



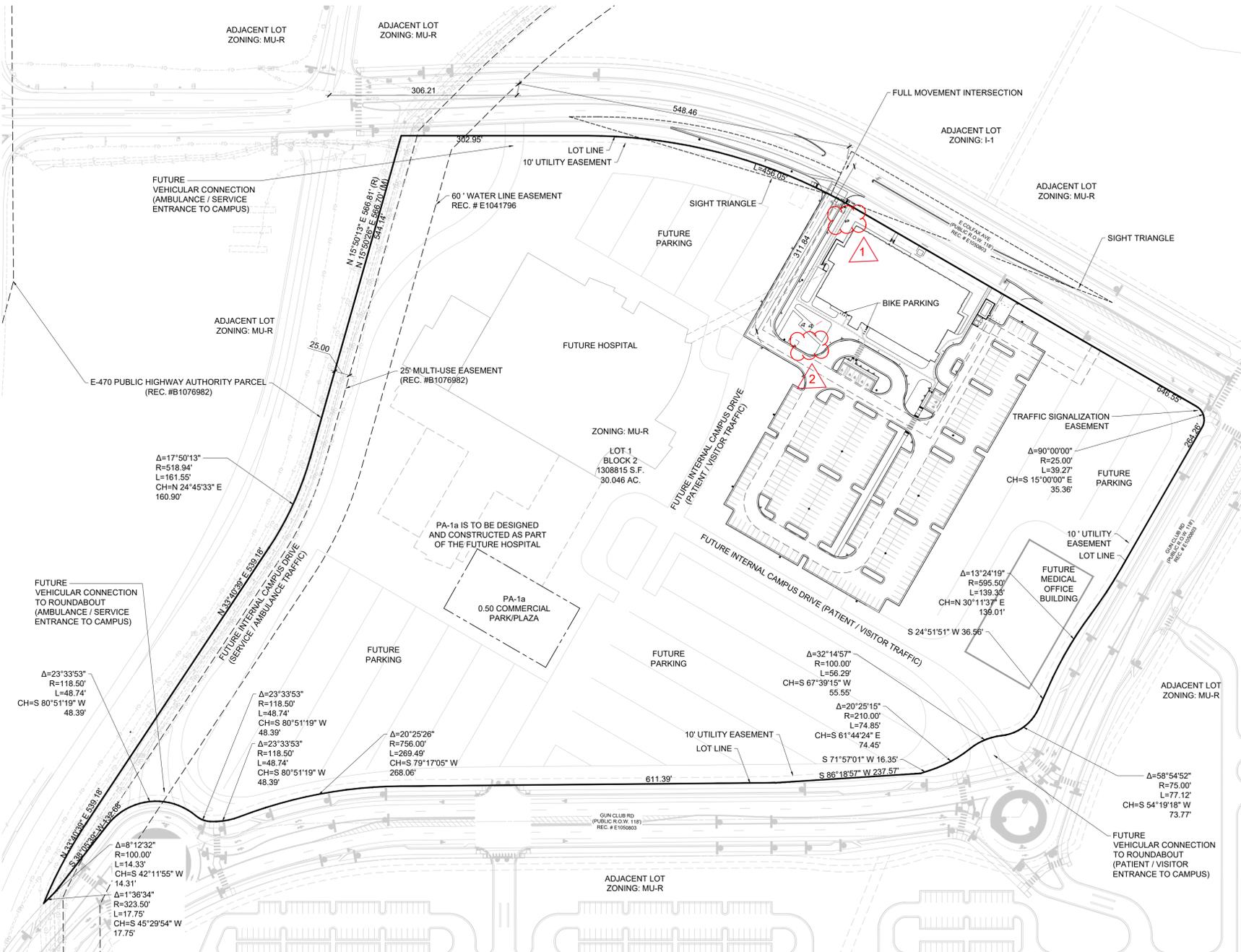
# AURORA CROSSROADS MEDICAL OFFICE BUILDING 1 SITE PLAN

## LEGEND

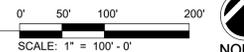
- LOT LINE
- ACCESSIBLE ROUTE

## GENERAL NOTES

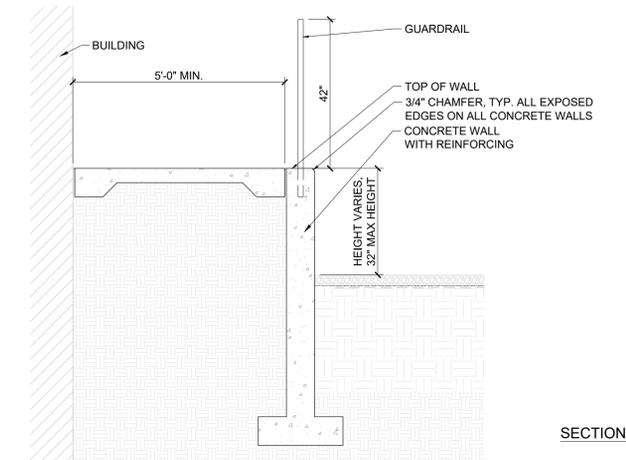
1. THIS SHEET IS INTENDED FOR CITY APPROVAL AND NOT FOR CONSTRUCTION



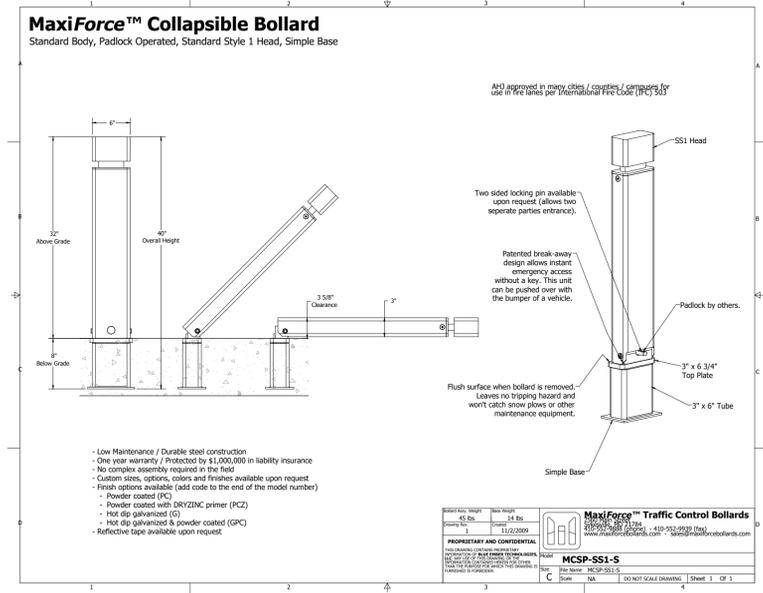
**1 OVERALL SITE PLAN**  
SCALE: 1" = 100'-0"



