

# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPLE MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

### SITE PLAN DATA

BIOSCIENCE 4 SUBDIVISION FILING NO. 1, LOT 1, BLOCK 1

|                                                     | REQUIRED:                          | PROVIDED:                          | UNITS:          |
|-----------------------------------------------------|------------------------------------|------------------------------------|-----------------|
| ZONING                                              | PD-FITZSIMONS, SUBAREA A           |                                    |                 |
| LAND AREA WITHIN PROPERTY LINES                     |                                    | 208,587 / 4.7885                   | SF / ACRE       |
| HARD SURFACE AREAS (WITHIN PROPERTY LINES)          |                                    | 105,941 / 51                       | SF / % PROPERTY |
| LANDSCAPE SURFACE AREA (WITHIN PROPERTY LINE)       |                                    | 102,646 / 49                       | SF / % PROPERTY |
| STANDARD PARKING SPACES                             | 461 STALLS MAX (2 STALLS:1000 SF)  | 461 STALLS*                        |                 |
| TOTAL ACCESSIBLE PARKING SPACES                     | 9 STALLS                           | 15 STALLS                          |                 |
| VAN ACCESSIBLE PARKING STALLS                       | 2 STALLS                           | 7 STALLS                           |                 |
| BIKE PARKING (RATIO FOR ALL PARKING)                | 15 SPACES                          | 16**                               |                 |
| LOADING SPACES                                      |                                    | 2                                  |                 |
| LAND-USE (OCCUPANCY)                                |                                    | COMMERCIAL MIXED-USE               |                 |
| 2021 IBC CONSTRUCTION TYPE                          |                                    | TYPE IB                            |                 |
| BUILDING FOOTPRINT                                  |                                    | 32,493 / 15                        | SF / % PROPERTY |
| BUILDING GROSS FLOOR AREA                           |                                    | 230,550                            | SF              |
| BUILDING HEIGHT                                     |                                    | 123                                | FT              |
| NUMBER OF STORIES                                   |                                    | 7                                  |                 |
| BUILDING HEIGHT (2021 IBC - HIGHEST OCCUPIED FLOOR) | 120' MAX PER IBC 403.6.1           | 93                                 | FT              |
| FIRE SPRINKLER                                      | FULLY SPRINKLERED PER 2019 NFPA 13 | FULLY SPRINKLERED PER 2019 NFPA 13 |                 |

\*REFERENCE SITE PLAN ON SHEET 3 FOR LOCATION OF PROVIDED SURFACE AND SHARED DISTRICT PARKING STALLS  
\*\*PER UDO SECTION 4.6.3.F.1.A, MULTIFAMILY AND NON-RESIDENTIAL DEVELOPMENT IN SUBAREA A SHALL PROVIDE BICYCLE PARKING SPACES EQUAL TO AT LEAST 10 PERCENT OF REQUIRED AUTOMOBILE PARKING SPACES... PROVIDED, THAT EACH MULTIFAMILY AND NON-RESIDENTIAL USE SHALL BE REQUIRED TO INSTALL MORE THAN 15 U-RACKS OR OTHER SIMILAR BICYCLE STORAGE

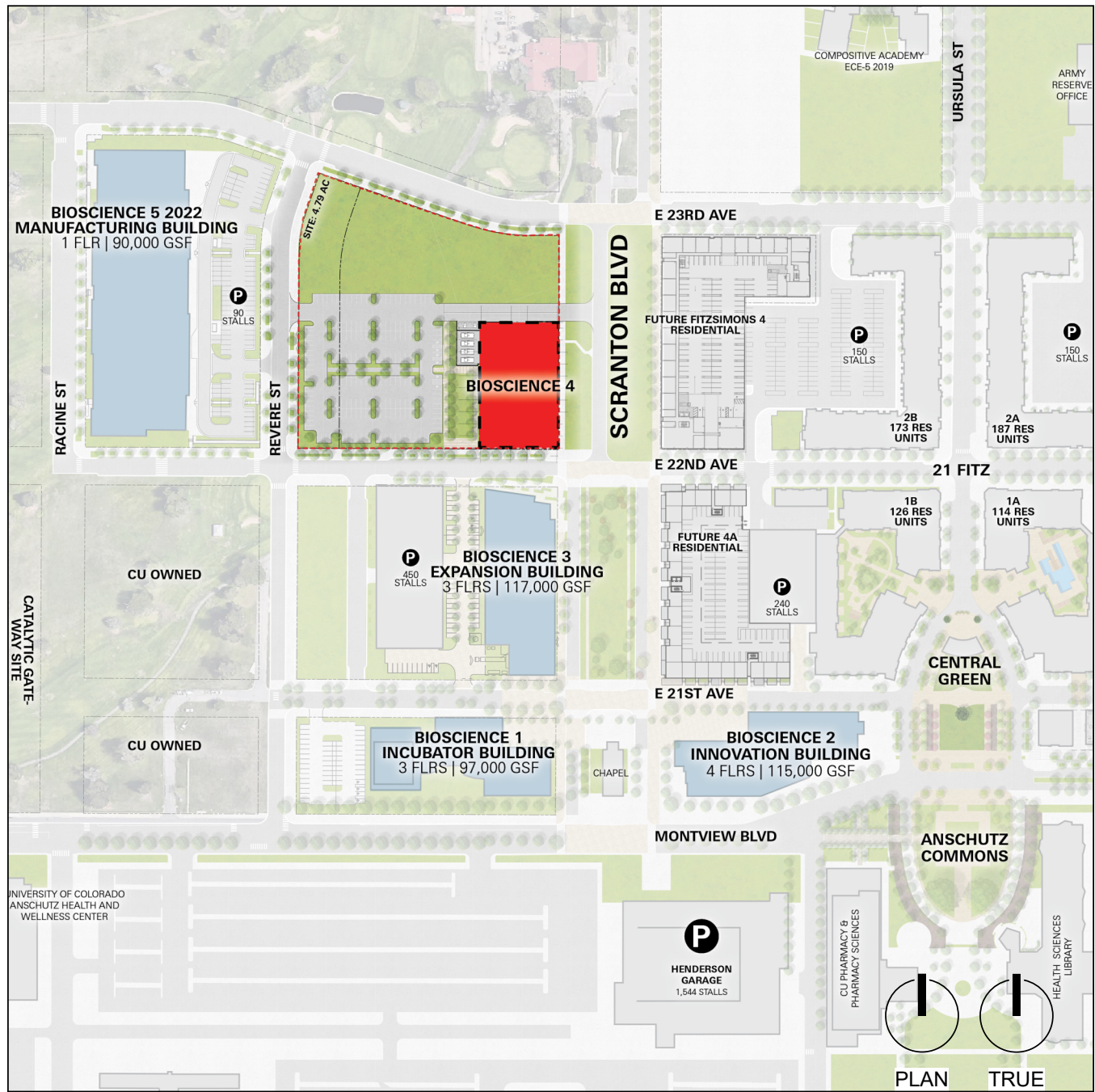
### SIGNAGE DATA

| CORE-SHELL SIGNAGE             |                                  |         |
|--------------------------------|----------------------------------|---------|
| EAST FAÇADE - N SCRANTON ST    |                                  |         |
| KEYNOTE                        | DESCRIPTION                      | SF      |
| BE-2                           | BUILDING CANOPY ID SIGN          | 21 SF   |
| BE-3                           | MULTI-TENANT ID WALL SIGN        | 24 SF   |
| BE-4                           | BUILDING ID WINDOW GRAPHICS (X3) | 4.5 SF  |
| BE-5                           | CORNERSTONE SIGN                 | 4 SF    |
| SOUTH FAÇADE - E 22ND AVE      |                                  |         |
| KEYNOTE                        | DESCRIPTION                      | SF      |
| BS-2                           | MULTI-TENANT ID WALL SIGN        | 6 SF    |
| WEST FAÇADE                    |                                  |         |
| KEYNOTE                        | DESCRIPTION                      | SF      |
| BW-1                           | BUILDING CANOPY ID SIGN          | 21 SF   |
| BW-2                           | BUILDING ID WINDOW GRAPHICS (X2) | 3 SF    |
| TOTAL SIGNAGE AREA             |                                  | 93.5 SF |
| MAXIMUM ALLOWABLE SIGNAGE AREA |                                  | 217 SF  |

| TENANT BUILD-OUT SIGNAGE OPTIONS |                                       |          |
|----------------------------------|---------------------------------------|----------|
| EAST FAÇADE - N SCRANTON ST      |                                       |          |
| KEYNOTE                          | DESCRIPTION                           | SF       |
| BE-1                             | ANCHOR TENANT HIGH WALL SIGN OPTION 1 | 157.5 SF |
| SOUTH FAÇADE - E 22ND AVE        |                                       |          |
| KEYNOTE                          | DESCRIPTION                           | SF       |
| BS-3                             | ANCHOR TENANT HIGH WALL SIGN OPTION 2 | 150 SF   |
| NORTH FAÇADE                     |                                       |          |
| KEYNOTE                          | DESCRIPTION                           | SF       |
| BN-1                             | ANCHOR TENANT HIGH WALL SIGN OPTION 3 | 152      |
| SITE SIGNAGE OPTIONS             |                                       |          |
| KEYNOTE                          | DESCRIPTION                           | SF       |
| GS-1                             | COURTYARD ID GROUND SIGN              | 18.75F   |
| GS-2                             | PARKING ID GROUND SIGN                | 29 SF    |
| TOTAL SITE SIGNAGE AREA          |                                       | 47.7 SF  |

SEE BUILDING ELEVATIONS/SITE PLAN

### VICINITY MAP



### SIGNATURES

#### SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATION SET FORTH HEREIN, ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

LAND OWNER, FITZSIMONS REDEVELOPMENT AUTHORITY, A GOVERNMENTAL ENTITY OF THE STATE OF COLORADO

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE  
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO ) ss  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_ BY

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY  
SEAL

(NOTARY PUBLIC)  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS: \_\_\_\_\_

#### CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIRPERSON)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

### AMMENDMENTS

### CONTACTS

#### BUILDING OWNER/ DEVELOPER:

Aimco  
4582 South Ulster Street  
Denver, CO 80237  
303.224.7962  
Contact: Elizabeth Likovich

#### ARCHITECT:

Tryba Architects  
1620 Logan Street  
Denver, CO 80203  
303.831.4010  
Contact: Betsy Lawton

#### CIVIL ENGINEER:

Martin/ Martin, Inc.  
12499 West Colfax Avenue  
Lakewood, CO 80215  
970.295.4722  
Contact: Jared Lund

#### LAND OWNER:

Fitzsimons Redevelopment Authority  
12635 E. Montview Boulevard  
Suite 100  
720.859.4100  
Contact: April Giles

#### ELECTRICAL ENGINEER:

CRB Group  
1251 NW Brainerd Parkway  
Suite 500  
816.891.3727  
Contact: Daniel Matlack

#### LANDSCAPE ARCHITECT:

Norris Design  
1101 Bannock Street  
Denver, CO 80204  
303.892.1166  
Contact: Matthew Hanson

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## SITE PLAN

LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPLE MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SITE PLAN NOTES:

- ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, 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 SYSTEMS OR PRIVATE UTILITIES. 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.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING FIRE LANE."
- ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60' OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDIGN ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPALONG 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 INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN. LANDSCAPING WILL INSTALLED ONCE THE INFRASTRUCTURE AS APPROVED WITHIN THIS PLAN SET IS COMPLETED/BUILT.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- UNLESS NOTED OTHERWISE, ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WIL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE 2021 IFC, CHAPTER 33, SHALL BE UTILIZED FOR REQUIREMENTS ASSOCIATED TO BOTH CONSTRUCTION AND DEMOLITION OF ANY STRUCTURE WITHIN THE SITE. A DEMOLITION PERMIT IS REQUIRED TO BE OBTAINED THROUGH THE CITY OF AURORA BUILDING DIVISION PRIOR TO THE REMOVAL OF ANY STRUCTURE WITHIN YOUR SITE.
- FOR ASBESTOS ABATEMENT OR REMOVAL, INCLUDING STRUCTURE DEMOLITION, CONTACT THE STATE OF COLORADO DEPARTMENT OF HEALTH, 3036922000.17.
- FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH BOTH THE CIVIL PLANS AND SITE PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.
- 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.
- EMERGENCY INGRESS AND EGRESS RIGHTOFWAY 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".
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII NUMBERING OF BUILDINGS.
- THE 2021 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ACCESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE DC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- UTILITIES INTO EASEMENTS AND STREET RIGHTSOFWAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTSOFWAY. THE UNDERSIGNED, 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 SYSTEMS OR PRIVATE UTILITIES.
- 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 EASEMENTS WITHIN 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 CITY ENGINEER.
- ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLANT LOCATED OVER THE SIDEWALK AND/OR ROAD OR WITHIN SIGHT TRIANGLES.

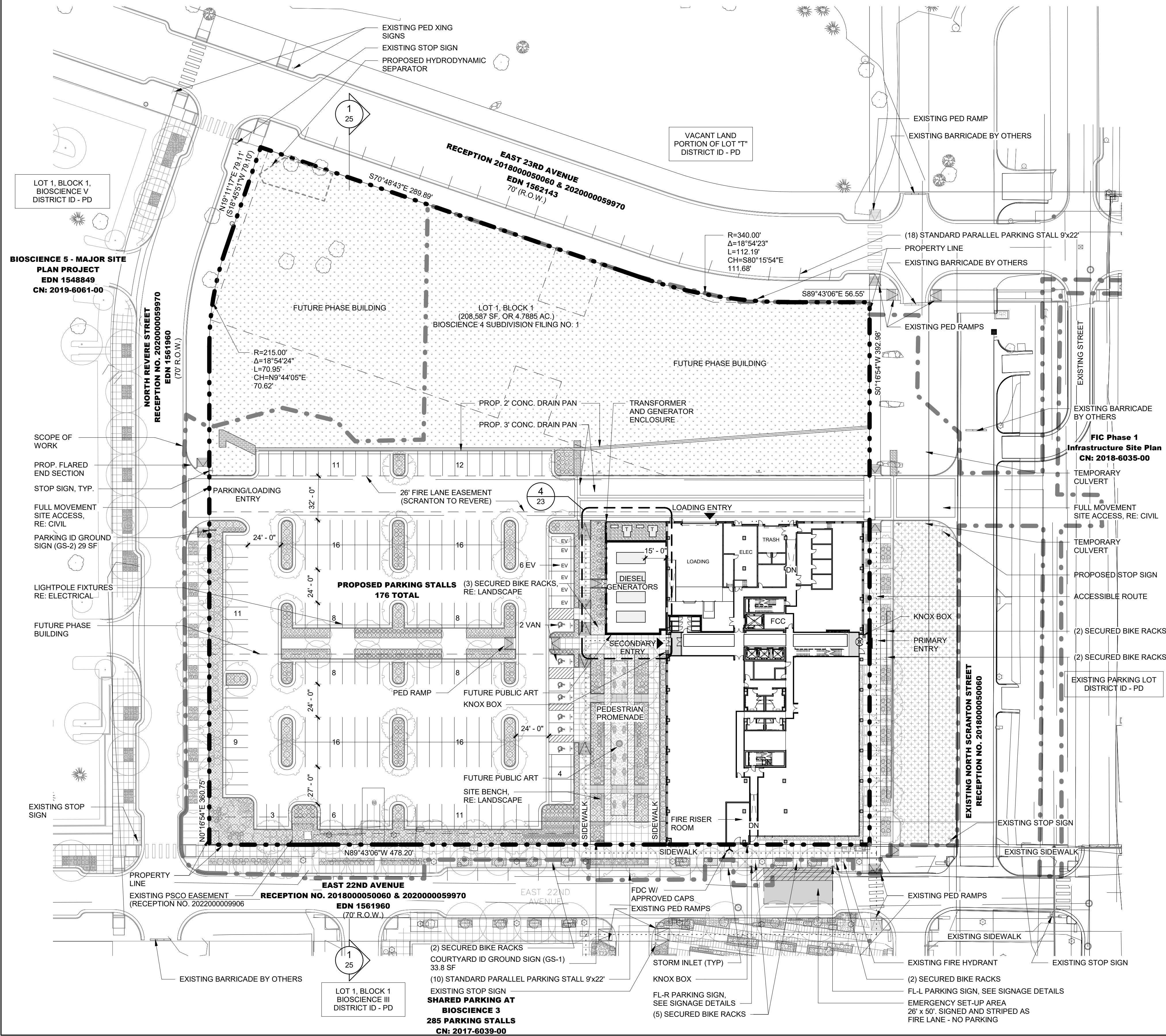




# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPLE MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



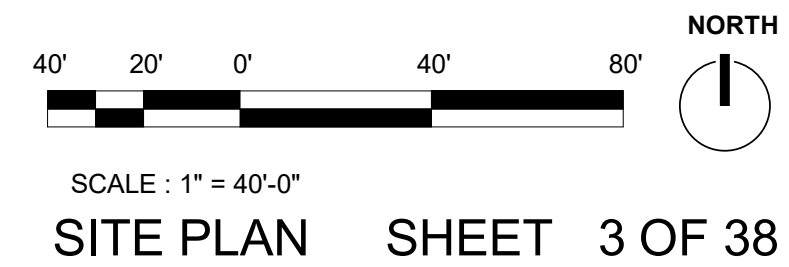
| LEGEND                                             |                                                               |                            |  |
|----------------------------------------------------|---------------------------------------------------------------|----------------------------|--|
| PROPERTY LINE SEGMENT                              | PEDESTRIAN LED BOLLARD                                        | EXISTING FIRE HYDRANT      |  |
| POINT OF ENTRY                                     | PARALLEL PARKING STALL (9' x 22')                             | PROPOSED FIRE HYDRANT      |  |
| KNOX BOX                                           | STANDARD PARKING STALL (9' x 18')                             | ACCESSIBLE ROUTE           |  |
| FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX CAPS | STANDARD ACCESSIBLE PARKING STALL (10.5' x 18' with 5' AISLE) | SCOPE-OF-WORK LINE         |  |
| SITE BENCH                                         | VAN ACCESSIBLE PARKING STALL (10.5' x 18' with 8' AISLE)      | WALL MOUNTED LIGHT FIXTURE |  |
| TRASH RECEPTACLE                                   | EV ELECTRIC VEHICLE PARKING STALL (9' x 18')                  | STREET LIGHT               |  |
| FIRE COMMAND CENTER                                |                                                               | BIKE RACKS                 |  |
| POLE MOUNTED LED                                   |                                                               | PARKING SIGN ON POLE       |  |

### SITE PLAN DATA BLOCK

|                                                                                                                                                                                                                                                                                     |                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| BIOSCIENCE 4<br>2021 IBC CONSTRUCTION                                                                                                                                                                                                                                               | 230,550 GSF<br>TYPE IB - FULLY SPRINKLERED |
| <b>PARKING COUNTS (SEE SHEET 38 FOR PARKING PLAN)</b>                                                                                                                                                                                                                               |                                            |
| ON-SITE PARKING TOTAL                                                                                                                                                                                                                                                               | 176 STALLS                                 |
| STANDARD STALLS PROVIDED                                                                                                                                                                                                                                                            | 163 STALLS                                 |
| STANDARD ACCESSIBLE STALLS PROVIDED                                                                                                                                                                                                                                                 | 5 STALLS                                   |
| VAN ACCESSIBLE STALLS PROVIDED                                                                                                                                                                                                                                                      | 2 STALLS                                   |
| ELECTRIC VEHICLE PARKING STALLS                                                                                                                                                                                                                                                     | 6 STALLS                                   |
| OFF-SITE PARKING                                                                                                                                                                                                                                                                    |                                            |
| OFF-SITE STRUCTURED PARKING STALLS PROVIDED                                                                                                                                                                                                                                         | 285 STALLS**                               |
| TOTAL STANDARD ACCESSIBLE PARKING PROVIDED                                                                                                                                                                                                                                          | 6 STALLS                                   |
| VAN ACCESSIBLE STALLS PROVIDED                                                                                                                                                                                                                                                      | 3 STALLS                                   |
| REQUIRED TOTAL PARKING STALLS (BY USE)                                                                                                                                                                                                                                              | 461 STALLS MAX (2 STALLS:1000 SF)          |
| REQUIRED ACCESSIBLE STALLS (PER IBC TABLE 1106.2)                                                                                                                                                                                                                                   | 9 STALLS                                   |
| REQUIRED ACCESSIBLE VAN STALLS (PER IBC 1106.6)                                                                                                                                                                                                                                     | 2 STALLS                                   |
| REQUIRED BIKE PARKING (PER UDO 4.6.3.F)                                                                                                                                                                                                                                             | 461 X 10% = 46/ 2 = 23 U-RACKS*            |
| *PER UDO 4.6.3.F, NO MORE THAN 15 U-RACKS MUST BE PROVIDED<br>**BIO-3 STRUCTURED PARKING GARAGE HAS 432 AVAILABLE STALLS SHARED AS A DISTRICT PARKING GARAGE. TO MEET BIO-4 USE MAX PARKING REQUIREMENT OF 461 STALLS 285 PARKING STALLS IN THE STRUCTURED GARAGE WILL BE UTILIZED. |                                            |

