNAMENTAL TREES | | | | |
| AA | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' | AUTUMN BRILLIANCE SERVICEBERRY | 2.0" Cal. | B&B |
| CT | CRATAEGUS CRUS-GALLI 'INERMIS' | THORNLESS COCKSPUR HAWTHORN | 2.0" Cal. | B&B |
| EVERGREEN TREES | | | | |
| PA | PINUS ARISTATA | BRISTLECOCK PINE | 8' Height | B&B |
| DECIDUOUS SHRUBS | | | | |
| CCC | COTONEASTER DAMMERI 'CORAL BEAUTY' | CORAL BEAUTY COTONEASTER | #5 | Container |
| CCD | CARYOPTERIS CLANDONENSIS 'DARK KNIGHT' | DARK KNIGHT SPIREA | #5 | Container |
| CSA | CORNUS SERICEA 'ARCTIC FIRE' | ARCTIC FIRE DOGWOOD | #5 | Container |
| CNN | CHRYSOTHAMNUS CAUSEOSUS VAR. NAUSEOSUS | BABY BLUE RABBITBRUSH | #5 | Container |
| RTA | RHUS TRILOBATA 'AUTUMN AMBER' | AUTUMN AMBER SUMAC | #5 | Container |
| SJG | SPIRAEA JAPONICA 'GOLDFLAME' | GOLDFLAME SPIREA | #5 | Container |
| SJL | SPIRAEA JAPONICA 'LITTLE PRINCESS' | LITTLE PRINCESS SPIREA | #5 | Container |
| SPM | SYRINGA PUBESCENS 'MISS KIM' | MISS KIM LILAC | #5 | Container |
| SVC | SYRINGA VULGARIS | COMMON PURPLE LILAC | #5 | Container |
| EVERGREEN SHRUBS | | | | |
| EFG | EUONYMUS FORTUNEI 'ROEMERTWO' | GOLD SPLASH EUONYMUS | #5 | Container |
| JSM | JUNIPERUS SABINA 'MONNA' | CALGARY CARPET JUNIPER | #5 | Container |
| PMS | PINUS MUGO 'SLOWMOUND' | SLOWMOUND MUGO PINE | #5 | Container |
| ORNAMENTAL GRASSES | | | | |
| BGB | BOUTELOUA GRACILIS BLONDE AMBITION | BLONDE AMBITION BLUE GRAMA | #1 | Container |
| CAF | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED | #1 | Container |
| PAL | PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' | LITTLE BUNNY FOUNTAIN GRASS | #1 | Container |
| PVH | PANICUM VIRGATUM 'HEAVY METAL' | HEAVY METAL SWITCH GRASS | #1 | Container |
| RHB | RUDBECKIA HIRTA | BLACK EYED SUSAN | #1 | Container |

Consultant(s)

Stamp

PROGRESS PRINTS
NOT FOR
CONSTRUCTION

Issuance Date

CONSTRUCTION 10/26/2022
DOCUMENTS

Revisions Date No.

ADDENDUM 001 01/20/2023 1

Project Information

IMH EAST MOB - CORE & SHELL
COLFAX AVE AND CUN CLUB ROAD
AURORA, CO 80018

Sheet Information

Sheet Title:

LANDSCAPE PLAN

Sheet Number:

L-300

DPA Project: 21469.00