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



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



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

## OVERALL SITE PLAN



**OWNER:**  
SCL MEDICAL DEVELOPMENT LLC  
1550 MARKET ST SUITE 100  
DENVER, CO 80202  
303.244.4700

**LANDSCAPE 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  
800 Tabor Street  
DENVER, CO 80202  
303.232.4500

## AURORA CROSSROADS MEDICAL OFFICE BUILDING 1 SITE PLAN

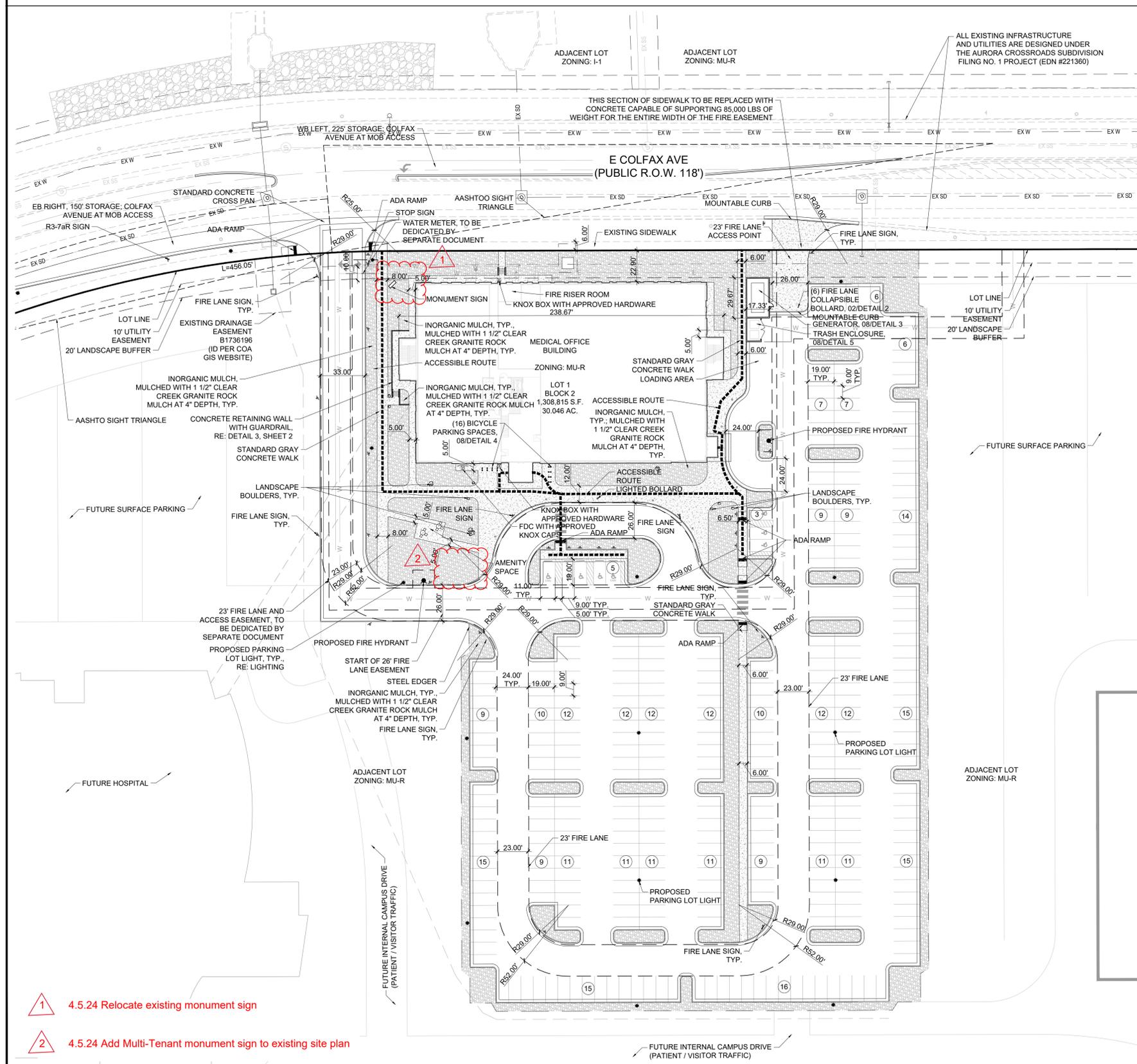
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04/22/2023	1	ISSUED FOR PERMIT	04/22/2023	1	ISSUED FOR PERMIT
07/12/2023	2	REVISED SUBMITTAL	07/12/2023	2	REVISED SUBMITTAL
08/22/2023	3	REVISED SUBMITTAL	08/22/2023	3	REVISED SUBMITTAL
09/22/2023	4	REVISED SUBMITTAL	09/22/2023	4	REVISED SUBMITTAL

PROJECT NO.  
214699.00

DATE  
2/14/2023

SHEET NUMBER  
02 of 10

# AURORA CROSSROADS MEDICAL OFFICE BUILDING 1 SITE PLAN



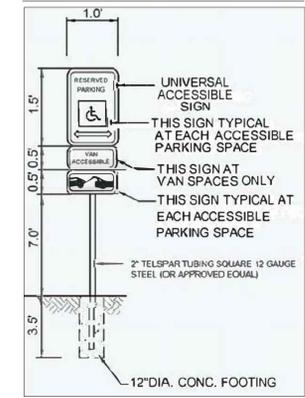
### LEGEND

- 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

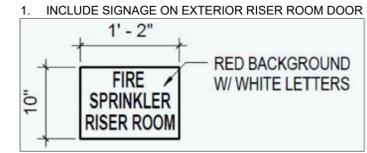
### ACCESSIBLE SIGN



### R3-7aR SIGN



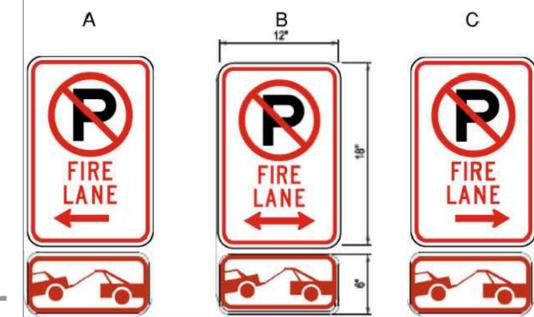
### RISER ROOM SIGN



### 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 23' 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.

### FDC SIGN

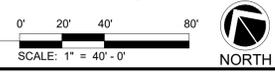


### NOTES

- 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.