### GENERATOR NOTES

- DIESEL GENERATORS WITH 24-HOUR CAPACITY TANK
- GENERATOR DESIGN CAPACITY HAVE A 1,578 GALLON TANK BASED ON GENERAC SPECIFICATIONS. ALTERNATIVE MANUFACTURERS MAY HAVE A 2,310 GALLON TANK MAXIMUM.
- GENERATOR SPACING BASED OFF 2021 IFC AND NFPA 30 REQUIREMENTS





**BENCHMARK**  
ELEVATIONS ARE BASED ON A THE CITY OF AURORA BENCHMARK NUMBER 3S6736NW001, A 3 INCH DIAMETER BRASS CAP (STAMPED C.O.A. BM, 5-20B) ON THE NORTHEAST CORNER OF A 20 FOOT WIDE TYPE R STORM INLET AT THE SOUTHEAST CORNER OF THE FITZSIMONS PKWY/MARTIN LUTHER KING BLVD AND PEORIA STREET.  
ELEVATION = 5343.56 (NAVD 1988)  
**BASIS OF BEARING**  
BEARINGS ARE BASED ON THE CITY OF AURORA NAD83 STATE PLANE COORDINATE SYSTEM (ZONE 502) BEARING OF N0°04'03"E ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 36, T3S, R67 W OF THE 6TH/ P.M. BEING MONUMENTED BY A FOUND 3" BRASS CAP PLS # 16419 IN RANGE BOX AT THE NORTHWEST CORNER AND A FOUND 3" BRASS CAP PLS # 16419 IN RANGE BOX AT THE WEST QUARTER CORNER.  
**BASIS OF COORDINATES**  
PROJECT COORDINATES ARE BASED ON NAD 83 COLORADO CENTRAL ZONE 502 COORDINATES MODIFIED USING A COMBINED SCALE FACTOR OF 0.9997472132 AND SUBTRACTING 1,000,000 FROM THE NORTHING AND 3,000,000 FROM THE EASTING

# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

### NOTES:

1. MINIMUM SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MINIMUM 2% FOR IMPERVIOUS AREAS.
2. MAXIMUM 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
3. ALL ON-SITE STORM PROPOSED WITH THIS PROJECT IS PRIVATE TO BE MAINTAINED BY THE FITZSIMONS REDEVELOPMENT AUTHORITY.
4. RE: LANDSCAPE FOR RIGHT-OF-WAY LANDSCAPING.
5. STREET LIGHT SPACING IS CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH THE STREET LIGHTING PLAN IN THE CIVIL CONSTRUCTION PLAN SUBMITAL.

### GENERAL NOTES:

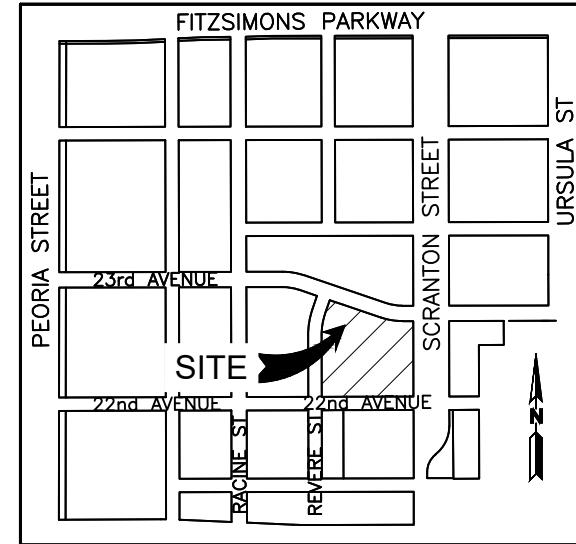
1. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER.
2. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
3. ALL STORM IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

SCALE: 1"=30'  
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

| EXISTING | LEGEND                | PROPOSED |
|----------|-----------------------|----------|
| ---      | PROPERTY LINE         | ---      |
| ---      | RIGHT-OF-WAY LINE     | ---      |
| ---      | EASEMENT              | ---      |
| ---      | CURB & GUTTER         | ---      |
| ---      | ACCESSIBLE RAMPS      | ---      |
| ---      | STORM SEWER           | ST       |
| ---      | STORM MANHOLE         | ○        |
| ---      | ROOF DRAIN            | RD       |
| ---      | STORM INLET           | ■        |
| ---      | FLARED END SECTION    | ---      |
| ---      | SANITARY SEWER        | SS       |
| ---      | SANITARY MANHOLE      | ○        |
| ---      | CLEAN OUT             | ○        |
| ---      | WATER LINE            | W        |
| ---      | WATER VALVE           | ○        |
| ---      | FIRE HYDRANT          | ○        |
| ---      | WATER METER           | ○        |
| ---      | OVERHEAD ELECTRIC     | ---      |
| ---      | ELECTRIC LINE         | E        |
| ---      | LIGHT POLE            | ○        |
| ---      | POWER POLE            | ○        |
| ---      | ELECTRIC METER        | ○        |
| ---      | FIRE DEPT. CONNECTION | FD       |
| ---      | KNOX BOX              | ○        |
| ---      | TELEPHONE LINE        | T        |
| ---      | TELEPHONE PEDESTAL    | T        |
| ---      | GAS LINE              | G        |
| ---      | SIGN                  | ○        |
| ---      | DRIVE                 | ---      |
| ---      | CONTOURS              | ---      |
| ---      | STORM SEWER           | ST       |
| ---      | CONC./SIDEWALK        | ---      |

**SIGHT TRIANGLE**  
NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY THROUGH SUCH STRUCTURES, FENCING, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 42 INCHES AND 96 INCHES ABOVE THE ROADWAY SURFACE. THE FOLLOWING ARE EXCEPTION TO THESE RESTRICTIONS

- LANDSCAPING, STRUCTURES, OR FENCES THAT PROTRUDE NO MORE THAN 26 INCHES ABOVE THE ADJACENT ROADWAY SURFACE MAY BE PERMITTED WITHIN THE SIGHT TRIANGLE AREA.
- LANDSCAPING, STRUCTURES, FENCES, OR ANY OTHER OBJECTS THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY LESS THAN OR EQUAL TO 25 PERCENT THROUGH SUCH STRUCTURES, FENCES, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 26 INCHES AND 42 INCHES ABOVE THE ROADWAY SURFACE.
- TREES MAY BE PLANTED AND MAINTAINED WITHIN THE SIGHT TRIANGLE AREA IF ALL BRANCHES ARE TRIMMED TO MAINTAIN A CLEAR VISION FOR A VERTICAL HEIGHT OF 96 INCHES ABOVE THE ROADWAY SURFACE. THE LOCATION OF THE TREES PLANTED, BASED ON THE TREE SPECIES' EXPECTED MATURE HEIGHT AND SIZE, SHALL NOT OBSTRUCT SIGHT VISIBILITY BY MORE THAN 25 PERCENT OF THE SIGHT TRIANGLE AREA.



CALL 811 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE FOR  
MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

GRADING & UTILITY PLAN SHEET 4 OF 38

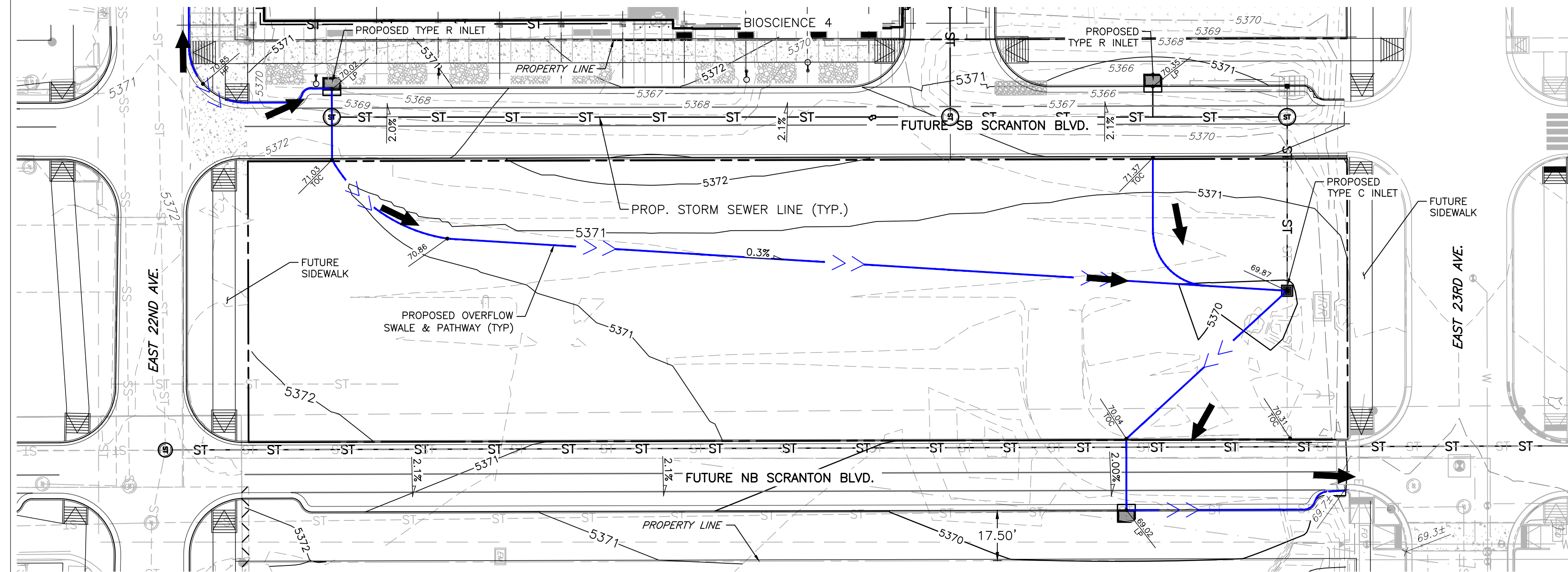
BIOSCIENCE 4 LABORATORY & OFFICE BUILDING



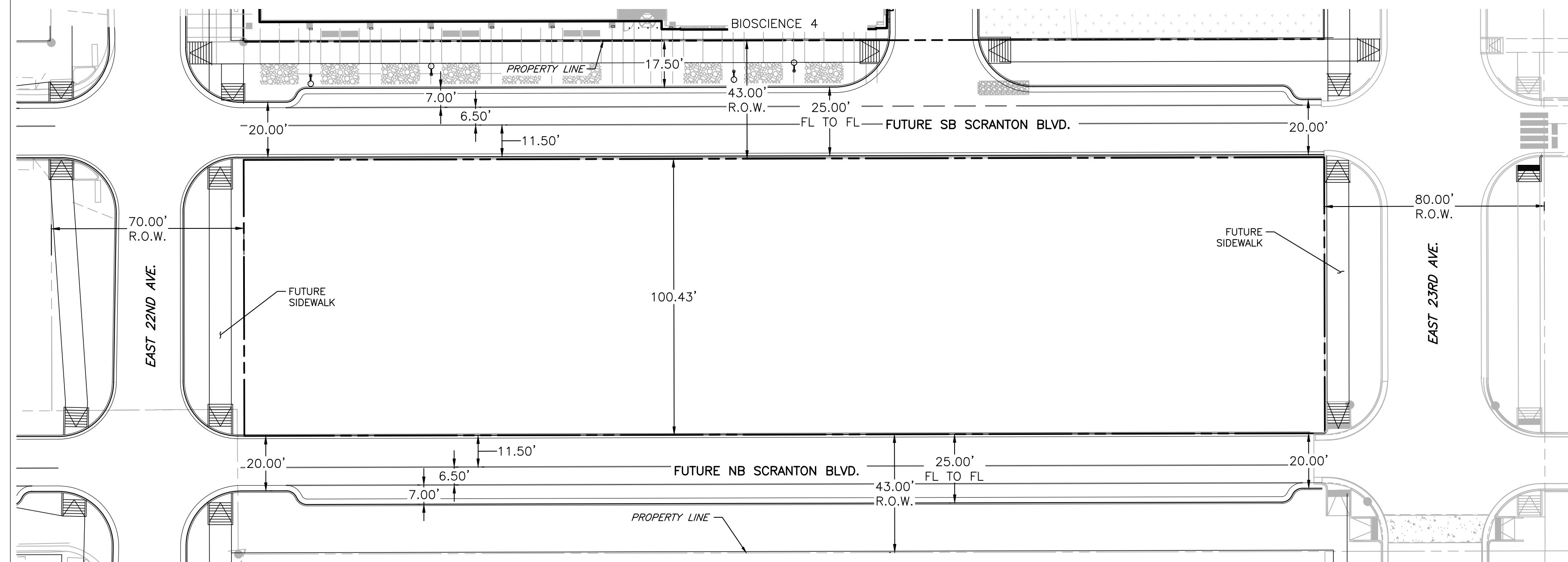
# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

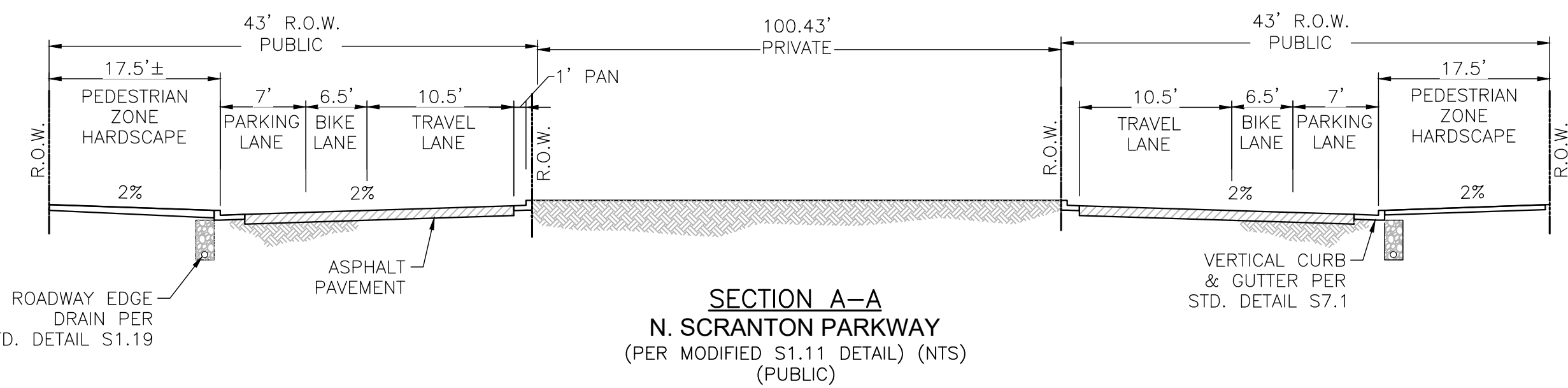
LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



FINAL SCRANTON GRADING & UTILITY PLAN  
SCALE: 1"=30'



FINAL SCRANTON LAYOUT PLAN  
SCALE: 1"=30'



### FUTURE SCRANTON GENERAL NOTES:

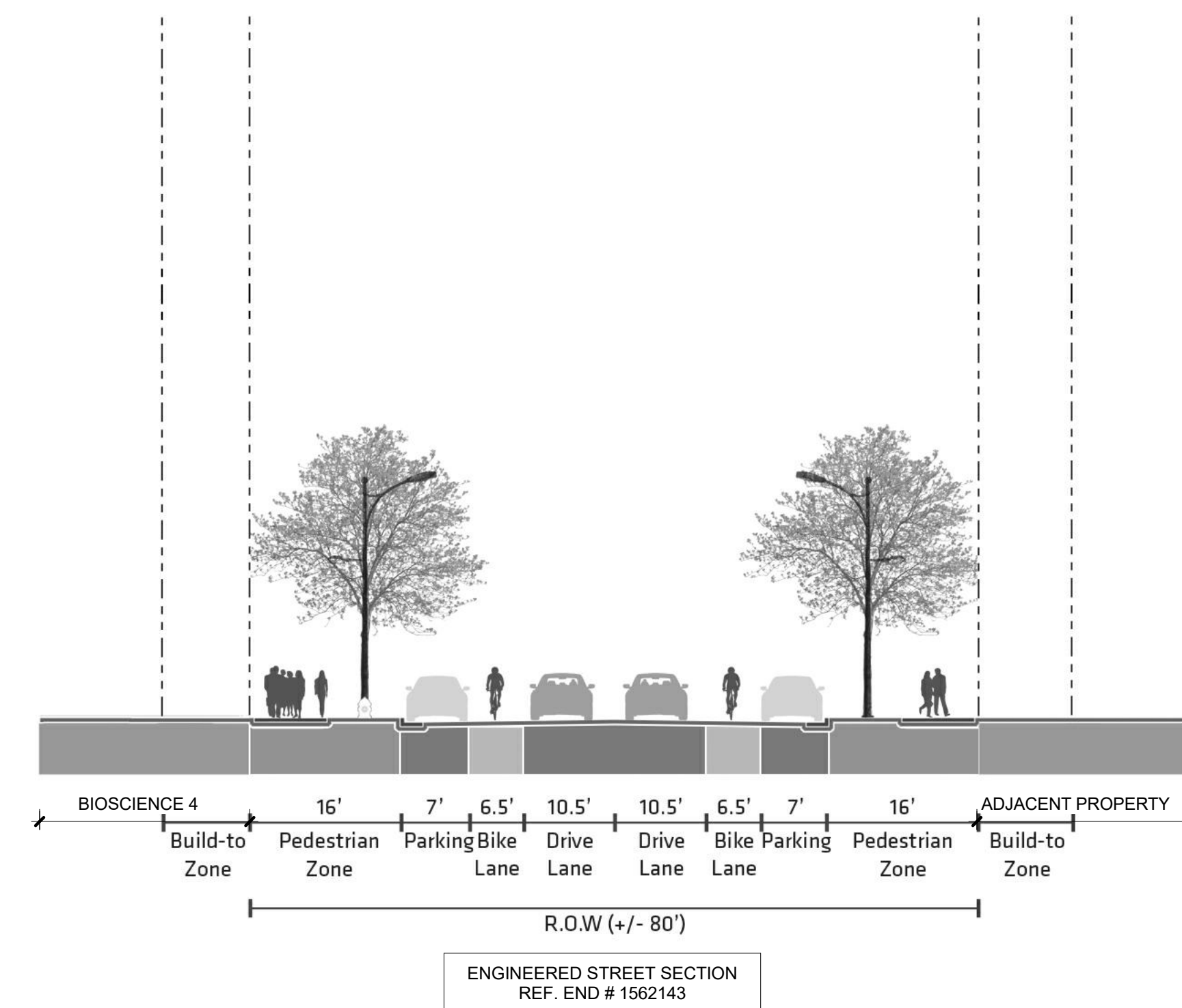
1. THIS PLAN REPRESENTS THE CONCEPTUAL DESIGN OF THE FUTURE ANTICIPATED SCRANTON STREET THAT SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH THE PIP.
2. THE ULTIMATE DESIGN AND CONSTRUCTION WILL BE THE RESPONSIBILITY OF A DIFFERENT PARTY, BUT THE IMPROVEMENTS SHOWN HEREON ARE TO PROVIDE GENERAL ALIGNMENT BETWEEN THE PROPOSED SITE PLAN AND THE FUTURE SCRANTON STREET.