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

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



**SITE PLAN**  
03 of 10



**DAVIS PARTNERSHIP ARCHITECTS**  
OWNER: SCL MEDICAL DEVELOPMENT LLC  
3070 MARKET ST #200  
DENVER, CO 80202  
303.244.4700  
ARCHITECT: DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.481.4555  
LANDSCAPE ARCHITECT: DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.481.4555  
ARCHITECT: DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.481.4555  
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 80202  
303.230.4500

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

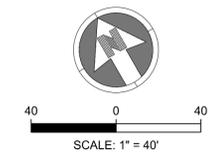
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04/22/2023		FIRST SUBMITTAL			
07/12/2023		SECOND SUBMITTAL			
07/26/2023		THIRD SUBMITTAL			
07/27/2023		FOURTH SUBMITTAL			
07/27/2023		FIFTH SUBMITTAL			

PROJECT NO. 21469.00  
DATE: 2/14/2023  
SHEET NUMBER: 03 of 10

# AURORA CROSSROADS MEDICAL OFFICE BUILDING 1 SITE PLAN

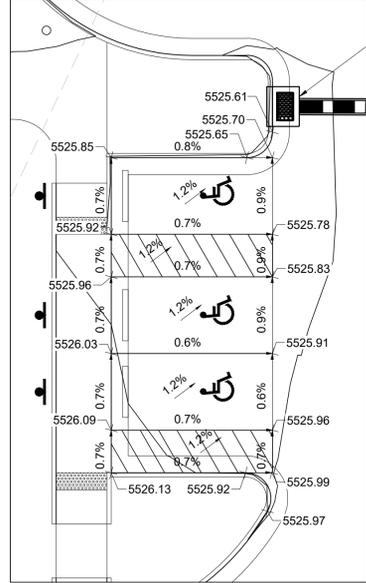
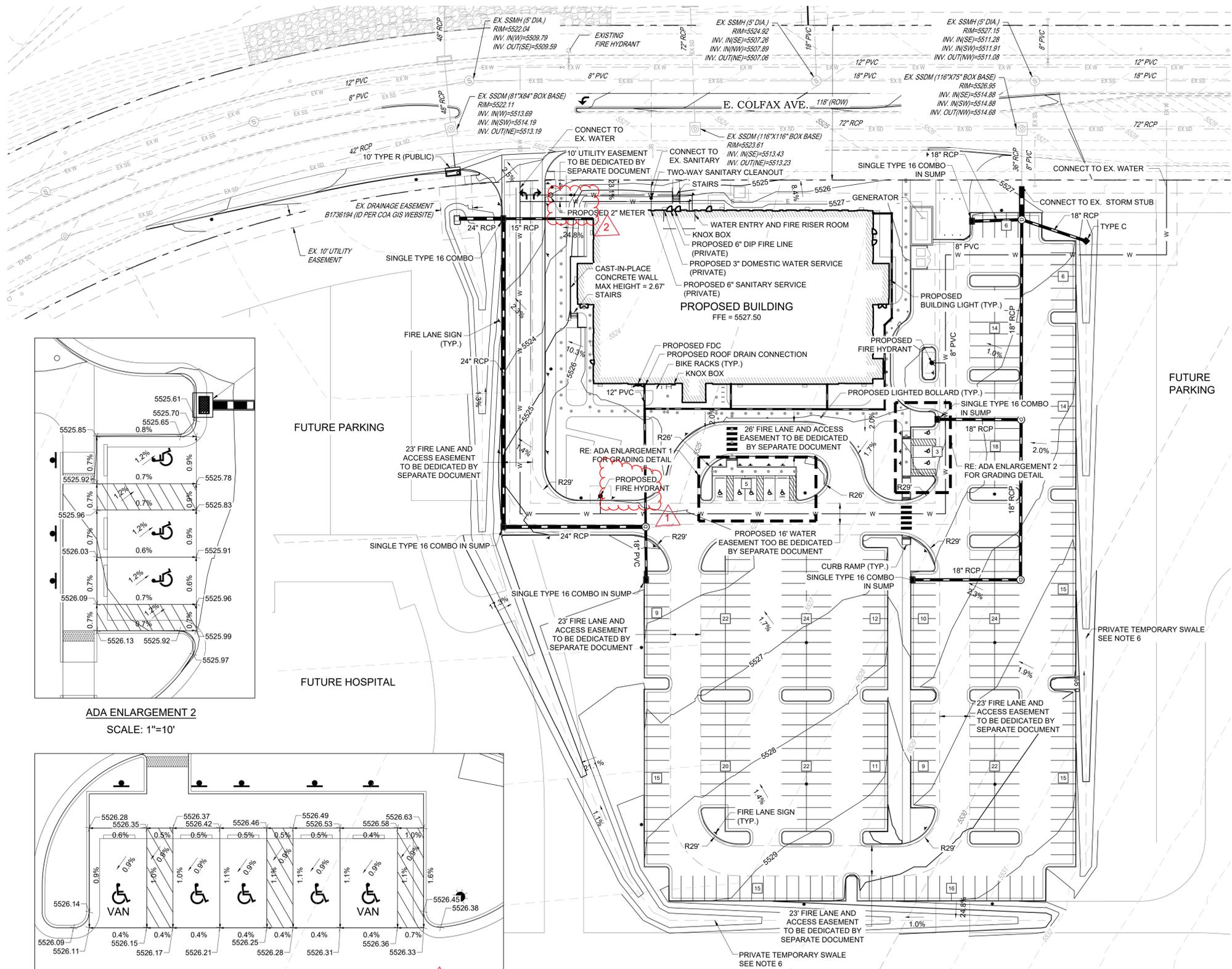


**DAVIS PARTNERSHIP ARCHITECTS**  
 2901 BLAKE STREET, SUITE 100  
 DENVER, COLORADO 80205  
 PHONE: 303-861-6555

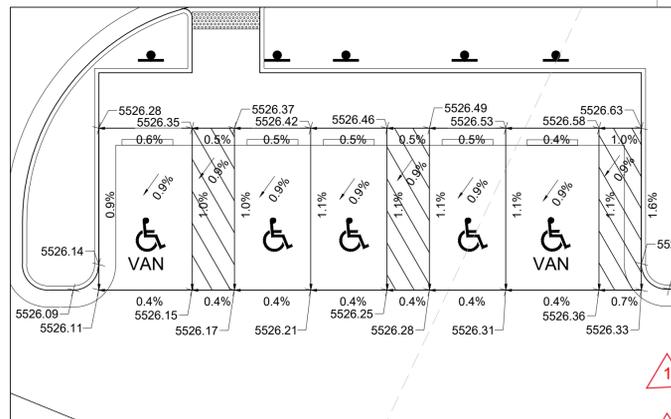


- NOTES:**
- ALL PROPOSED STORM DRAINAGE IMPROVEMENTS SHOWN ARE TO BE PRIVATELY MAINTAINED BY SCL HEALTH.
  - ALL SANITARY SEWER SERVICES AND CLEANOUTS ARE PRIVATE.
  - PIPING DOWNSTREAM OF WATER METER IS PRIVATE.
  - ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES TO HAVE BACKFLOW PREVENTERS.
  - 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
  - EXISTING STORM INLET
  - EXISTING CLEANOUT
  - EXISTING FIRE HYDRANT
  - EXISTING WATER VALVE
  - EXISTING MANHOLES
  - E --- PROPOSED ELECTRICAL LINE
  - FO --- PROPOSED FIBER OPTIC LINE
  - G --- PROPOSED GAS LINE
  - T --- PROPOSED TELEPHONE LINE
  - SS --- PROPOSED SANITARY LINE
  - SD --- PROPOSED STORM LINE
  - W --- 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'