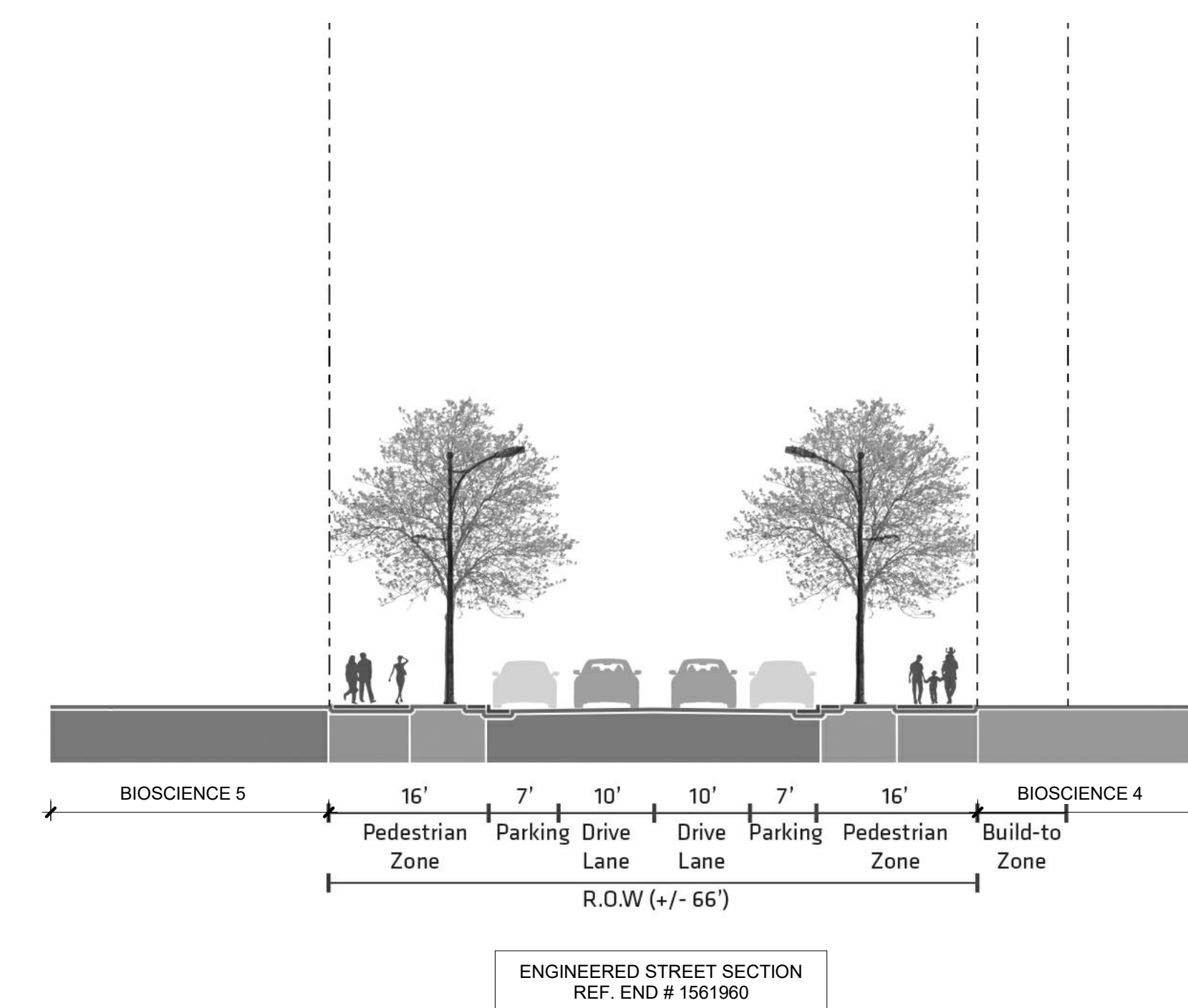
# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

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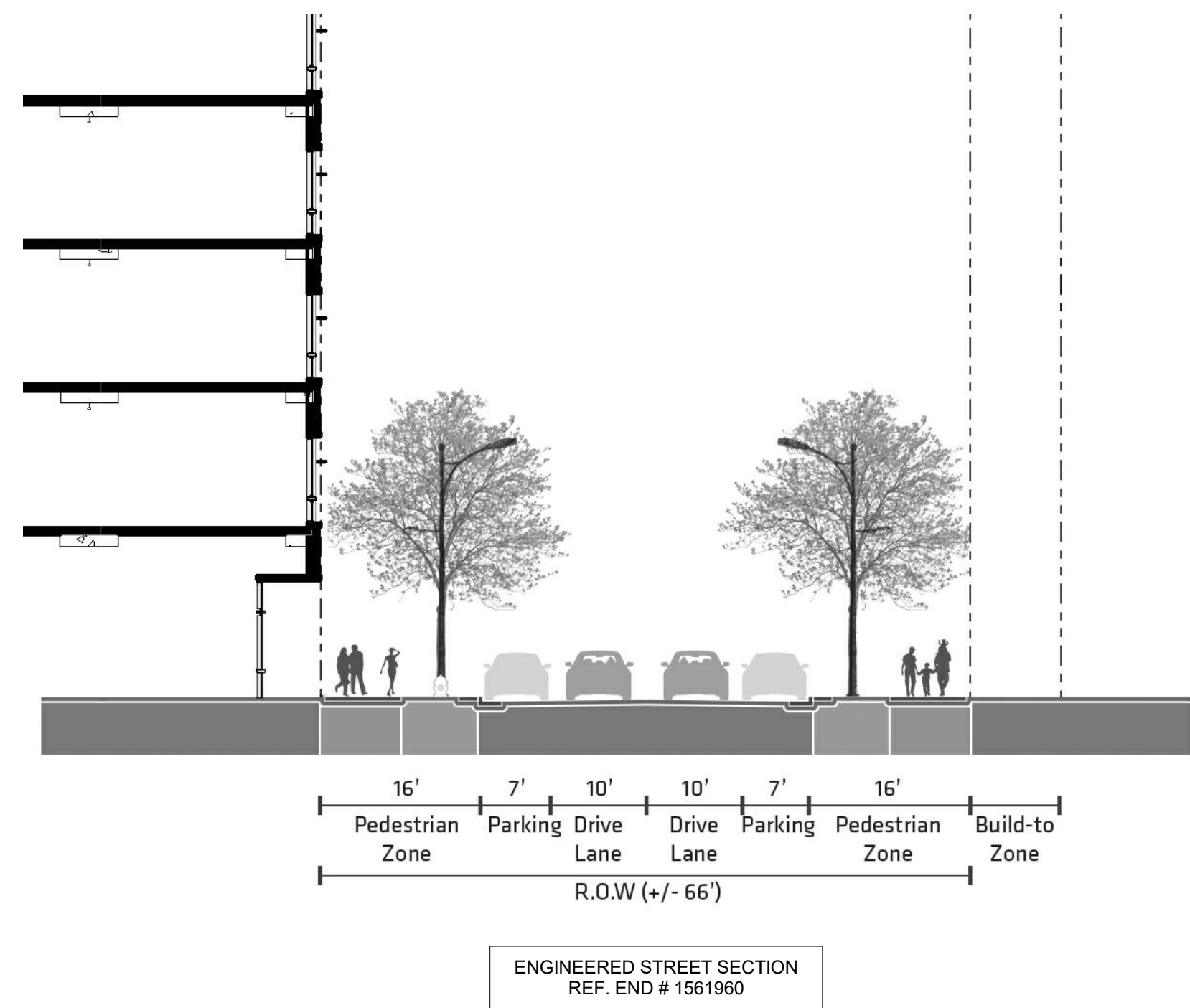
LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
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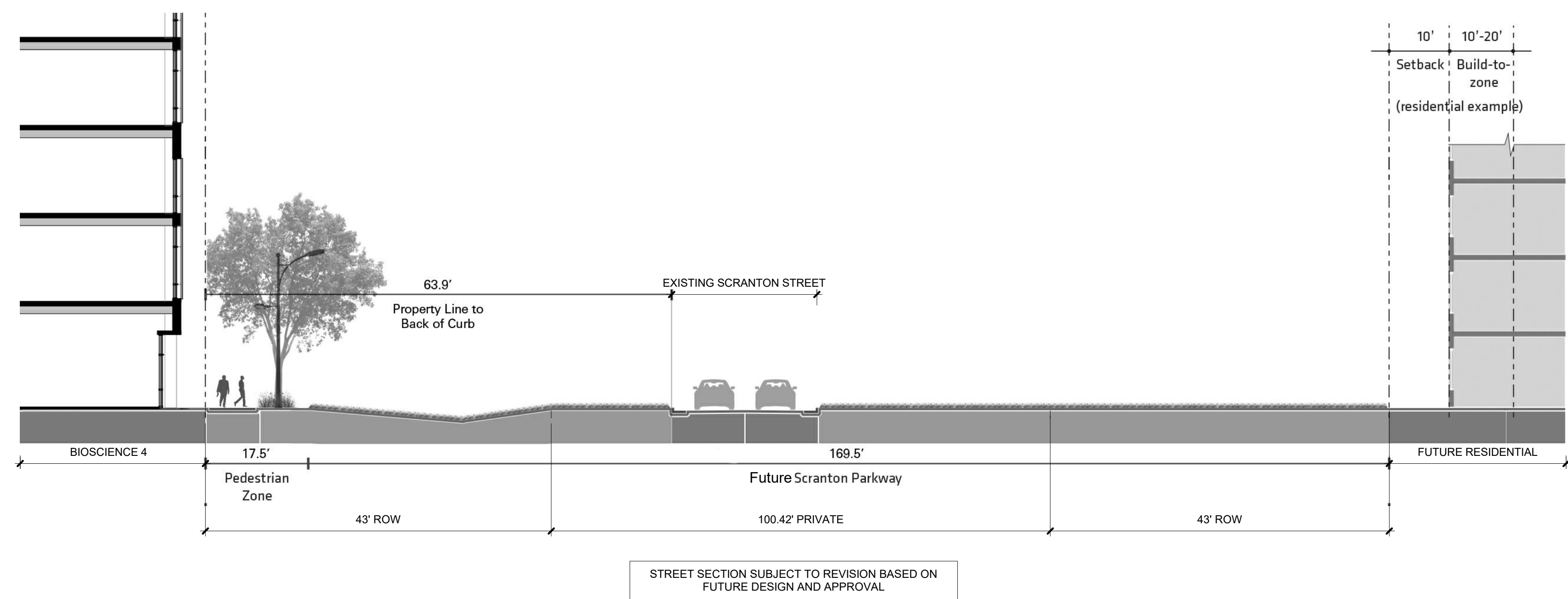
**4 23RD AVENUE**  
NTS



**3 REVERE STREET**  
NTS



**2 22ND AVENUE**  
NTS



**1 EXISTING SCRANTON STREET**  
NTS

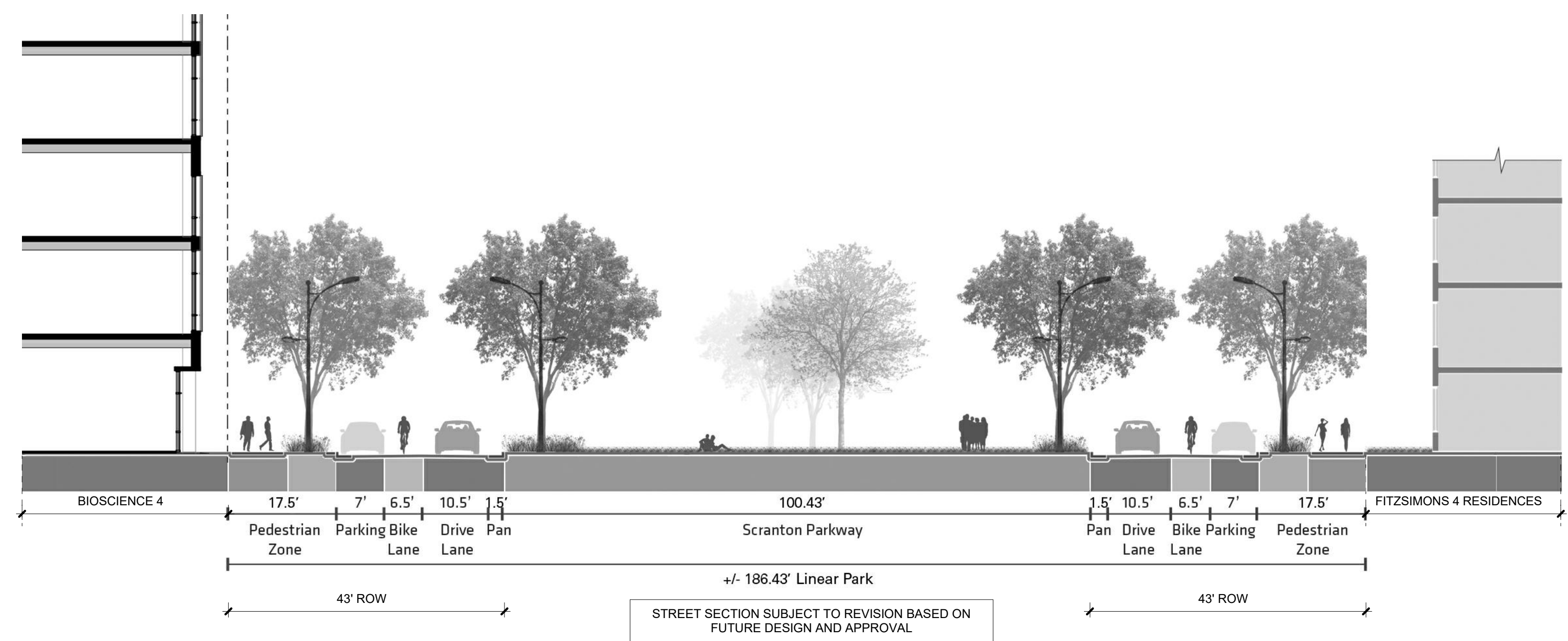
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# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

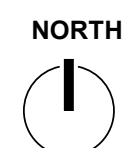
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



### 1 FUTURE SCRANTON PARKWAY

NTS





# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

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TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPLE MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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### CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YRDS/1,000SF.
- REFER TO CIVIL PLAN FOR LIGHTING TYPES.
- THE SURFACE MATERIAL OF WALKS ARE TO BE BRUSHED, GREY CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN. LANDSCAPING WILL BE INSTALLED ONCE THE INFRASTRUCTURE AS APPROVED WITHIN THIS PLAN SET IS COMPLETED/BUILT.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3.C MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIAL 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 DISCERNABLE. 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 FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1.5" MULTI-COLOR LOCAL RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4-6" MULTI-COLOR LOCAL RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH.
- OBJECTS AND STRUCTURES SHALL NOT IMPEDE VISION WITHIN THESE SIGHT TRIANGLES. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN THE SIGHT TRIANGLES. SHOW SIGHT TRIANGLES ON THE SITE PLAN AND LANDSCAPING PLAN AT ALL ACCESS POINTS IN ACCORDANCE WITH CITY OF AURORA STANDARD TRAFFIC DETAIL TE-13 IN ADDITION, STREET TREES SHALL BE SET BACK FROM STOP SIGNS AND OTHER REGULATORY SIGNS AS DETAILED IN CITY OF AURORA STANDARD TRAFFIC DETAIL TE-13.3. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- 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.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

### GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
- THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS.

### SHEET INDEX

|    |                                             |
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| 8  | LANDSCAPE COVER PAGE                        |
| 9  | LANDSCAPE SCHEDULES                         |
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| 11 | LANDSCAPE MATERIAL AND LAYOUT PLAN LEVEL 01 |
| 12 | LANDSCAPE MATERIAL AND LAYOUT PLAN LEVEL 01 |
| 13 | LANDSCAPE PLAN LEVEL 01                     |
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| 16 | HYDRO-ZONE PLAN LEVEL 01                    |
| 17 | HYDRO-ZONE PLAN LEVEL 01                    |
| 18 | LANDSCAPE AND MATERIAL PLAN LEVEL 07        |
| 19 | LANDSCAPE PLAN LEVEL 07                     |
| 20 | HYDRO-ZONE PLAN LEVEL 07                    |
| 21 | LANDSCAPE DETAILS                           |
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### TREE PROTECTION PLAN SUMMARY

| CALIPER INCHES<br>REMOVED (BIO 3) | CALIPER INCHES<br>RELOCATED (BIO 3) | CALIPER INCHES<br>REPLACED FOR<br>MITIGATION (BIO 3) | CALIPER INCHES<br>ADDED IN BIO 4 (WEST<br>SIDE OF BUILDING) |
|-----------------------------------|-------------------------------------|------------------------------------------------------|-------------------------------------------------------------|
| 274"                              | 0"                                  | 139"                                                 | 78"                                                         |

NOTE: THE FITZSIMONS INNOVATION CAMPUS HAS AN OVERALL TREE MITIGATION PROGRAM THAT ENCOMPASSES THE ENTIRE CAMPUS. REMAINING CALIPER INCHES WILL BE MITIGATED ON FUTURE PARCELS AS DEVELOPMENT OCCURS.

\*TREE MITIGATION FOR THIS SITE WAS ACCOUNTED FOR AND CALCULATED DURING THE FITZSIMONS BIOSCIENCE 03 PROJECT. THIS SITE SITS ON THE INTERIM PARKING LOT CONDITION FROM THAT PROJECTS SITE PLAN SUBMITTAL.

| STANDARD RIGHTS-OF-WAY STREET TREE TABLE |        |                |                |                |                                                                                                |           |
|------------------------------------------|--------|----------------|----------------|----------------|------------------------------------------------------------------------------------------------|-----------|
| STREET TREE DESCRIPTION                  | LENGTH | TREES REQUIRED | TREES PROVIDED | EXISTING TREES | NOTES                                                                                          | TRANSFERS |
| E. 22ND AVE (1 TREE / 40 LF)             | 544 LF | 14             | 17             | 8              |                                                                                                |           |
| SCRANTON STREET (1 TREE / 40 LF)         | 217 LF | 7              | 10             | 0              | TREES TO BE INCLUDED AT TIME OF THE FULL EXPANSION OF SCRANTON STREET UNDER SEPARATE SUBMITTAL |           |
| REVERE STREET (1 TREE / 40 LF)           | 217 LF | 7              | 7              | 0              |                                                                                                |           |

NOTE: DISTANCES MEASURED BETWEEN TANGENT POINTS, INTERSECTING DRIVES EXCLUDED.

| BUILDING PERIMETER LANDSCAPE TABLE |                                                                                                    |        |                          |                |                 |                 |                                  |                                                                    |
|------------------------------------|----------------------------------------------------------------------------------------------------|--------|--------------------------|----------------|-----------------|-----------------|----------------------------------|--------------------------------------------------------------------|
| BUILDING                           | BUILDING PERIMETER LANDSCAPE DESCRIPTION                                                           | LENGTH | TREES / T.E.<br>REQUIRED | TREES PROVIDED | SHRUBS REQUIRED | SHRUBS PROVIDED | GRASSES / PERENNIALS<br>PROVIDED | NOTES                                                              |
| BIOSCIENCE 4                       | EAST ELEVATION (1 TREE OR TREE EQUIVALENT FOR EACH 40LF OF ELEVATION LENGTH OR 10 SHRUBS PER 40LF) | 228 LF | 6                        | 9              | 57              | 82              | 36                               | ROW STREET TREES EXCEED MINIMUM                                    |
| BIOSCIENCE 4                       | EAST ELEVATION (1 TREE OR TREE EQUIVALENT FOR EACH 40LF OF ELEVATION LENGTH OR 10 SHRUBS PER 40LF) | 141 LF | 4                        | 4 (EXISTING)   | 35              | 15              | 0                                | ROW STREET TREES EXCEED MINIMUM / THERE IS ALSO EXISTING LANDSCAPE |
| BIOSCIENCE 4                       | EAST ELEVATION (1 TREE OR TREE EQUIVALENT FOR EACH 40LF OF ELEVATION LENGTH OR 10 SHRUBS PER 40LF) | 234 LF | 6                        | 11             | 59              | 97              | 54                               |                                                                    |
|                                    | TOTALS:                                                                                            |        | 16                       | 24             | 151             | 194             | 90                               |                                                                    |

#### NOTES:

- ALL TREES WILL BE A MINIMUM OF 2.5" CALIPER AND SHRUBS A MINIMUM OF CONTAINER #5 SIZE, OR 3 X CONTAINER #1 PER SHRUB QUANTITY SHOWN IN TABLE FOR ORNAMENTAL GRASSES
- ONE TREE EQUIVALENT IS EQUAL TO ONE TREE, OR 10 FIVE-GALLON SHRUBS, OR 30 ON-GALLON PERENNIAL PLANTS OR ORNAMENTAL GRASSES

NOT FOR CONSTRUCTION

LANDSCAPE COVER SHEET SHEET 8 OF 38

BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

11/22/2022 10:33:57 AM



# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

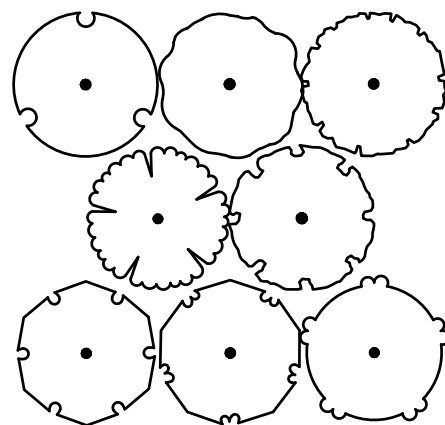
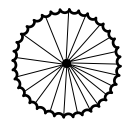
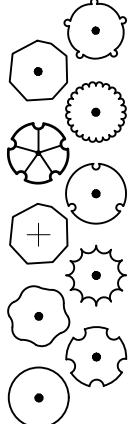
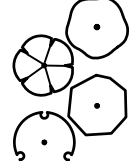
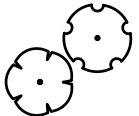
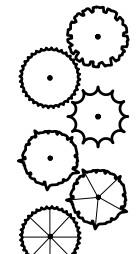
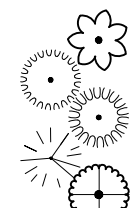
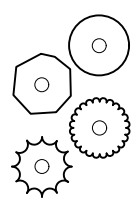

## SITE PLAN

LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO


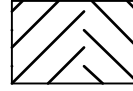

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### PLANT SCHEDULE BIO 4 LEVEL 01

|                                                                                     |                                     |            |                                  |                                            |             |                  |                  |
|-------------------------------------------------------------------------------------|-------------------------------------|------------|----------------------------------|--------------------------------------------|-------------|------------------|------------------|
|    | <b>DECIDUOUS CANOPY TREES</b>       | <b>QTY</b> | <b>COMMON NAME</b>               | <b>BOTANICAL NAME</b>                      | <b>ROOT</b> | <b>SIZE</b>      | <b>WATER USE</b> |
|                                                                                     | AC PS                               | 6          | SYCAMORE MAPLE                   | ACER PSEUDOPLATANUS                        | B & B       | 3" CAL.          | MOD              |
|                                                                                     | CO TU                               | 8          | TURKISH FILBERT                  | CORYLUS COLUMNNA                           | B & B       | 3" CAL.          | LOW              |
|                                                                                     | QU RO                               | 3          | ENGLISH OAK                      | QUERCUS ROBUR                              | B & B       | 3" CAL.          | VERY LOW         |
|                                                                                     | QU GS                               | 8          | HERITAGE® OAK                    | QUERCUS X MACDANIELII 'CLEMONS'            | B & B       | 3" CAL.          | MOD              |
|                                                                                     | SO JA                               | 8          | JAPANESE PAGODA TREE             | SOPHORA JAPONICA                           | B & B       | 3" CAL.          | MOD              |
|                                                                                     | TI GS                               | 16         | GREENSPIRE LITTLELEAF LINDEN     | TILIA CORDATA 'GREENSPIRE'                 | B & B       | 3" CAL.          | MOD              |
|                                                                                     | UL PA                               | 12         | LACEBARK ELM                     | ULMUS PARVIFOLIA                           | B & B       | 3" CAL.          | MOD              |
|                                                                                     | UL CA                               | 19         | FRONTIER ELM                     | ULMUS X 'FRONTIER'                         | B & B       | 3" CAL.          | MOD              |
|    | <b>EVERGREEN TREES</b>              | <b>QTY</b> | <b>COMMON NAME</b>               | <b>BOTANICAL NAME</b>                      | <b>ROOT</b> | <b>SIZE</b>      | <b>WATER USE</b> |
|                                                                                     | PI FR                               | 5          | FRANK AUSTRIAN PINE              | PINUS NIGRA 'FRANK'                        | B & B       | 6' HT.           | LOW              |
|    | <b>DECIDUOUS SHRUBS 2-4' SPREAD</b> | <b>QTY</b> | <b>COMMON NAME</b>               | <b>BOTANICAL NAME</b>                      | <b>ROOT</b> | <b>SIZE</b>      | <b>WATER USE</b> |
|                                                                                     | CA BM                               | 124        | BLUE MIST BLUEBEARD              | CARYOPTERIS X CLANDONENSIS 'BLUE MIST'     | CONT.       | #5               | VERY LOW         |
|                                                                                     | CO KL                               | 50         | KELSEY'S DWARF RED TWIG DOGWOOD  | CORNUS SERICEA 'KELSEY'                    | CONT.       | #5               | MOD              |
|                                                                                     | DA BU                               | 14         | CAROL MACKIE DAPHNE              | DAPHNE X BURKWOODII 'CAROL MACKIE'         | CONT.       | #5               | MOD              |
|                                                                                     | PH LI                               | 11         | LITTLE DEVIL™ DWARF NINEBARK     | PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'     | CONT.       | #5               | LOW              |
|                                                                                     | PO MC                               | 85         | MCKAY'S WHITE BUSH CINQUEFOIL    | POTENTILLA FRUTICOSA 'MCKAY'S WHITE'       | CONT.       | #5               | LOW              |
|                                                                                     | PO MA                               | 17         | MANGO TANGO® BUSH CINQUEFOIL     | POTENTILLA FRUTICOSA 'UMAN'                | CONT.       | #5               | LOW              |
|                                                                                     | RO RA                               | 26         | KNOCK OUT® SHRUB ROSE            | ROSA X 'RADRAZZ'                           | CONT.       | #5               | LOW              |
|                                                                                     | SP GO                               | 108        | GOLDMOUND SPIREA                 | SPIRAEA X 'GOLDMOUND'                      | CONT.       | #5               | MOD              |
|                                                                                     | SP BU                               | 49         | LIME MOUND SPIREA                | SPIRAEA X BUMALDA 'LIMEMOUND'              | CONT.       | #5               | MOD              |
|                                                                                     | WE BM                               | 44         | FINE WINE® WEIGELA               | WEIGELA FLORIDA 'BRAMWELL'                 | CONT.       | #5               | MOD              |
|   | <b>DECIDUOUS SHRUBS 5-7' SPREAD</b> | <b>QTY</b> | <b>COMMON NAME</b>               | <b>BOTANICAL NAME</b>                      | <b>ROOT</b> | <b>SIZE</b>      | <b>WATER USE</b> |
|                                                                                     | CO HA                               | 16         | IVORY HALO® DOGWOOD              | CORNUS ALBA 'BAILHALO'                     | CONT.       | #5               | LOW              |
|                                                                                     | EU CO                               | 45         | COMPACT BURNING BUSH             | EUONYMUS ALATUS 'COMPACTUS'                | CONT.       | #5               | MOD              |
|                                                                                     | RH GR                               | 25         | GRO-LOW FRAGRANT SUMAC           | RHUS AROMATICA 'GRO-LOW'                   | CONT.       | #5               | LOW              |
|                                                                                     | SY MI                               | 30         | MISS KIM KOREAN LILAC            | SYRINGA PATULA 'MISS KIM'                  | CONT.       | #5               | VERY LOW         |
|  | <b>DECIDUOUS SHRUBS 7-9' SPREAD</b> | <b>QTY</b> | <b>COMMON NAME</b>               | <b>BOTANICAL NAME</b>                      | <b>ROOT</b> | <b>SIZE</b>      | <b>WATER USE</b> |
|                                                                                     | CO BA                               | 8          | BAYLEY'S RED TWIG DOGWOOD        | CORNUS SERICEA 'BAILEY'                    | CONT.       | #5               | LOW              |
|                                                                                     | PH TE                               | 6          | COPPERTINA NINEBARK              | PHYSOCARPUS OPULIFOLIUS COPPERTINA         | CONT.       | #5               | MOD              |
|  | <b>EVERGREEN SHRUBS</b>             | <b>QTY</b> | <b>COMMON NAME</b>               | <b>BOTANICAL NAME</b>                      | <b>ROOT</b> | <b>SIZE</b>      | <b>WATER USE</b> |
|                                                                                     | AR PA                               | 2          | PANCHITO MANZANITA               | ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'   | CONT.       | #5               | LOW              |
|                                                                                     | HE PA                               | 18         | RED YUCCA                        | HESPERALOE PARVIFLORA                      | CONT.       | #5               | VERY LOW         |
|                                                                                     | JU SP                               | 11         | SPARTAN JUNIPER                  | JUNIPERUS CHINENSIS 'SPARTAN'              | CONT.       | #5               | VERY LOW         |
|                                                                                     | JU BU                               | 26         | BUFFALO JUNIPER                  | JUNIPERUS SABINA 'BUFFALO'                 | CONT.       | #5               | VERY LOW         |
|                                                                                     | PI GL                               | 16         | DWARF GLOBE BLUE SPRUCE          | PICEA PUNGENS 'GLOBOSA'                    | CONT.       | #5               | LOW              |
|                                                                                     | PI WH                               | 4          | WHITE BUD MUGO PINE              | PINUS MUGO 'WHITE BUD'                     | CONT.       | #7               | LOW              |
|  | <b>ORNAMENTAL GRASSES</b>           | <b>QTY</b> | <b>COMMON NAME</b>               | <b>BOTANICAL NAME</b>                      | <b>ROOT</b> | <b>SIZE</b>      | <b>WATER USE</b> |
|                                                                                     | BO GR                               | 16         | BLUE GRAMA GRASS                 | BOUTELOUA GRACILIS                         | CONT.       | #1               | VERY LOW         |
|                                                                                     | BO BL                               | 144        | BLONDE AMBITION BLUE GRAMA       | BOUTELOUA GRACILIS 'BLONDE AMBITION'       | CONT.       | #1               | VERY LOW         |
|                                                                                     | CA KA                               | 102        | KARL FOERSTER FEATHER REED GRASS | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | CONT.       | #1               | LOW              |
|                                                                                     | HE SE                               | 61         | BLUE OAT GRASS                   | HELICTOTRICHON SEMPERVIRENS                | CONT.       | #1               | VERY LOW         |
|                                                                                     | PE HA                               | 33         | HAMELN FOUNTAIN GRASS            | PENNISETUM ALOPECUROIDES 'HAMELN'          | CONT.       | #1               | VERY LOW         |
|  | <b>PERENNIALS</b>                   | <b>QTY</b> | <b>COMMON NAME</b>               | <b>BOTANICAL NAME</b>                      | <b>ROOT</b> | <b>SIZE</b>      | <b>WATER USE</b> |
|                                                                                     | BE CO                               | 44         | HEARTLEAF BERGENIA               | BERGENIA CORDIFOLIA                        | CONT.       | #1               | VERY LOW         |
|                                                                                     | GE RO                               | 60         | ROZANNE CRANESBILL               | GERANIUM X 'ROZANNE'                       | CONT.       | #1               | MOD              |
|                                                                                     | HE OR                               | 102        | STELLA DE ORO DAYLILY            | HEMEROCALLIS X 'STELLA DE ORO'             | CONT.       | #1               | VERY LOW         |
|                                                                                     | PE HU                               | 27         | HUSKER RED BEARDTONGUE           | PENSTEMON DIGITALIS 'HUSKER RED'           | CONT.       | #1               | LOW              |
|  | <b>SOD/SEED</b>                     | <b>QTY</b> | <b>COMMON NAME</b>               | <b>BOTANICAL NAME</b>                      | <b>SIZE</b> | <b>WATER USE</b> | <b>NOTES</b>     |
|                                                                                     | NA SE                               | 75,256 SF  | IRRIGATED NATIVE SEED            | IRRIGATED NATIVE SEED                      | SEED        | LOW              | SEED             |
|                                                                                     | NW SE                               | 10,614 SF  | NATIVE WETLAND SEED MIX          | NATIVE WETLAND SEED MIX                    | SEED        | LOW              | SEED             |

### HYDRO-ZONE TABLE BIO 4 LEVEL 01

| CODE                                                                                | DESCRIPTION                                                            | QTY       | PERCENTAGE |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------|------------|
|  | H-101 LOW WATER USE: SHRUB BED                                         | 18,177 SF | 17%        |
|  | H-102 LOW WATER USE: TEMPORARY IRRIGATED NATIVE SEED (Z-ZONE)          | 10,633 SF | 11%        |
|  | H-103 LOW WATER USE: TEMPORARY IRRIGATED NATIVE SEED OFF SITE (Z-ZONE) | 75,256 SF | 72%        |

### NATIVE SEED MIX

| COMMON NAME        | BOTANICAL NAME                  | % OF TOTAL | PLS/ACRE |
|--------------------|---------------------------------|------------|----------|
| WESTERN WHEATGRASS | AGROPYRON CRISTATUM             | 25%        | 6.25     |
| MOUNTAIN BROME     | BROMUS MARGINATUS               | 20%        | 5.00     |
| HARD FESCUE, DURAR | FESTUCA TRACHYPHYLLA/LONGIFOLIA | 15%        | 3.75     |
| ANNUAL RYEGRASS    | LOLIUM PERENNE SSP. MULTIFLORUM | 15%        | 3.75     |
| CANADA BLUEGRASS   | POA COMPRESSA                   | 10%        | 2.50     |
| SIDEOATS GRAMA     | BOUTELOUA CURTIPENDULA          | 5%         | 1.25     |
| LITTLE BLUESTEM    | SCHIZACHYRIUM SCOPARIUM         | 5%         | 1.25     |
| BLUE GRAMA         | BOUTELOUA GRACILIS              | 4%         | 1.00     |
| SAND DROPSEED      | SPOROBOLUS CRYPTANDRUS          | 1%         | .25      |
| TOTAL              |                                 | 100%       | 25 LBS.  |

NOTE:  
1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NATIVE SEED ESTABLISHMENT UNTIL STORM WATER PERMITTING SIGN OFF BY THE CITY OF AURORA.

### REGULATORY SEED MIX (DRAINAGE AREA)

| COMMON NAME        | BOTANICAL NAME                          | % OF TOTAL | PLS/ACRE    |
|--------------------|-----------------------------------------|------------|-------------|
| CANADA RYE         | (ELYMUS CANADENSIS)                     | 21%        | 2.0 LBS     |
| SLENDER WHEATGRASS | (ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS) | 14%        | 3.0 LBS     |
| SAND BLUESTEM      | (ANDROPOGON HALLII)                     | 21%        | 2.0 LBS     |
| SIDEOATS GRAMA     | (BOUTELOUA CURTIPENDULA)                | 14%        | 1.0 LBS     |
| PRAIRIE SANDREED   | (CALAMOVILFA LONGIFOLIA)                | 6%         | 0.75 LBS    |
| SWITCHGRASS        | (PANICUM VIRGATUM)                      | 1%         | 0.05 LBS    |
| SAND DROPSEED      | (SPOROBOLUS CRYPTANDRUS)                | 1%         | 0.10 LBS    |
| ANALOG SEDGE       | (CAREX SIMULATA)                        | 1%         | 0.10 LBS    |
| AWLFruit SEDGE     | (CAREX STIPATA)                         | 7%         | 1 LB        |
| INLAND SALTGRASS   | (DISTICHLIS SPICATA)                    | 7%         | 1 LB        |
| CALIFORNIA POPPY   | (ESCHSCHOLZIA CALIFORNICA)              |            |             |
| TOTAL              |                                         | 100%       | 14 LBS/ACRE |

NOTE:  
1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NATIVE SEED ESTABLISHMENT UNTIL STORM WATER PERMITTING SIGN OFF BY THE CITY OF AURORA.  
2. CONTRACTOR SHALL HAND WATER OR TRUCK WATER NON-IRRIGATED NATIVE SEED AS NEEDED FOR ESTABLISHMENT.

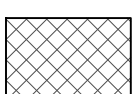
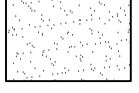

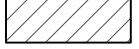
### KEY NOTES

| CODE | DESCRIPTION                                        |
|------|----------------------------------------------------|
| N-01 | EXISTING TREE AND PLANTING BED TO REMAIN / PROTECT |
| N-02 | EXISTING LIGHT FIXTURE TO REMAIN / PROTECT         |
| N-04 | EXISTING SWITCH GEAR CABINET TO REMAIN; RE: CIVIL  |
| N-05 | STORM DRAIN INLET; RE: CIVIL                       |
| N-06 | PEDESTRIAN SIGHT TRIANGLE; RE: CIVIL               |
| N-07 | ROADWAY SIGHT TRINGLE; RE: CIVIL                   |
| N-08 | PROPOSED WET UTILITY; RE: CIVIL                    |
| N-09 | PROPOSED SITE SIGNAGE; RE: ARCH                    |
| N-10 | PROPOSED PEDESTRIAN LIGHT; RE: ELECTRICAL          |
| N-11 | INTERIOR SITE LIGHTING; RE: ELECTRICAL             |
| N-12 | FREESTANDING PLANTER                               |


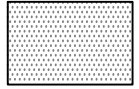
### LEGEND

--- PROPERTY LINE





### MATERIAL LEGEND BIO 04 LEVEL 01

| CODE                                                                                | DESCRIPTION                                       | QTY       |
|-------------------------------------------------------------------------------------|---------------------------------------------------|-----------|
|  | M-101 SHREDDED WOOD MULCH                         | 14,797 SF |
|  | M-102 DECOMPOSED GRANITE                          | 1,274 SF  |
|  | M-103 ROCK MULCH                                  | 3,851 SF  |
|  | M-104 EXISTING PLANTING BED TO REMAIN / PROTECTED | 400 SF    |

### PAVEMENT LEGEND BIO 04 LEVEL 01

| CODE                                                                                  | DESCRIPTION                             | QTY      |
|---------------------------------------------------------------------------------------|-----------------------------------------|----------|
|  | P-101 ENHANCED PAVING TYPE A (LEVEL 01) | 1,340 SF |
|  | P-102 ENHANCED PAVING TYPE B (LEVEL 01) | 384 SF   |

### AMENITY LEGEND BIO 04 LEVEL 01

| SYMBOL                                                                                | DESCRIPTION                       | QTY |
|---------------------------------------------------------------------------------------|-----------------------------------|-----|
|  | S-101 BIKE RACK (LEVEL 01)        | 16  |
|  | S-102 BENCH (LEVEL 01)            | 7   |
|  | S-103 BISTRO TABLE (LEVEL 01)     | 14  |
|  | S-104 TRASH RECEPTACLE (LEVEL 01) | 2   |

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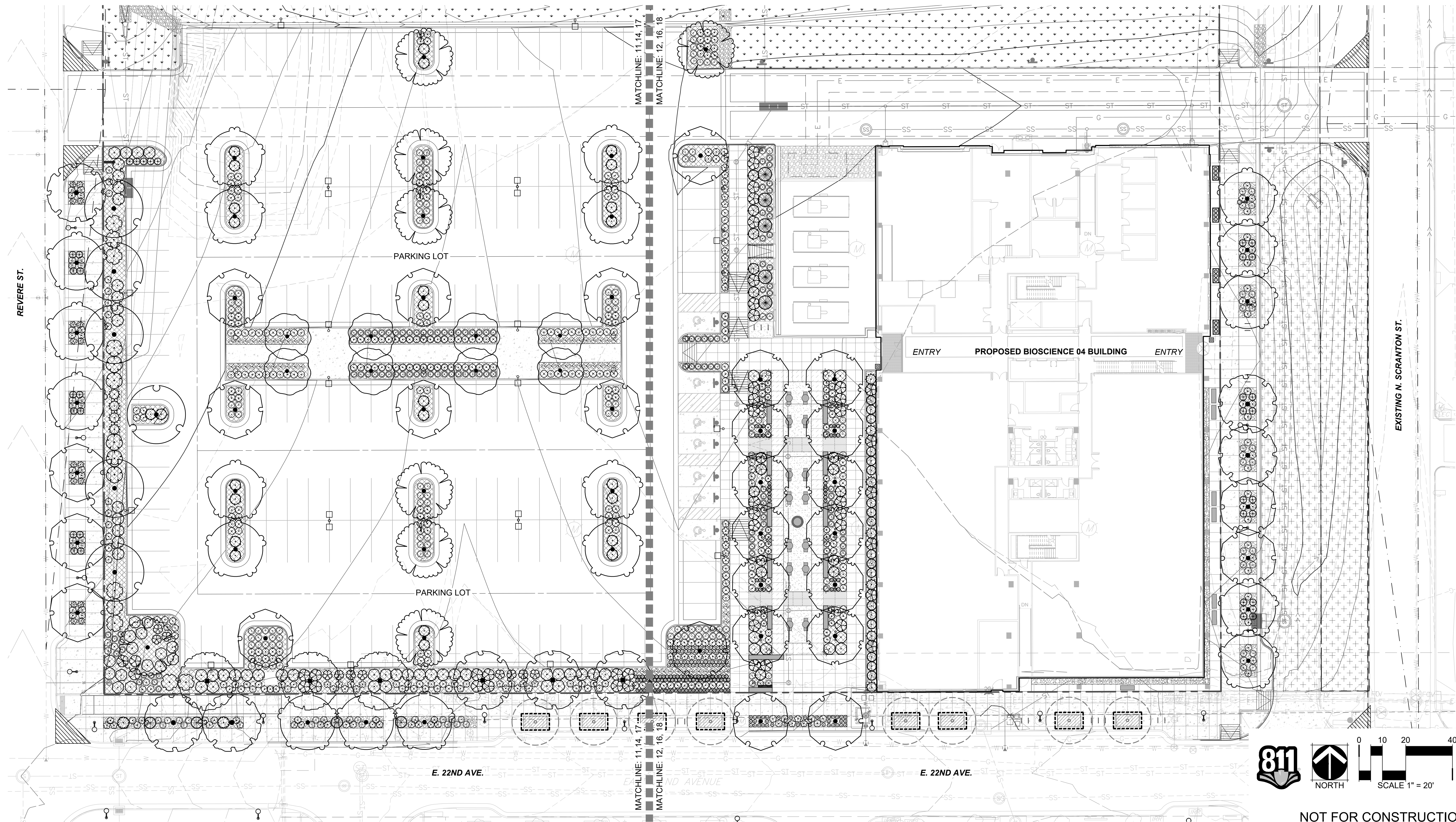
# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPLE MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NORRIS-DESIGN.COM  
1101 BANNOCK STREET  
DENVER, CO 80204  
P 303.892.1166