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

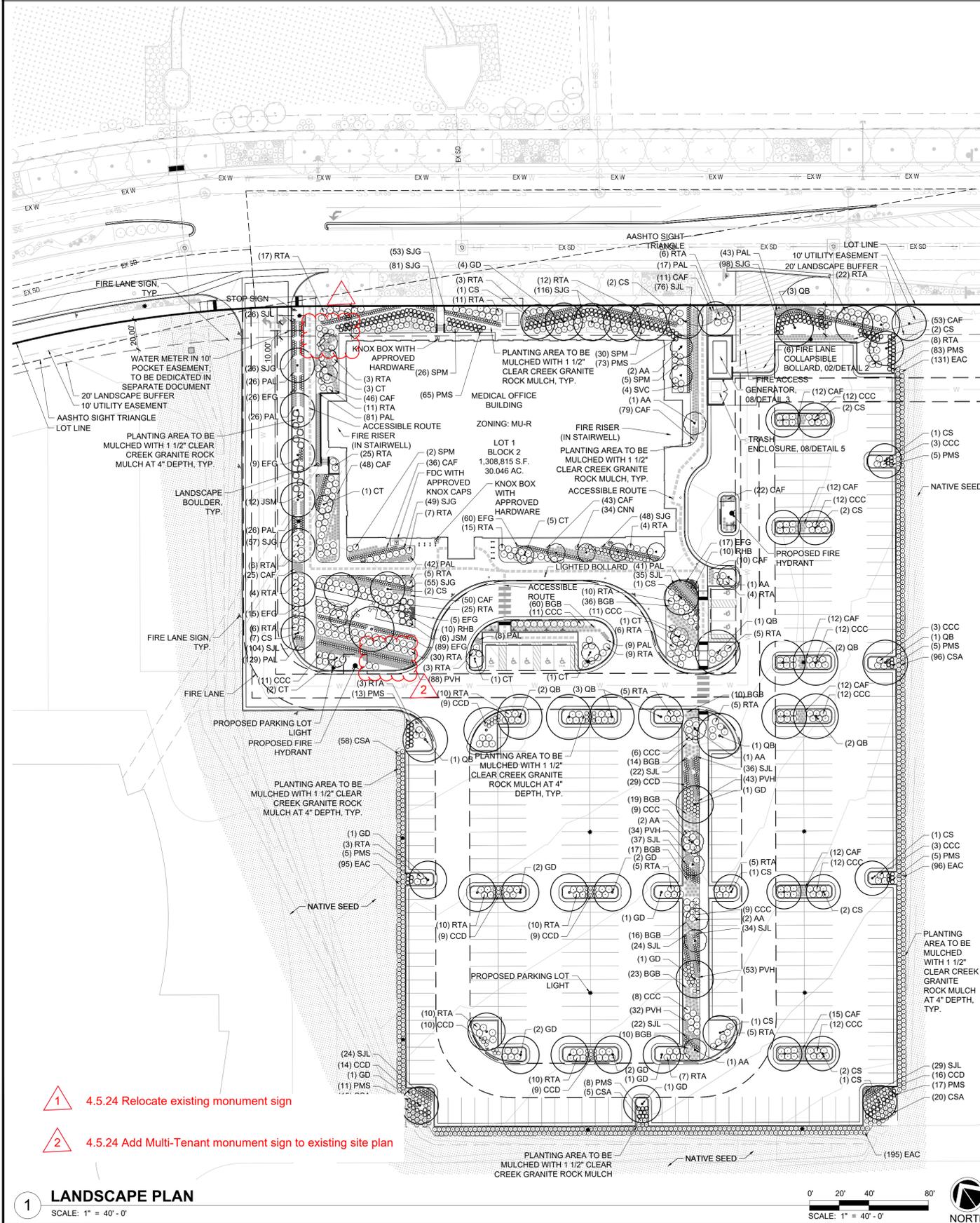
**BASIS OF BEARING:**  
 BEARING ARE BASED ON THE ASSUMPTION THAT THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING S89°23'41"W AND BEING MONUMENTED BY A FOUND REBAR WITH 3" BRASS CAP PLS#16419 IN RANGE BOX AT THE WEST QUARTER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

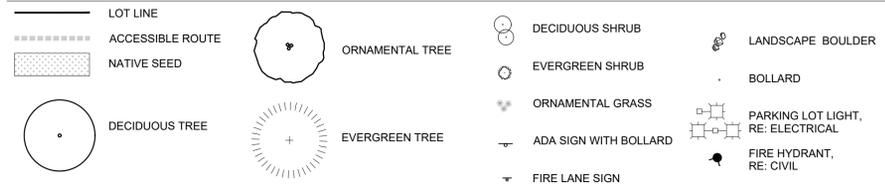
**AURORA CROSSROADS MEDICAL OFFICE BUILDING 1 SITE PLAN**

DATE	REVISIONS	DRAWN	CHECK	APPROVED
2/14/2023	ISSUE FOR PERMIT			
2/14/2023	REVISED PER PERMIT			
2/14/2023	REVISED PER PERMIT			
2/14/2023	REVISED PER PERMIT			
2/14/2023	REVISED PER PERMIT			
2/14/2023	REVISED PER PERMIT			

# AURORA CROSSROADS MEDICAL OFFICE BUILDING 1 SITE PLAN



### LEGEND



### PLANTING SCHEDULE

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
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
<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

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**  
SCL MEDICAL OFFICE BUILDING 1  
1550 MARKET ST SUITE 100  
DENVER, CO 80202  
PHONE: 303-461-4700

**ARCHITECT**  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303-461-4555

**LANDSCAPE ARCHITECT**  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, CO 80202  
PHONE: 303-461-4700

**REGISTERED PROFESSIONAL ENGINEER**  
SCL MEDICAL OFFICE BUILDING 1  
4885 S. LESTER STREET SUITE 750  
DENVER, CO 80237  
303-741-3737