**NORRIS  
DESIGN**  
PEOPLE + PLACEMAKING





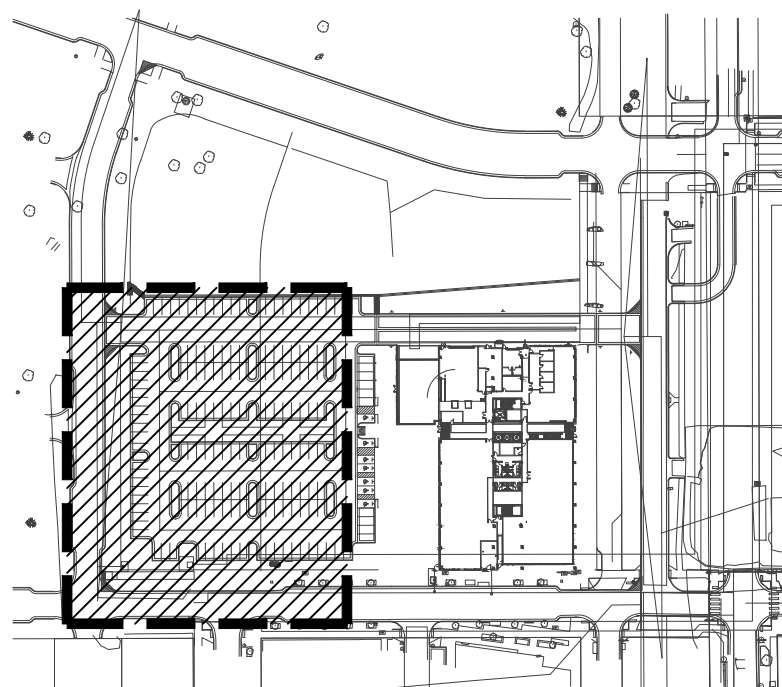
# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

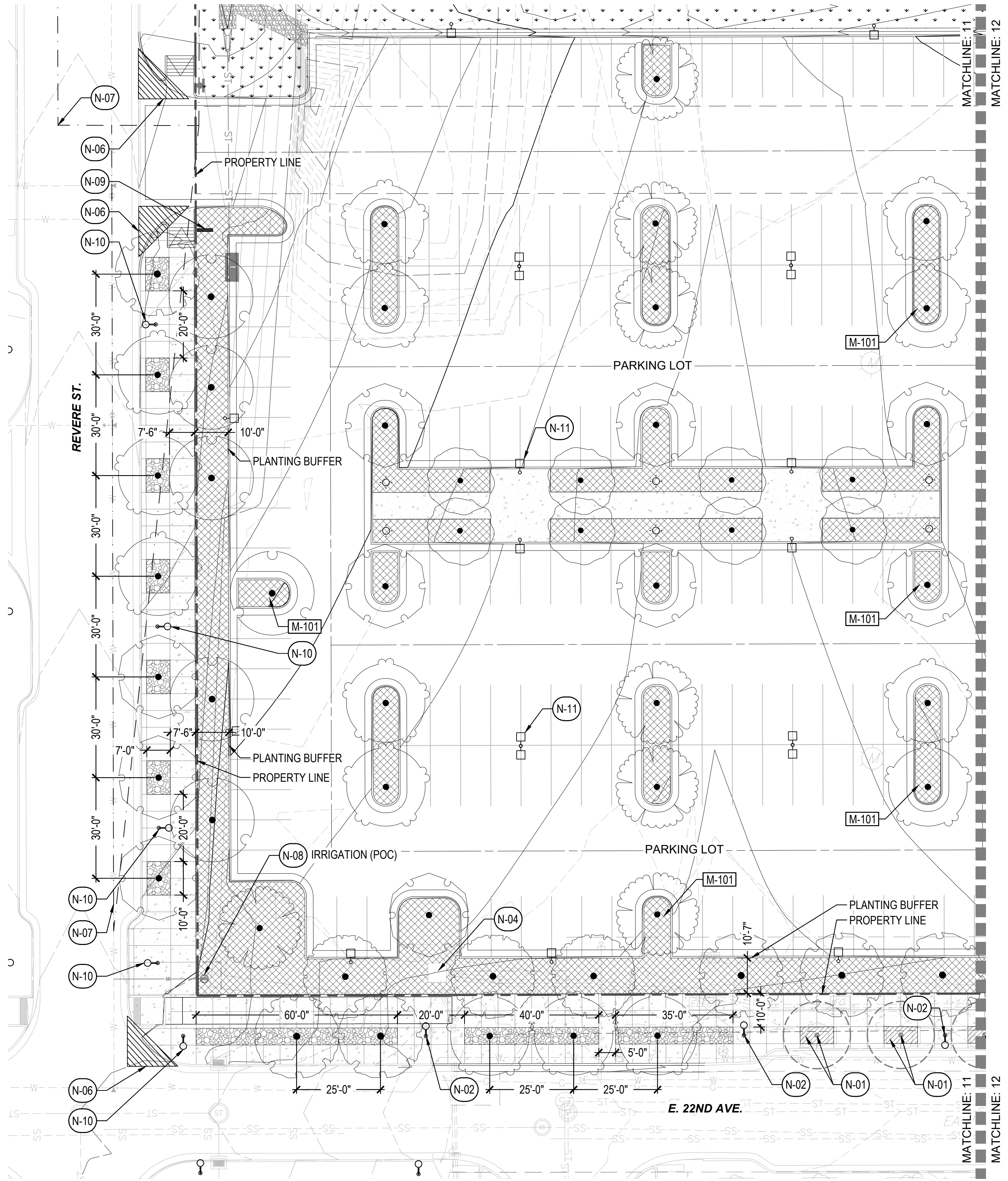
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DESIGN**  
PEOPLE + PLACEMAKING



KEY MAP



### LEGEND

--- PROPERTY LINE

### MATERIAL LEGEND BIO 04 LEVEL 01

| CODE  | DESCRIPTION                                 | QTY       |
|-------|---------------------------------------------|-----------|
| M-101 | SHREDDED WOOD MULCH                         | 14,797 SF |
| M-102 | DECOMPOSED GRANITE                          | 1,274 SF  |
| M-103 | ROCK MULCH                                  | 3,851 SF  |
| M-104 | EXISTING PLANTING BED TO REMAIN / PROTECTED | 400 SF    |

### PAVEMENT LEGEND BIO 04 LEVEL 01

| CODE  | DESCRIPTION                       | QTY      |
|-------|-----------------------------------|----------|
| P-101 | ENHANCED PAVING TYPE A (LEVEL 01) | 1,340 SF |
| P-102 | ENHANCED PAVING TYPE B (LEVEL 01) | 384 SF   |

### AMENITY LEGEND BIO 04 LEVEL 01

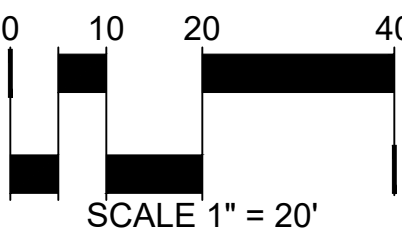
| SYMBOL | DESCRIPTION                 | QTY |
|--------|-----------------------------|-----|
| I      | BIKE RACK (LEVEL 01)        | 16  |
| S-102  | BENCH (LEVEL 01)            | 7   |
| S-103  | BISTRO TABLE (LEVEL 01)     | 14  |
| S-104  | TRASH RECEPTACLE (LEVEL 01) | 2   |

### CITY OF AURORA LANDSCAPE PLAN NOTES:

1. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
2. AN 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

### KEY NOTES

| CODE | DESCRIPTION                                        |
|------|----------------------------------------------------|
| N-01 | EXISTING TREE AND PLANTING BED TO REMAIN / PROTECT |
| N-02 | EXISTING LIGHT FIXTURE TO REMAIN / PROTECT         |
| N-04 | EXISTING SWITCH GEAR CABINET TO REMAIN; RE: CIVIL  |
| N-05 | STORM DRAIN INLET; RE: CIVIL                       |
| N-06 | PEDESTRIAN SIGHT TRIANGLE; RE: CIVIL               |
| N-07 | ROADWAY SIGHT TRINGLE; RE: CIVIL                   |
| N-08 | PROPOSED WET UTILITY; RE: CIVIL                    |
| N-09 | PROPOSED SITE SIGNAGE; RE: ARCH                    |
| N-10 | PROPOSED PEDESTRIAN LIGHT; RE: ELECTRICAL          |
| N-11 | INTERIOR SITE LIGHTING; RE: ELECTRICAL             |
| N-12 | FREESTANDING PLANTER                               |



NOT FOR CONSTRUCTION



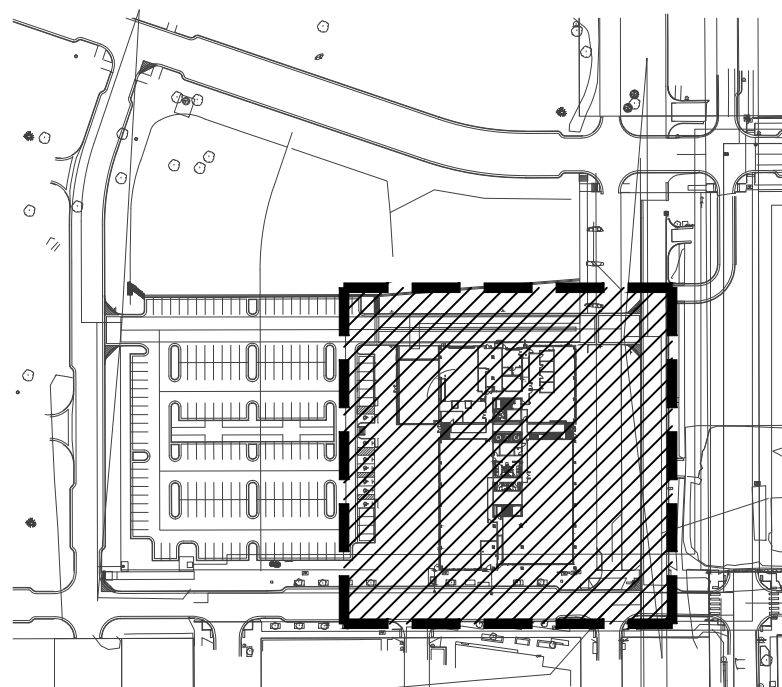
# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

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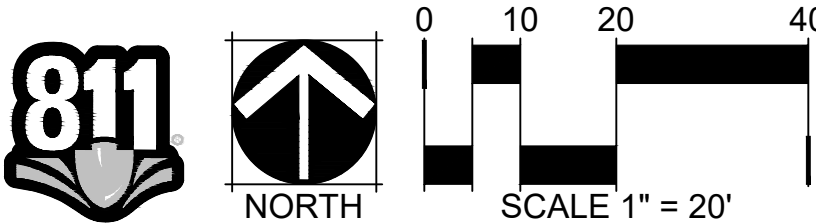


KEY MAP

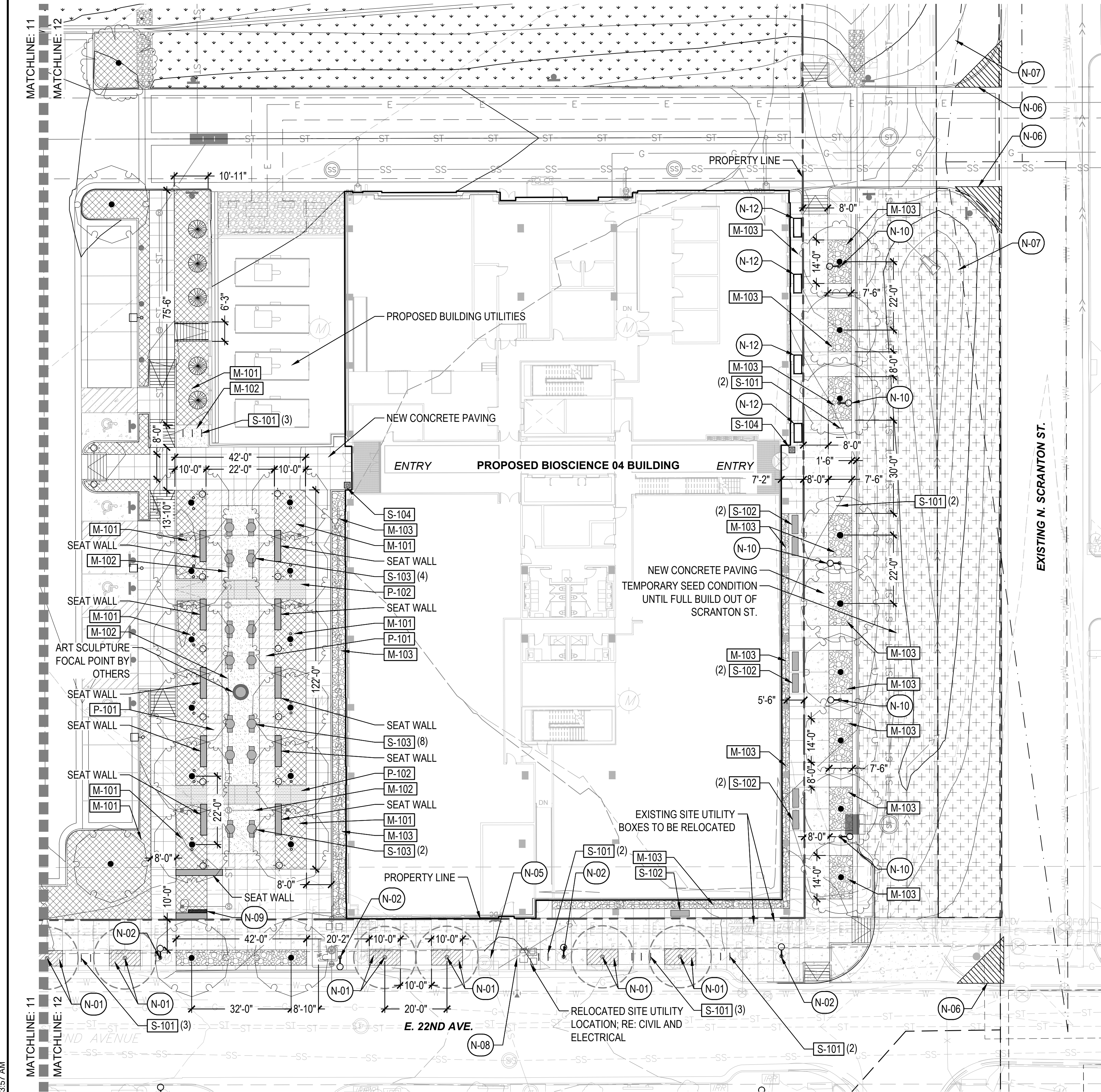
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### KEY NOTES

| CODE | DESCRIPTION                                        |
|------|----------------------------------------------------|
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| N-02 | EXISTING LIGHT FIXTURE TO REMAIN / PROTECT         |
| N-04 | EXISTING SWITCH GEAR CABINET TO REMAIN; RE: CIVIL  |
| N-05 | STORM DRAIN INLET; RE: CIVIL                       |
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| N-12 | FREESTANDING PLANTER                               |



NOT FOR CONSTRUCTION



### LEGEND

--- PROPERTY LINE

### MATERIAL LEGEND BIO 04 LEVEL 01

| CODE  | DESCRIPTION                                 | QTY       |
|-------|---------------------------------------------|-----------|
| M-101 | SHREDDED WOOD MULCH                         | 14,797 SF |
| M-102 | DECOMPOSED GRANITE                          | 1,274 SF  |
| M-103 | ROCK MULCH                                  | 3,851 SF  |
| M-104 | EXISTING PLANTING BED TO REMAIN / PROTECTED | 400 SF    |

### PAVEMENT LEGEND BIO 04 LEVEL 01

| CODE  | DESCRIPTION                       | QTY      |
|-------|-----------------------------------|----------|
| P-101 | ENHANCED PAVING TYPE A (LEVEL 01) | 1,340 SF |
| P-102 | ENHANCED PAVING TYPE B (LEVEL 01) | 384 SF   |

### AMENITY LEGEND BIO 04 LEVEL 01

| SYMBOL | DESCRIPTION                 | QTY |
|--------|-----------------------------|-----|
| S-101  | BIKE RACK (LEVEL 01)        | 16  |
| S-102  | BENCH (LEVEL 01)            | 7   |
| S-103  | BISTRO TABLE (LEVEL 01)     | 14  |
| S-104  | TRASH RECEPTACLE (LEVEL 01) | 2   |

11/22/2022 10:33:57 AM



# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPLE MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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### TREE PROTECTION NOTES

1. PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNEE.
2. TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO 'T' POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
3. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS  
TP-2.0, 2.1, 3.1 & 3.2:
  - A. EQUIPMENT USE AND STORAGE
  - B. MATERIAL DELIVERY OR STORAGE
  - C. VEHICLE TRAFFIC, PARKING, USE OR STORAGE
  - D. SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
  - E. CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
  - F. FOOT TRAFFIC
  - G. RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR
4. VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENT AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
5. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY

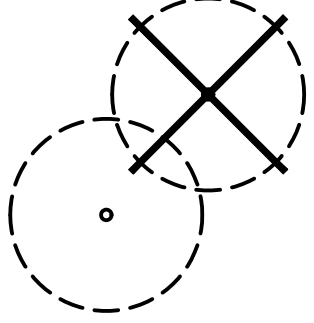
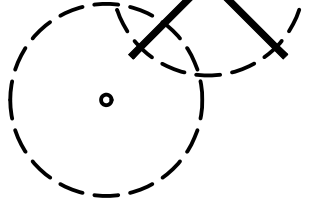
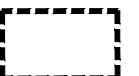
DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.

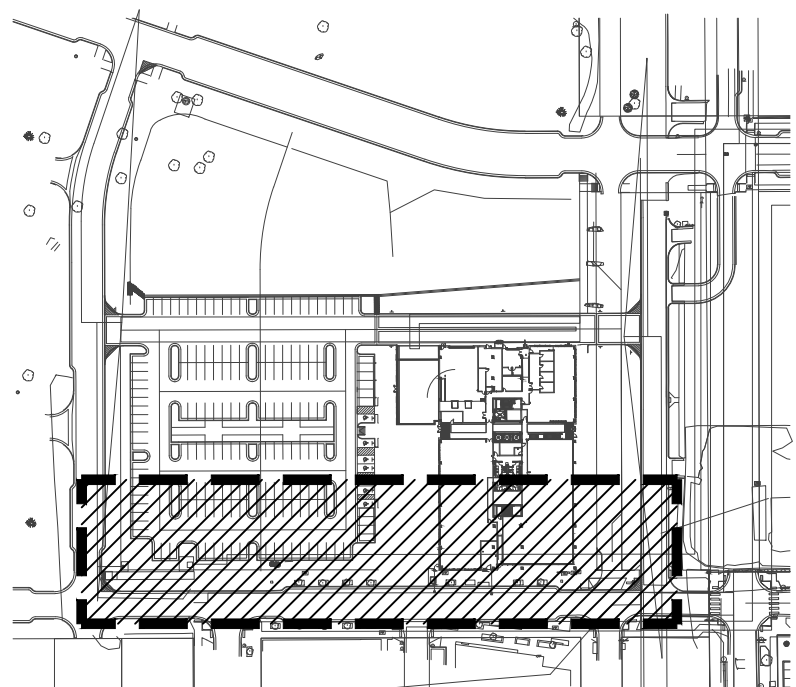
6. LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.

7. IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.

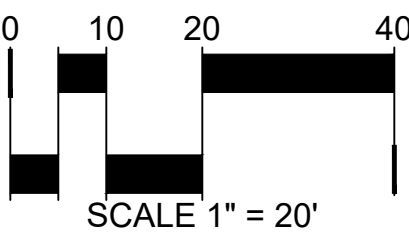
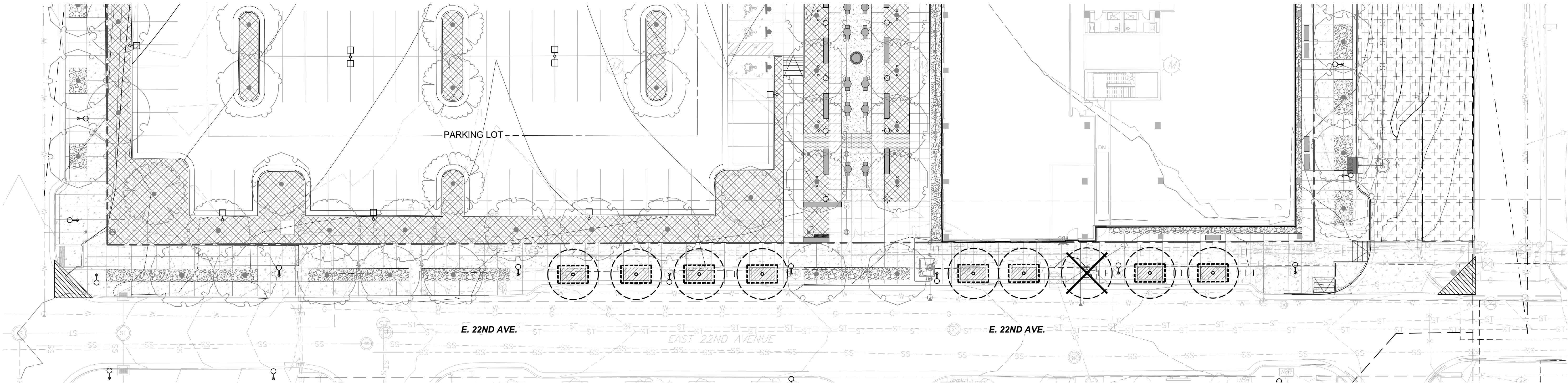
8. EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

### TREE MITIGATION LEGEND BIO 4 LEVEL 01

| MITIGATION TREES                                                                    | CODE  | COMMON NAME                   |
|-------------------------------------------------------------------------------------|-------|-------------------------------|
|  | EX RV | EXISTING TREE TO BE REMOVED   |
|  | EX RM | EXISTING TREE TO REMAIN       |
|  |       | TREE PROTECTION ZONE BOUNDARY |



KEY MAP



NOT FOR CONSTRUCTION



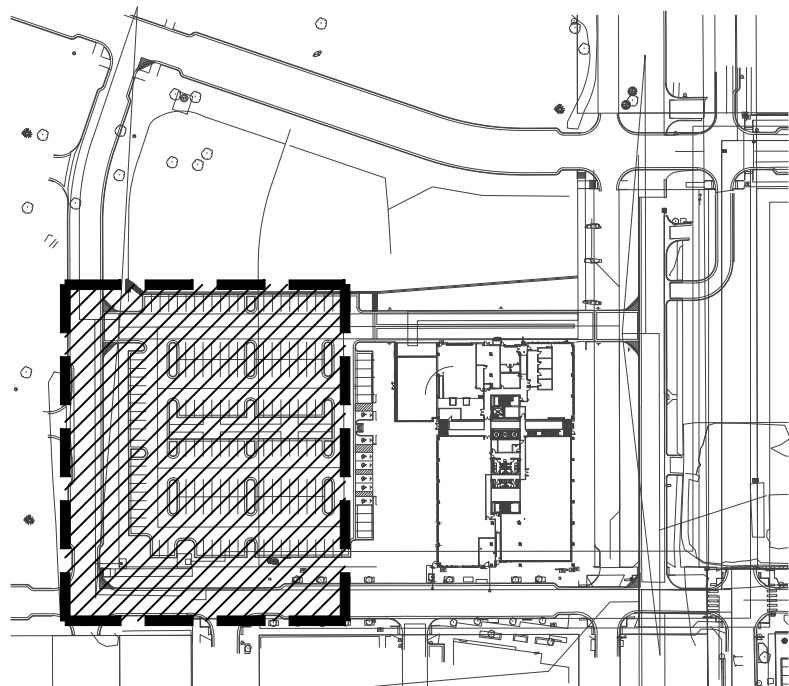
# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

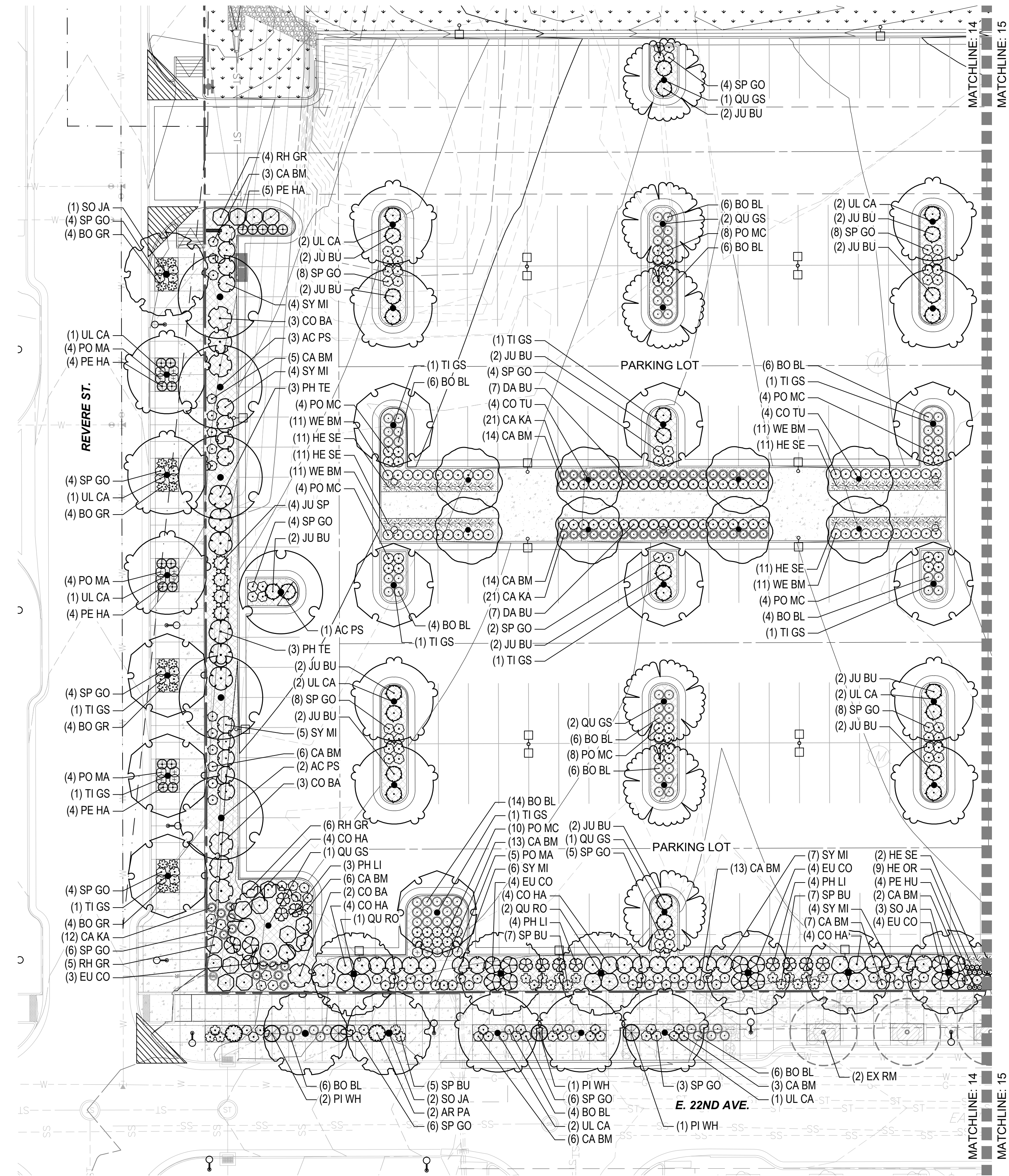
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KEY MAP



### PLANT LEGEND BIO 4 LEVEL 01

|                              |                                  |
|------------------------------|----------------------------------|
| DECIDUOUS CANOPY TREES       | COMMON NAME                      |
| AC PS                        | SYCAMORE MAPLE                   |
| CO TU                        | TURKISH FILBERT                  |
| QU RO                        | ENGLISH OAK                      |
| QU GS                        | HERITAGE® OAK                    |
| SO JA                        | JAPANESE PAGODA TREE             |
| TI GS                        | GREENSPIRE LITTLELEAF LINDEN     |
| UL PA                        | LACEBARK ELM                     |
| UL CA                        | FRONTIER ELM                     |
| EVERGREEN TREES              | COMMON NAME                      |
| PI FR                        | FRANK AUSTRIAN PINE              |
| DECIDUOUS SHRUBS 2-4' SPREAD | COMMON NAME                      |
| CA BM                        | BLUE MIST BLUEBEARD              |
| CO KL                        | KELSEY'S DWARF RED TWIG DOGWOOD  |
| DA BU                        | CAROL MACKIE DAPHNE              |
| PH LI                        | LITTLE DEVIL™ DWARF NINEBARK     |
| PO MC                        | MCKAY'S WHITE BUSH CINQUEFOIL    |
| PO MA                        | MANGO TANGO® BUSH CINQUEFOIL     |
| RO RA                        | KNOCK OUT® SHRUB ROSE            |
| SP GO                        | GOLDMOUND SPIREA                 |
| SP BU                        | LIME MOUND SPIREA                |
| WE BM                        | FINE WINE® WEIGELA               |
| DECIDUOUS SHRUBS 5-7' SPREAD | COMMON NAME                      |
| CO HA                        | IVORY HALO® DOGWOOD              |
| EU CO                        | COMPACT BURNING BUSH             |
| RH GR                        | GRO-LOW FRAGRANT SUMAC           |
| SY MI                        | MISS KIM KOREAN LILAC            |
| DECIDUOUS SHRUBS 7-9' SPREAD | COMMON NAME                      |
| CO BA                        | BAYLEY'S RED TWIG DOGWOOD        |
| PH TE                        | COPPERTINA NINEBARK              |
| EVERGREEN SHRUBS             | COMMON NAME                      |
| AR PA                        | PANCHITO MANZANITA               |
| HE PA                        | RED YUCCA                        |
| JU SP                        | SPARTAN JUNIPER                  |
| JU BU                        | BUFFALO JUNIPER                  |
| PI GL                        | DWARF GLOBE BLUE SPRUCE          |
| PI WH                        | WHITE BUD MUGO PINE              |
| ORNAMENTAL GRASSES           | COMMON NAME                      |
| BO GR                        | BLUE GRAMA GRASS                 |
| BO BL                        | BLONDE AMBITION BLUE GRAMA       |
| CA KA                        | KARL FOERSTER FEATHER REED GRASS |
| HE SE                        | BLUE OAT GRASS                   |
| PE HA                        | HAMELN FOUNTAIN GRASS            |
| PERENNIALS                   | COMMON NAME                      |
| BE CO                        | HEARTLEAF BERGENIA               |
| GE RO                        | ROZANNE CRANESBILL               |
| HE OR                        | STELLA DE ORO DAYLILY            |
| PE HU                        | HUSKER RED BEARDTONGUE           |
| SOD/SEED                     | COMMON NAME                      |
| NA SE                        | IRRIGATED NATIVE SEED            |
| NW SE                        | NATIVE WETLAND SEED MIX          |

### EXISTING TREE LEGEND BIO 4 LEVEL 01

| MITIGATION TREES | CODE  | COMMON NAME             |
|------------------|-------|-------------------------|
|                  | EX RM | EXISTING TREE TO REMAIN |

### NOTES:

- TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- STREET TREES SHALL NOT BE LOCATED ANY CLOSER THAN 50' FROM THE FACE OF A STOP SIGN.
- ALL TREES PLANTED ADJACENT TO PUBLIC AND / OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF (8) FEET FOR THAT PORTION OF THE PLANT LOCATED OVER THE SIDEWALK AND / OR ROAD OR WITHIN SIGH TRIANGLES.

### LEGEND

--- PROPERTY LINE

### MATERIAL LEGEND BIO 04 LEVEL 01

| CODE  | DESCRIPTION                                 | QTY       |
|-------|---------------------------------------------|-----------|
| M-101 | SHREDDED WOOD MULCH                         | 14,797 SF |
| M-102 | DECOMPOSED GRANITE                          | 1,274 SF  |
| M-103 | ROCK MULCH                                  | 3,851 SF  |
| M-104 | EXISTING PLANTING BED TO REMAIN / PROTECTED | 400 SF    |

### PAVEMENT LEGEND BIO 04 LEVEL 01

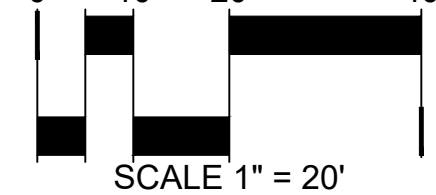
| CODE  | DESCRIPTION                       | QTY      |
|-------|-----------------------------------|----------|
| P-101 | ENHANCED PAVING TYPE A (LEVEL 01) | 1,340 SF |
| P-102 | ENHANCED PAVING TYPE B (LEVEL 01) | 384 SF   |

### AMENITY LEGEND BIO 04 LEVEL 01

| SYMBOL | DESCRIPTION                       | QTY |
|--------|-----------------------------------|-----|
|        | S-101 BIKE RACK (LEVEL 01)        | 16  |
|        | S-102 BENCH (LEVEL 01)            | 7   |
|        | S-103 BISTRO TABLE (LEVEL 01)     | 14  |
|        | S-104 TRASH RECEPTACLE (LEVEL 01) | 2   |

### CITY OF AURORA LANDSCAPE PLAN NOTES:

- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- AN 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).



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# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
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PEOPLE + PLACEMAKING

KEY MAP

### LEGEND

PROPERTY LINE

### MATERIAL LEGEND BIO 04 LEVEL 01

| CODE  | DESCRIPTION                                 | QTY       |
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| M-103 | ROCK MULCH                                  | 3,851 SF  |
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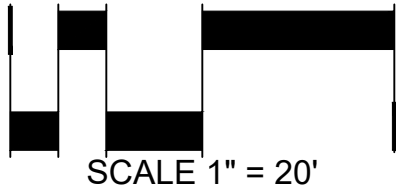
| CODE  | DESCRIPTION                       | QTY      |
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| SYMBOL | DESCRIPTION                 | QTY |
|--------|-----------------------------|-----|
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LANDSCAPE PLAN SHEET 15 OF 38

BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

### PLANT LEGEND BIO 4 LEVEL 01

| DECIDUOUS CANOPY TREES       | COMMON NAME                      |
|------------------------------|----------------------------------|
| AC PS                        | SYCAMORE MAPLE                   |
| CO TU                        | TURKISH FILBERT                  |
| QU RO                        | ENGLISH OAK                      |
| QU GS                        | HERITAGE® OAK                    |
| SO JA                        | JAPANESE PAGODA TREE             |
| TI GS                        | GREENSPIRE LITTLELEAF LINDEN     |
| UL PA                        | LACEBARK ELM                     |
| UL CA                        | FRONTIER ELM                     |
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| DA BU                        | CAROL MACKIE DAPHNE              |
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| SOD/SEED                     | COMMON NAME                      |
| NA SE                        | IRRIGATED NATIVE SEED            |
| NW SE                        | NATIVE WETLAND SEED MIX          |

### EXISTING TREE LEGEND BIO 4 LEVEL 01

| MITIGATION TREES | CODE  | COMMON NAME             |
|------------------|-------|-------------------------|
|                  | EX RM | EXISTING TREE TO REMAIN |

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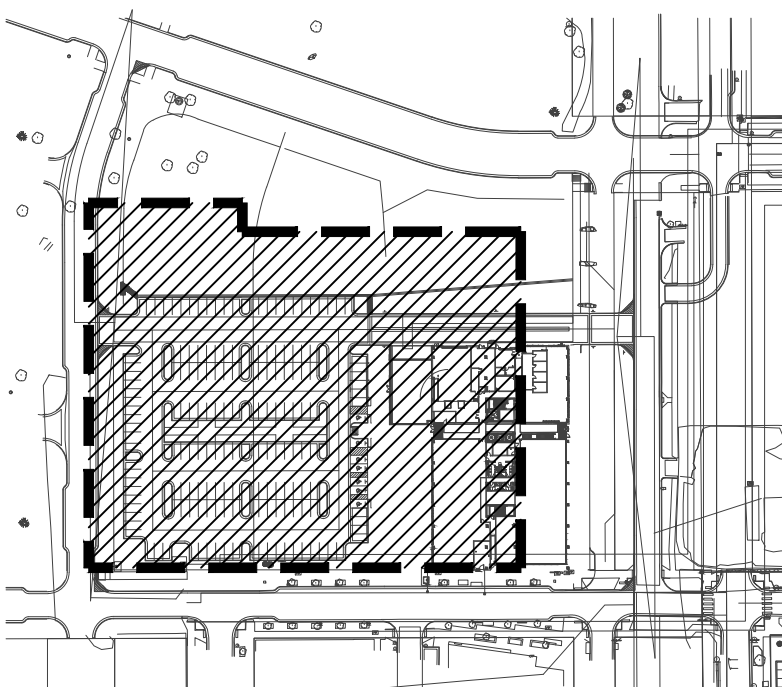
# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

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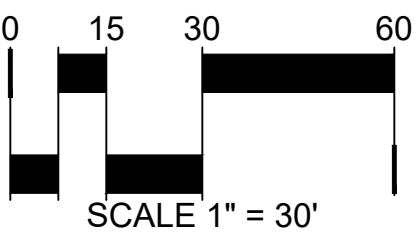
KEY MAP

HYDRO-ZONE TABLE BIO 4 LEVEL 01

| CODE  | DESCRIPTION                                                      | QTY       | PERCENTAGE |
|-------|------------------------------------------------------------------|-----------|------------|
| H-101 | LOW WATER USE: SHRUB BED                                         | 18,177 SF | 17%        |
| H-102 | LOW WATER USE: TEMPORARY IRRIGATED NATIVE SEED (Z-ZONE)          | 10,633 SF | 11%        |
| H-103 | LOW WATER USE: TEMPORARY IRRIGATED NATIVE SEED OFF SITE (Z-ZONE) | 75,256 SF | 72%        |

LEGEND

--- PROPERTY LINE



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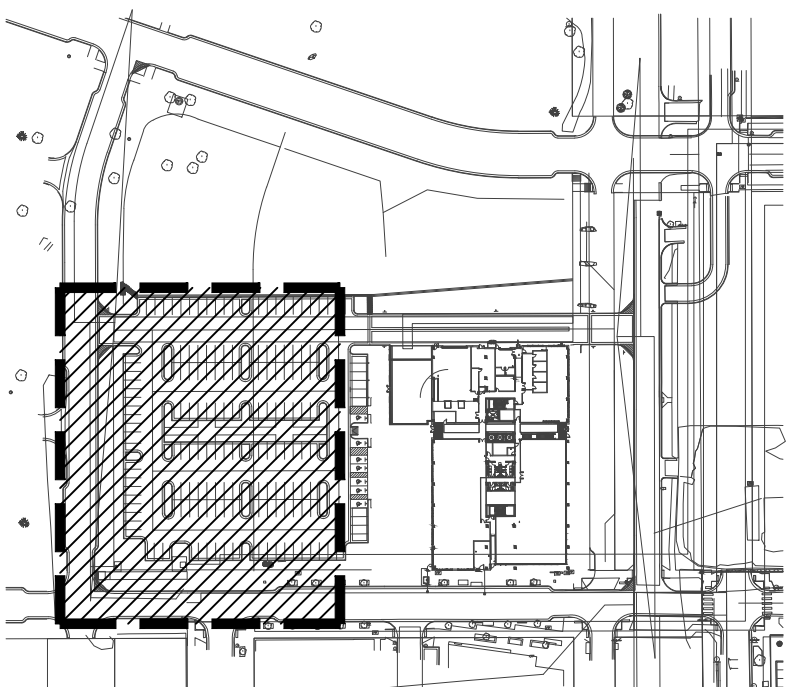
# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