**ELECTRICAL ENGINEER**  
SCL MEDICAL OFFICE BUILDING 1  
861 TABOR STREET  
DENVER, CO 80202  
303-233-6500

AURORA CROSSROADS  
MEDICAL OFFICE BUILDING 1  
SITE PLAN

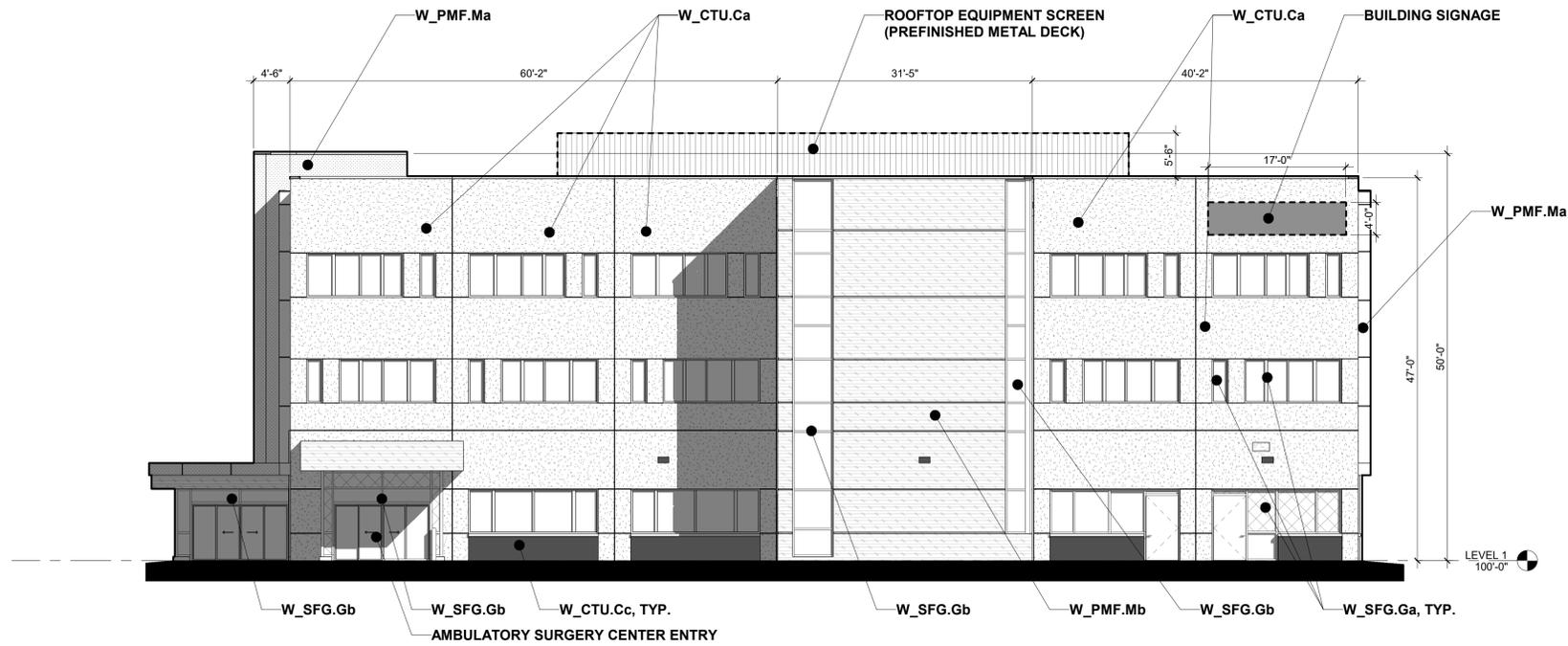
DATE	REVISION	BY	CHKD	APPROV
04/22/2023	REVISED SUBMITTAL			
07/13/2023	REVISED SUBMITTAL			
08/16/2023	REVISED SUBMITTAL			
09/27/2023	REVISED SUBMITTAL			
10/27/2023	REVISED SUBMITTAL			

PROJECT NO. 21469.00  
DATE: 2/14/2023  
SHEET NUMBER: 05 of 10

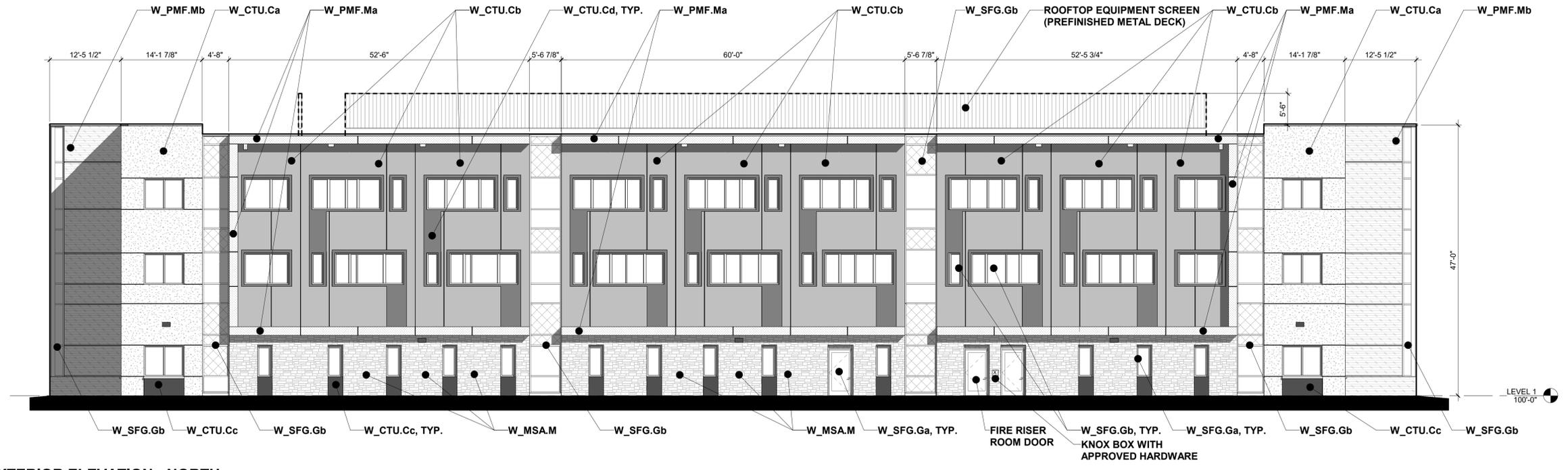
## LANDSCAPE PLAN

AURORA CROSSROADS MEDICAL OFFICE BUILDING 1 - SITE PLAN

# AURORA CROSSROADS MEDICAL OFFICE BUILDING 1 SITE PLAN



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



**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**  
 300 N. WASHINGTON STREET, SUITE 100  
 DENVER, CO 80202  
 PHONE: 303-461-4000

**CONTRACTOR**  
 SCL MEDICAL OFFICE BUILDING AT AURORA CROSSROADS  
 21469 00  
 DATE: 2/14/2023  
 SHEET NUMBER: 06 of 10

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

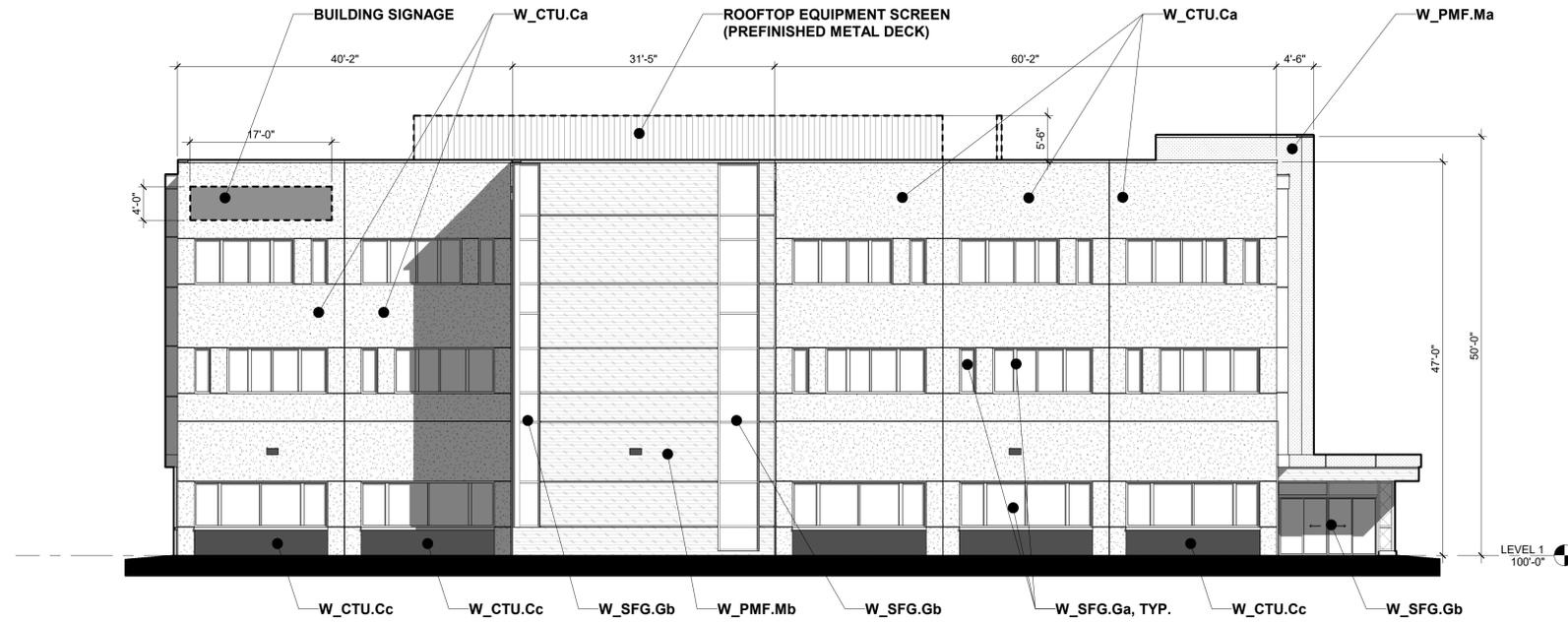
DATE	REV	REMARKS
02/14/2023	1	ISSUED FOR PERMIT
02/14/2023	2	REVISED PER COMMENTS
02/14/2023	3	REVISED PER COMMENTS
02/14/2023	4	REVISED PER COMMENTS
02/14/2023	5	REVISED PER COMMENTS

PROJECT NO. 21469 00  
 DATE: 2/14/2023  
 SHEET NUMBER: 06 of 10

## 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

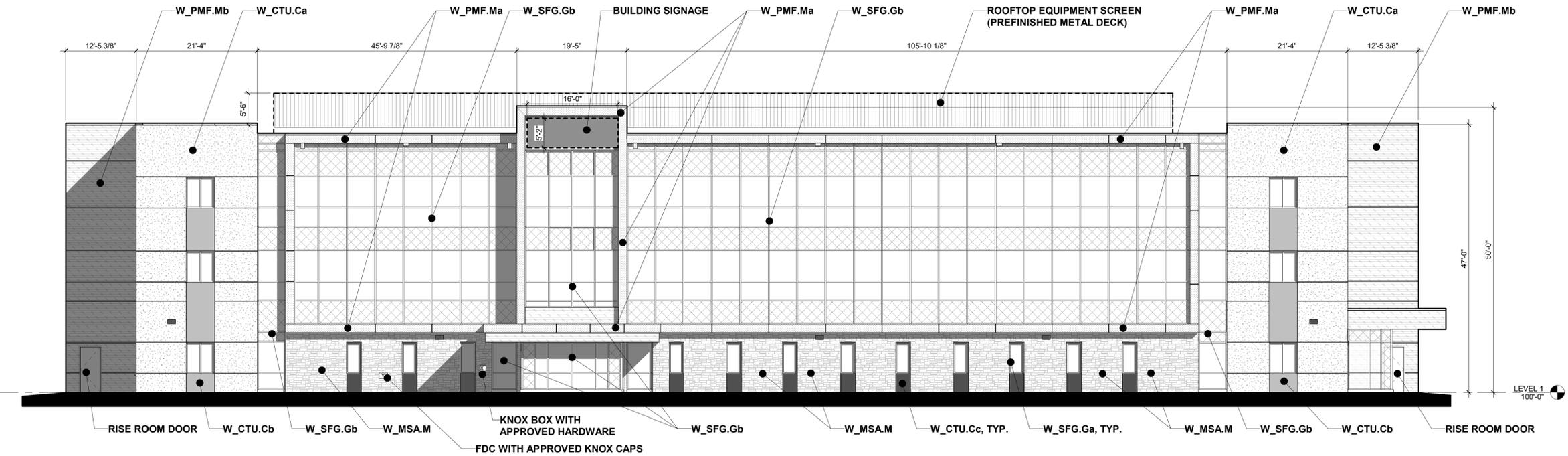
**W\_SFG.Gb** - CLEAR ANODIZED

#### 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 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, COLORADO 80205  
PHONE: 303.481.8555

MECHANICAL ENGINEER  
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DENVER, CO 80202  
303.741.3737

ELECTRICAL ENGINEER  
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2901 BLAKE STREET, SUITE 100  
DENVER, CO 80202  
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STRUCTURAL ENGINEER  
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DENVER, CO 80202  
303.230.4500

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

DATE	REV	REMARKS	DRAWN	CHKD	APPROV
02/14/2023	1	ISSUE FOR PERMIT			
02/14/2023	2	REVISED PER PERMIT COMMENTS			
02/14/2023	3	REVISED PER PERMIT COMMENTS			
02/14/2023	4	REVISED PER PERMIT COMMENTS			
02/14/2023	5	REVISED PER PERMIT COMMENTS			