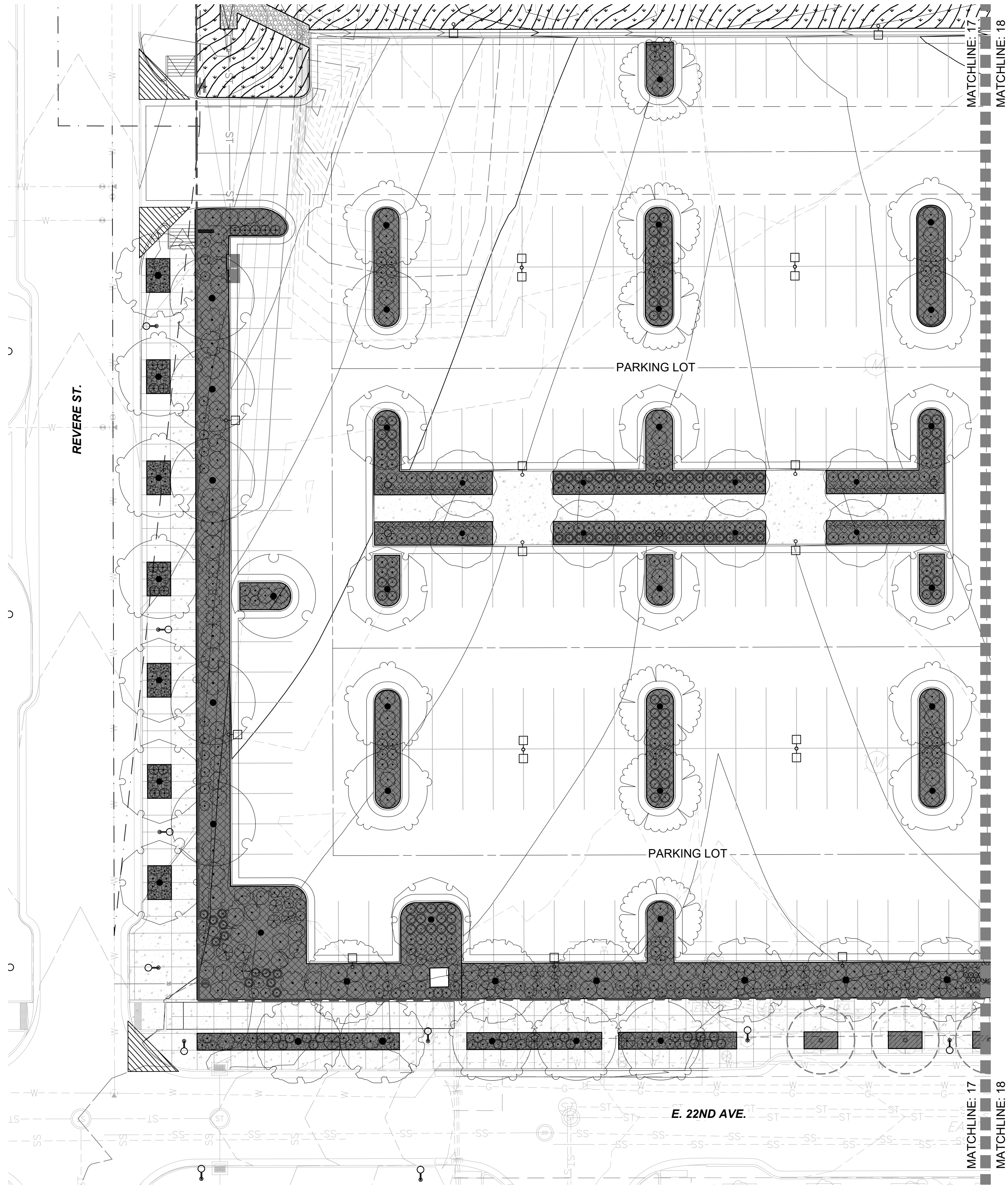
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KEY MAP

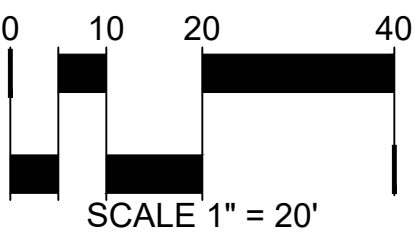


HYDRO-ZONE TABLE BIO 4 LEVEL 01

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LEGEND

--- PROPERTY LINE



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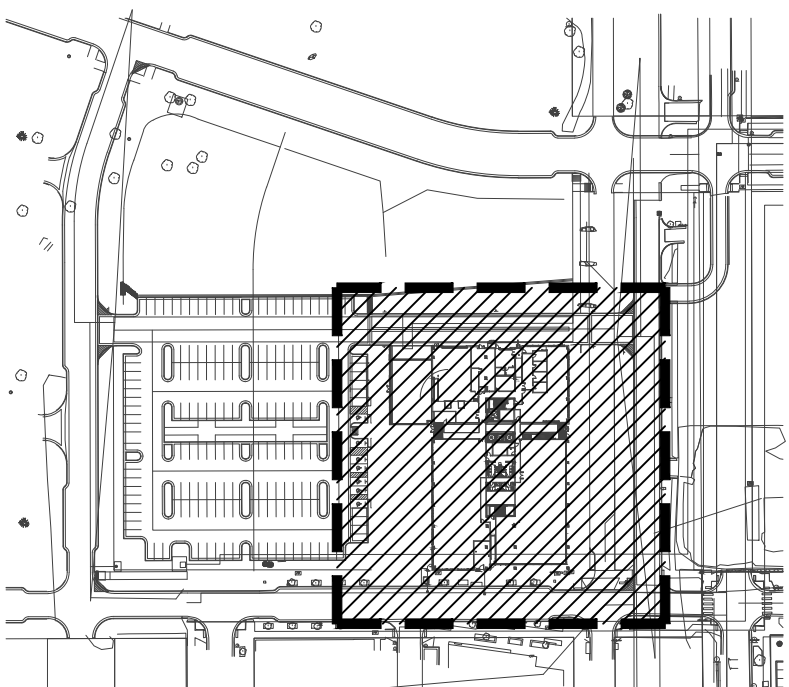
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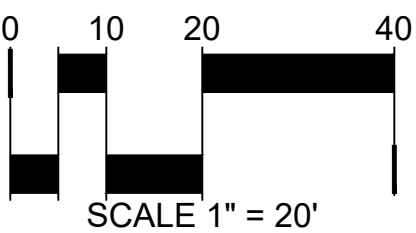
KEY MAP

HYDRO-ZONE TABLE BIO 4 LEVEL 01

| CODE  | DESCRIPTION                                                      | QTY       | PERCENTAGE |
|-------|------------------------------------------------------------------|-----------|------------|
| H-101 | LOW WATER USE: SHRUB BED                                         | 18,177 SF | 17%        |
| H-102 | LOW WATER USE: TEMPORARY IRRIGATED NATIVE SEED (Z-ZONE)          | 10,633 SF | 11%        |
| H-103 | LOW WATER USE: TEMPORARY IRRIGATED NATIVE SEED OFF SITE (Z-ZONE) | 75,256 SF | 72%        |

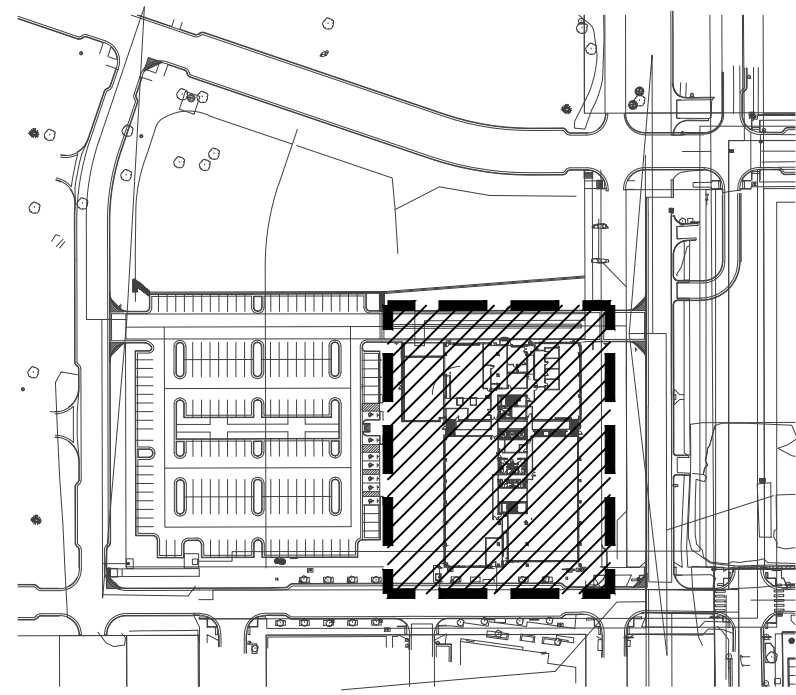
LEGEND

--- PROPERTY LINE



NOT FOR CONSTRUCTION





KEY MAP

# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

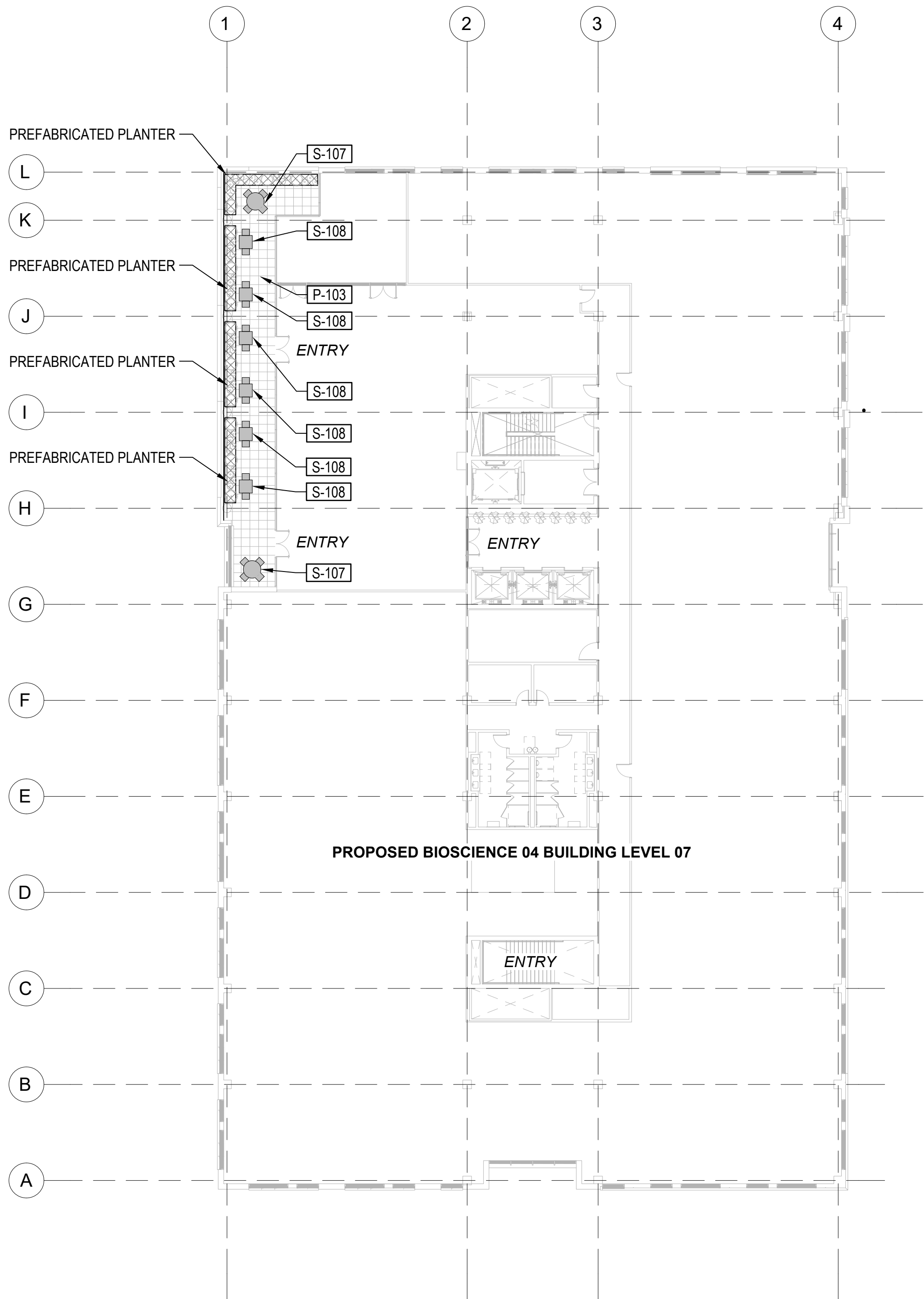
## SITE PLAN

LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPLE MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

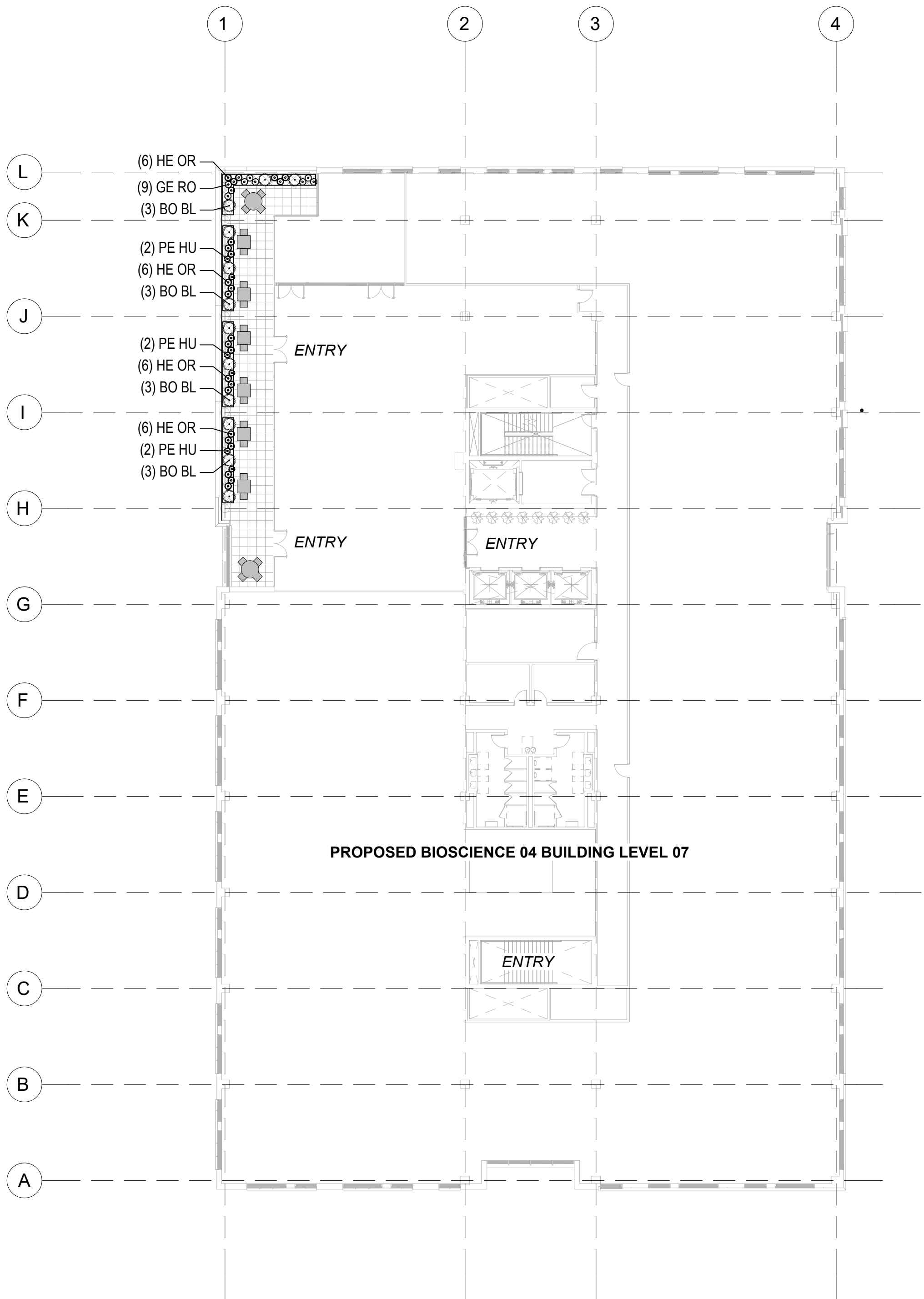
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DENVER, CO 80204  
P.303.892.1166

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DESIGN**  
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LANDSCAPE MATERIAL AND LAYOUT PLAN LEVEL 07



LANDSCAPE PLAN LEVEL 07



PLANT SCHEDULE BIO 4 LEVEL 07

| ORNAMENTAL GRASSES | QTY | COMMON NAME                | BOTANICAL NAME                       | ROOT CONT. | SIZE #1 | WATER USE |
|--------------------|-----|----------------------------|--------------------------------------|------------|---------|-----------|
| BO BL              | 12  | BLONDE AMBITION BLUE GRAMA | BOUTELOUA GRACILIS 'BLONDE AMBITION' | CONT.      | #1      | LOW       |
| PERENNIALS         | QTY | COMMON NAME                | BOTANICAL NAME                       | ROOT CONT. | SIZE #1 | WATER USE |
| GE RO              | 9   | ROZANNE CRANESBILL         | GERANIUM X 'ROZANNE'                 | CONT.      | #1      | MOD       |
| HE OR              | 24  | STELLA DE ORO DAYLILY      | HEMEROCALLIS X 'STELLA DE ORO'       | CONT.      | #1      | VERY LOW  |
| PE HU              | 6   | HUSKER RED BEARDTONGUE     | PENSTEMON DIGITALIS 'HUSKER RED'     | CONT.      | #1      | LOW       |

MATERIAL SCHEDULE BIO 4 LEVEL 07

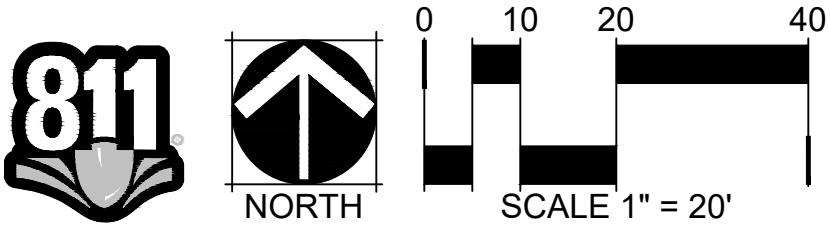
| CODE  | DESCRIPTION         | QTY    |
|-------|---------------------|--------|
| M-101 | SHREDDED WOOD MULCH | 216 SF |

PAVEMENT SCHEDULE LEVEL 07

| CODE  | DESCRIPTION                | QTY    |
|-------|----------------------------|--------|
| P-103 | PEDESTAL PAVERS (LEVEL 07) | 947 SF |

AMENITY SCHEDULE BIO 4 LEVEL 07

| SYMBOL | DESCRIPTION             | QTY |
|--------|-------------------------|-----|
| S-107  | 4-TOP TABLE (LEVEL 07)  | 2   |
| S-108  | BISTRO TABLE (LEVEL 07) | 6   |