PROJECT NO. 21469.00  
DATE 2/14/2023  
SHEET NUMBER 07 of 10

**BUILDING ELEVATIONS**

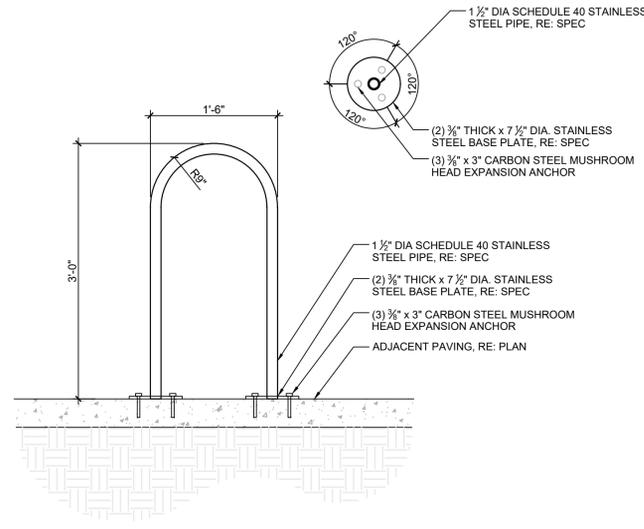
**07  
of 10**

# AURORA CROSSROADS MEDICAL OFFICE BUILDING 1

## SITE PLAN

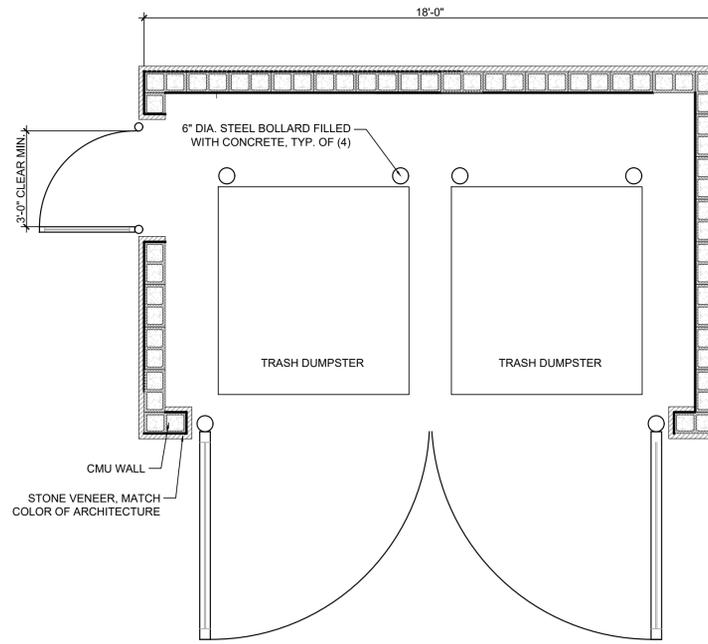


**DAVIS PARTNERSHIP ARCHITECTS**  
 3501 MARKET STREET, SUITE 100  
 DENVER, COLORADO 80202  
 PHONE: 303-481-8555

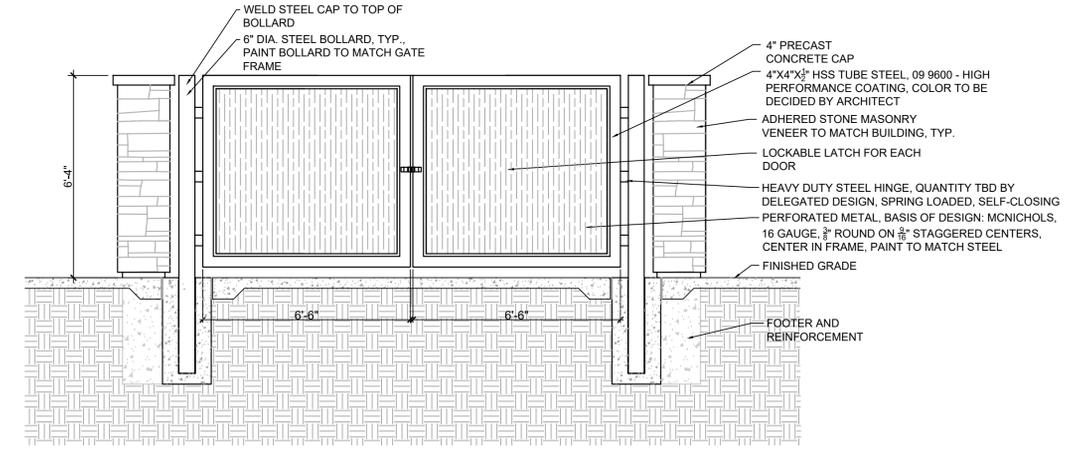


**SECTION**

NOTE:  
 1. ALL METAL TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED, RE: SPECS

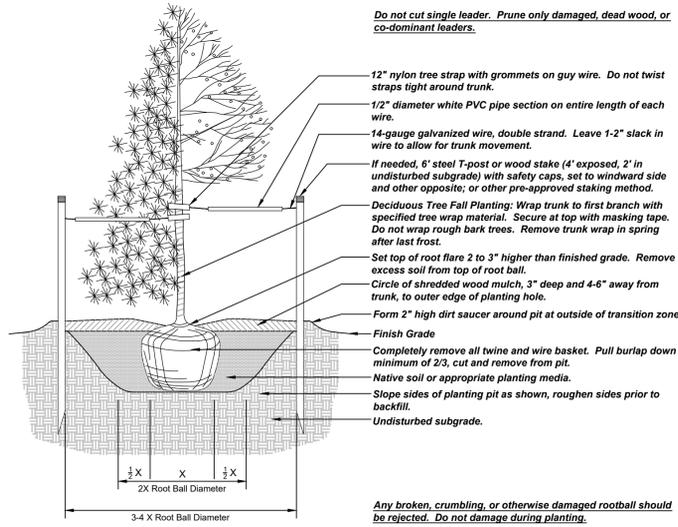


**5 TRASH ENCLOSURE**  
 3/8"=1'-0"



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

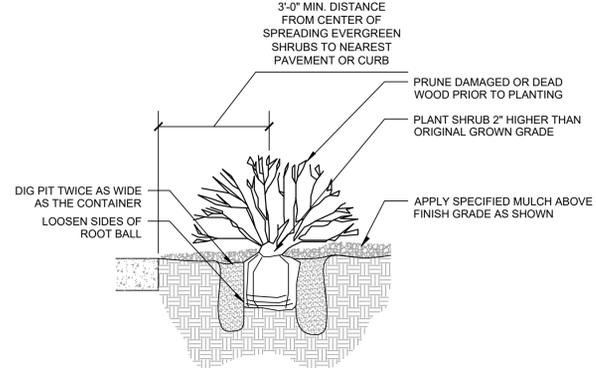
**4 INVERTED-U BIKE RACK - SURFACE MOUNT**  
 SCALE: 1"=1'-0"



- 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.

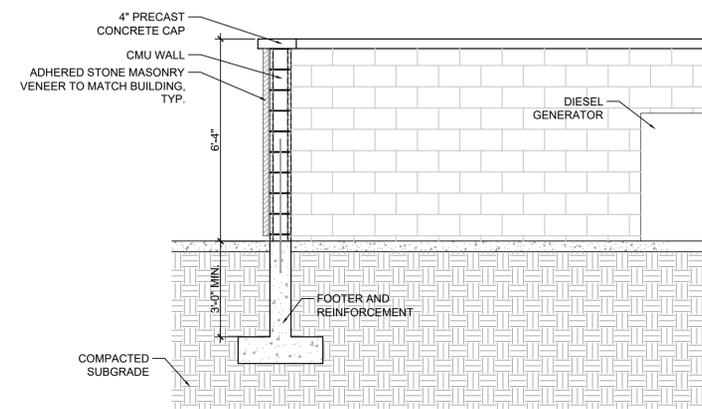
Prior to digging, the Utility Notification Center of Colorado shall be contacted at 811 to locate underground utilities.

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



- NOTES:
1. EVERGREEN SHRUBS SHALL BE PLANTED NO CLOSER THAN 3' TO CLOSEST PAVEMENT.
  2. ALL PLANT CONTAINERS TO BE REMOVED PRIOR TO PLANTING.
  3. PLACE WEED CONTROL FABRIC IN ALL SHRUB BEDS.
  4. BACKFILL AND WATER IN THOROUGHLY.
  5. BROKEN ROOT BALLS WILL BE REJECTED.

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



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

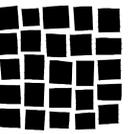
DATE	REV	REMARKS
04/22/2023		FIRST SUBMITTAL
07/13/2023		SECOND SUBMITTAL
08/24/2023		THIRD SUBMITTAL
09/22/2023		FOURTH SUBMITTAL
09/27/2023		FIFTH SUBMITTAL

PROJECT NO. 21469.00  
 DATE: 2/14/2023  
 SHEET NUMBER: 08 of 10

**SITE DETAILS**







**DAVIS PARTNERSHIP ARCHITECTS**

2901 Blake Street, Suite 100  
Denver, CO 80205  
303.861.8555

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:

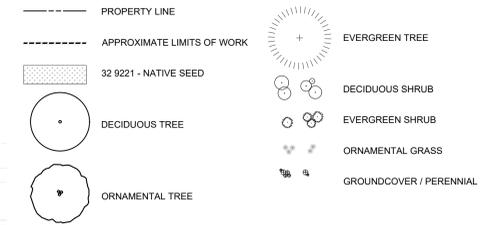
LANDSCAPE PLAN

Sheet Number:

**L-300**

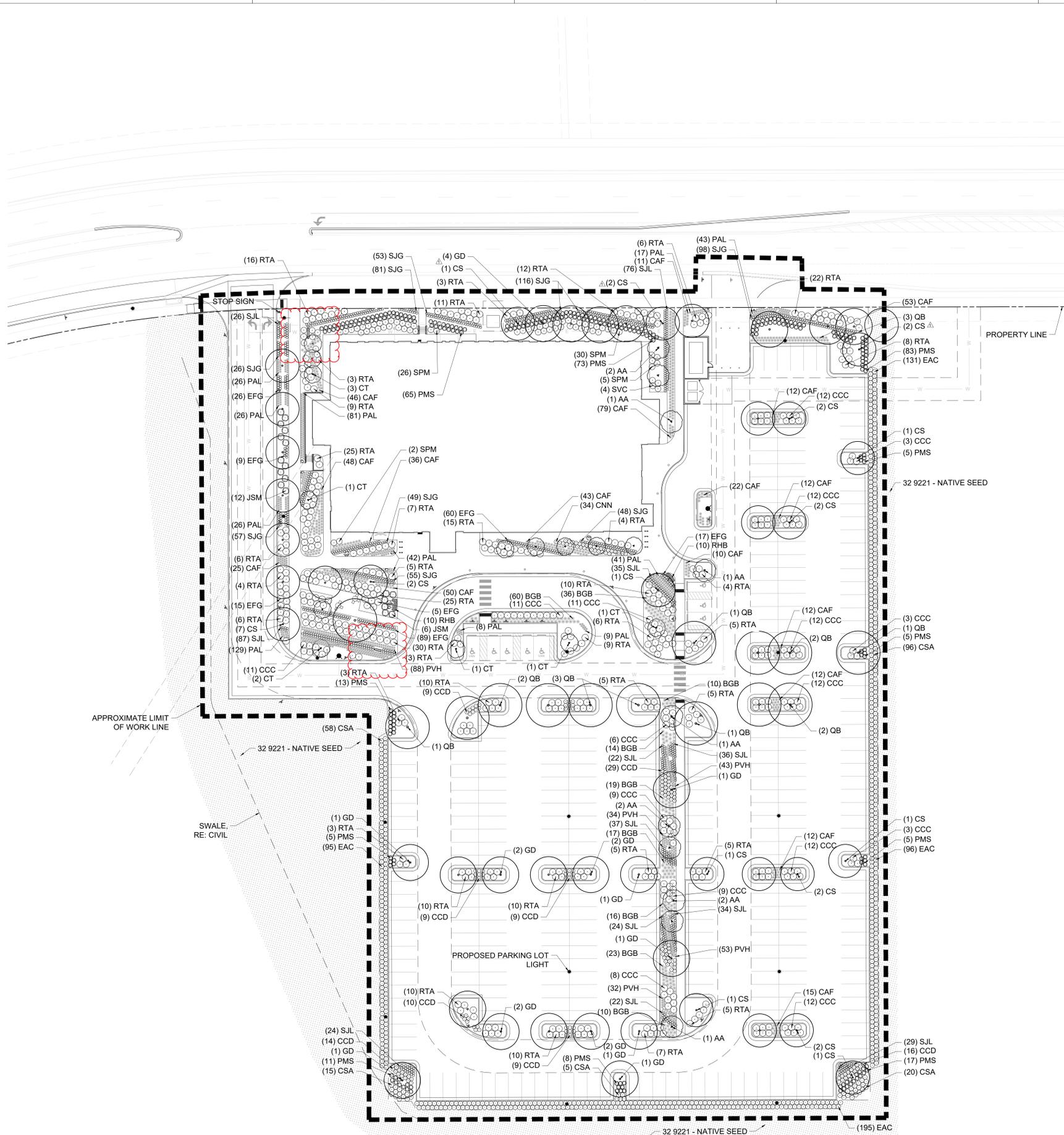
DPA Project: 21469.00

**LEGEND**



**PLANTING SCHEDULE**

ABBR.	BOTANIC NAME	COMMON NAME	PLANTING SIZE	NOTES
<b>DECIDUOUS TREES</b>				
CS	CATALPA SPECIOSA	WESTERN CATALPA	2.5' Cal.	B&B
GD	GYMNOCADLUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2.5' Cal.	B&B
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5' Cal.	B&B
<b>ORNAMENTAL TREES</b>				
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
<b>EVERGREEN TREES</b>				
PA	PINUS ARISTATA	BRISTLECOONE PINE	Ø Height	B&B
<b>DECIDUOUS SHRUBS</b>				
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 CALUSEOSUS 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
<b>EVERGREEN SHRUBS</b>				
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
<b>ORNAMENTAL GRASSES</b>				
BGB	BOUTELLOUA GRACILIS BLONDE AMBITION	BLONDE AMBITION BLUE GRAMA	#1	Container
CAF	CALAMAGROSIS 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



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