NOT FOR CONSTRUCTION



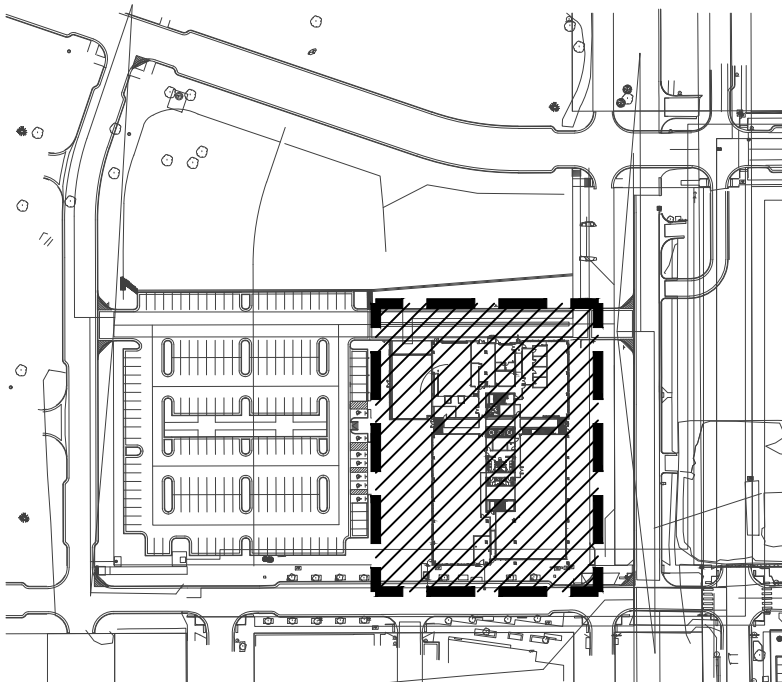
# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

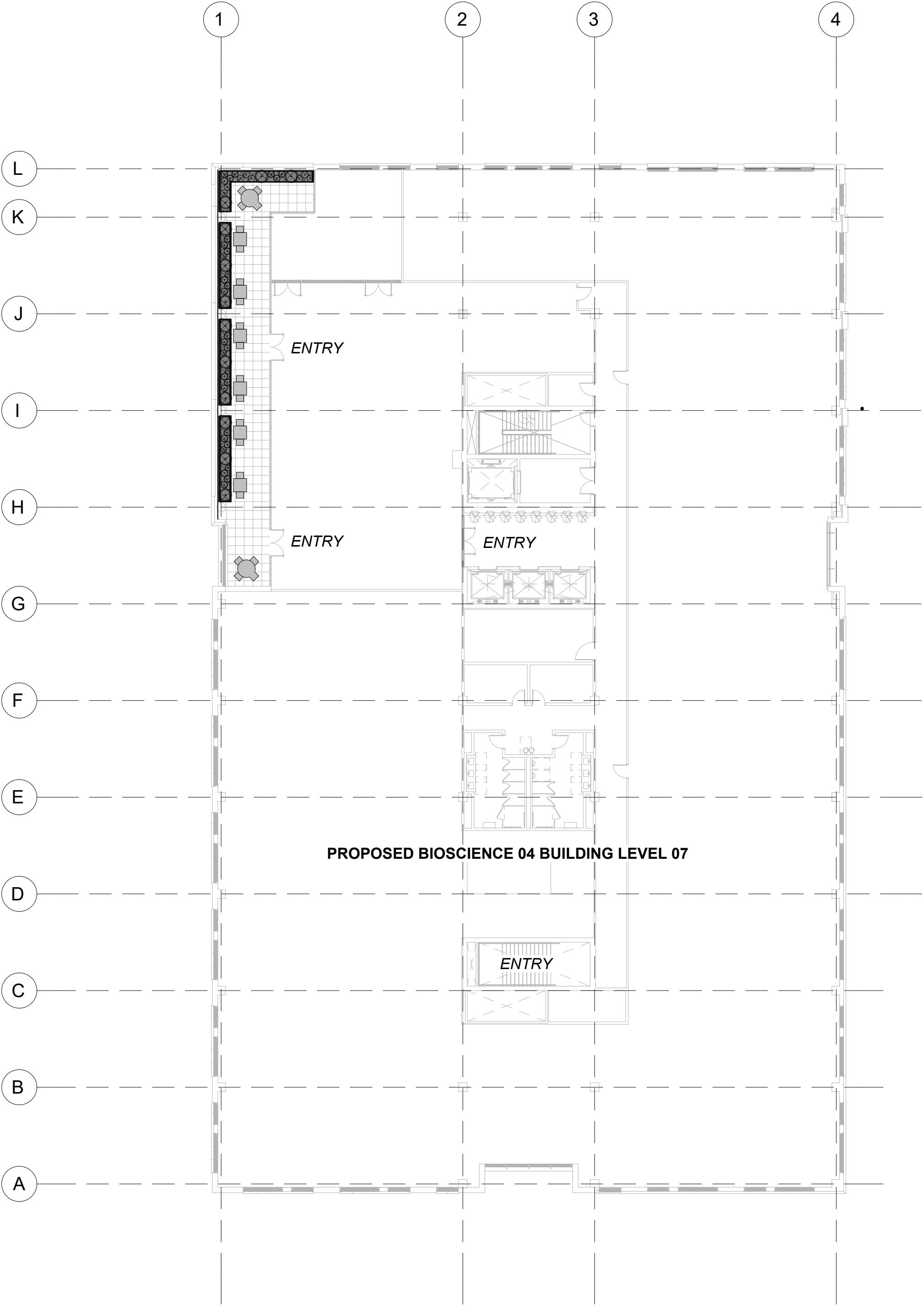
LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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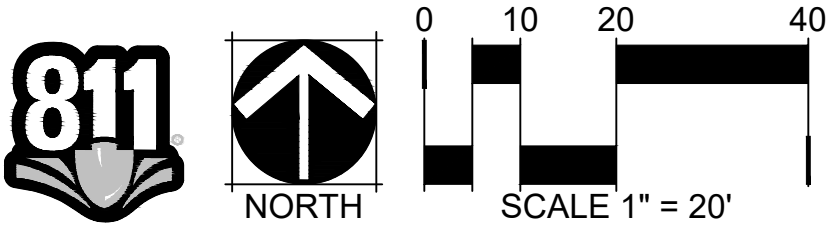


KEY MAP



WATER USE TABLE LEVEL 07

| SYMBOL                                                                              | DESCRIPTION              | QTY    |
|-------------------------------------------------------------------------------------|--------------------------|--------|
|  | LOW WATER USE: SHRUB BED | 216 SF |



NOT FOR CONSTRUCTION



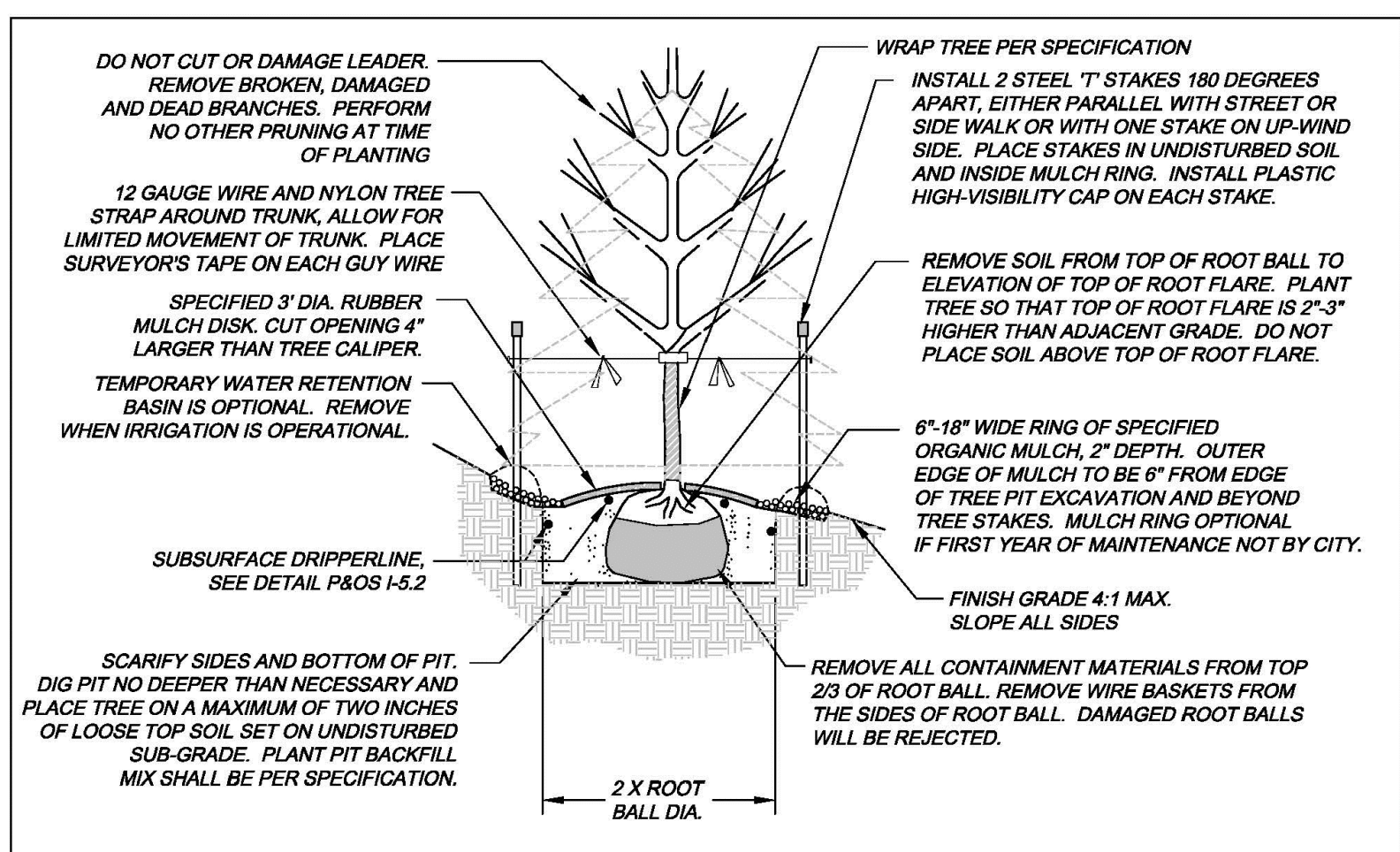
# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

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**NORRIS  
DESIGN**  
PEOPLE + PLACEMAKING



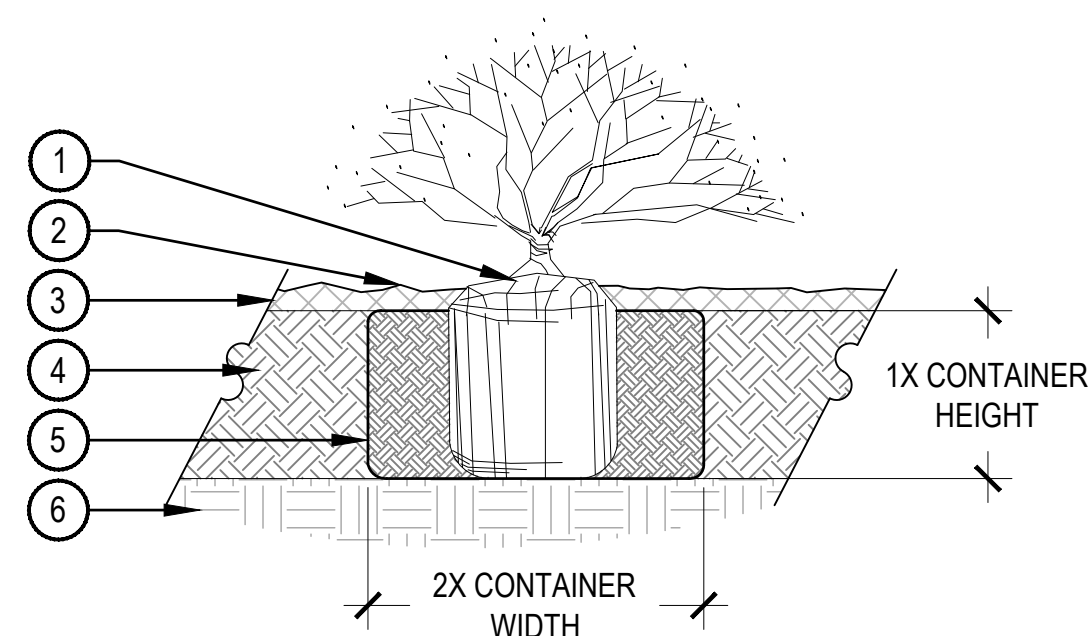
City of Aurora  
PARKS & OPEN SPACE DEPARTMENT  
Date: April 3, 2008

DECIDUOUS &  
EVERGREEN TREE

P&OS  
L-2.0

### 1 COA DECIDUOUS & EVERGREEN TREE PLANTING

SCALE: 1" = 1'-0"

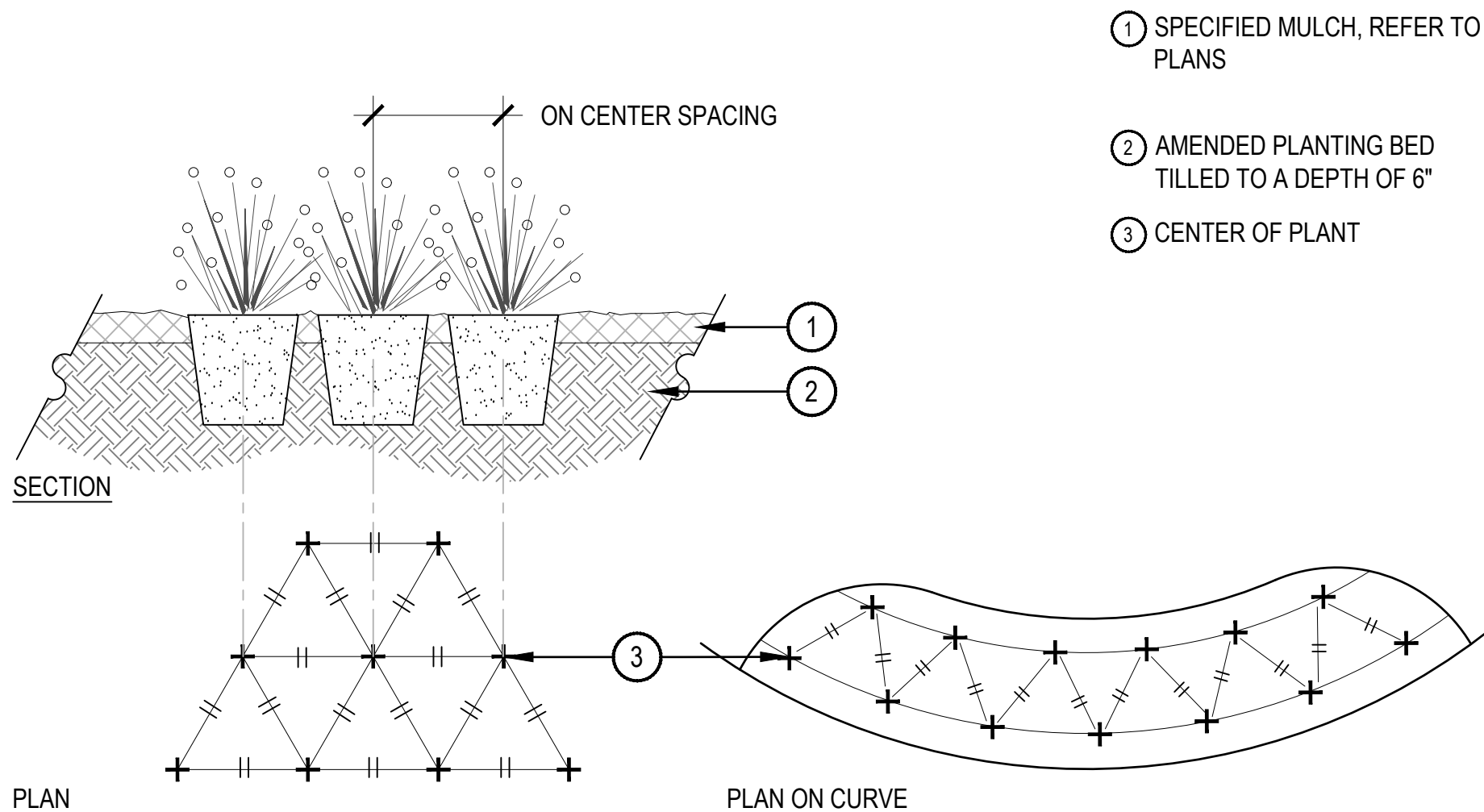


#### NOTE:

1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

### 3 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

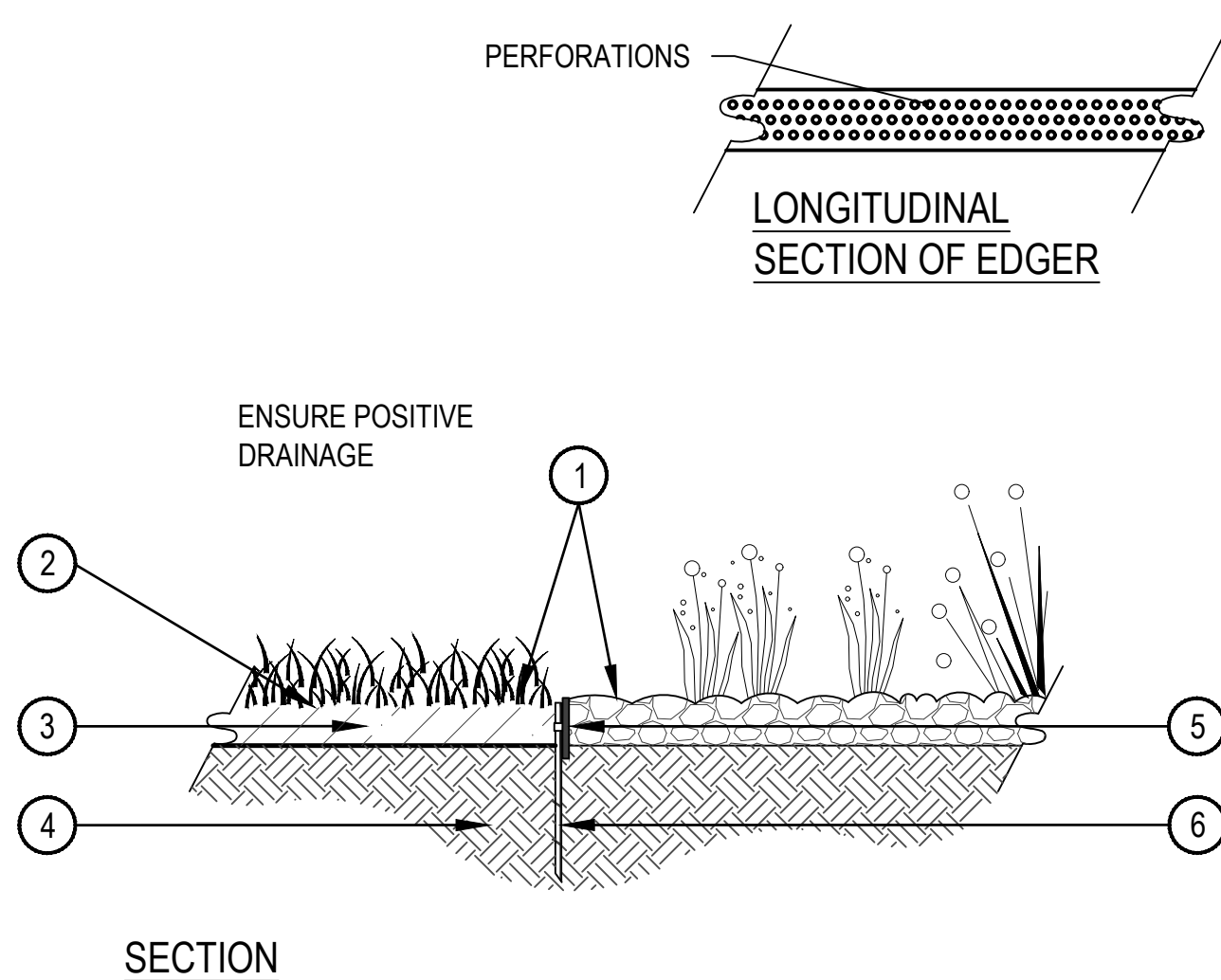


#### NOTES:

1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

### 2 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



#### NOTES:

1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

### 4 STEEL EDGER

SCALE: 1" = 1'-0"

NOT FOR CONSTRUCTION

LANDSCAPE DETAILS SHEET 21 OF 38

BIOSCIENCE 4 LABORATORY & OFFICE BUILDING



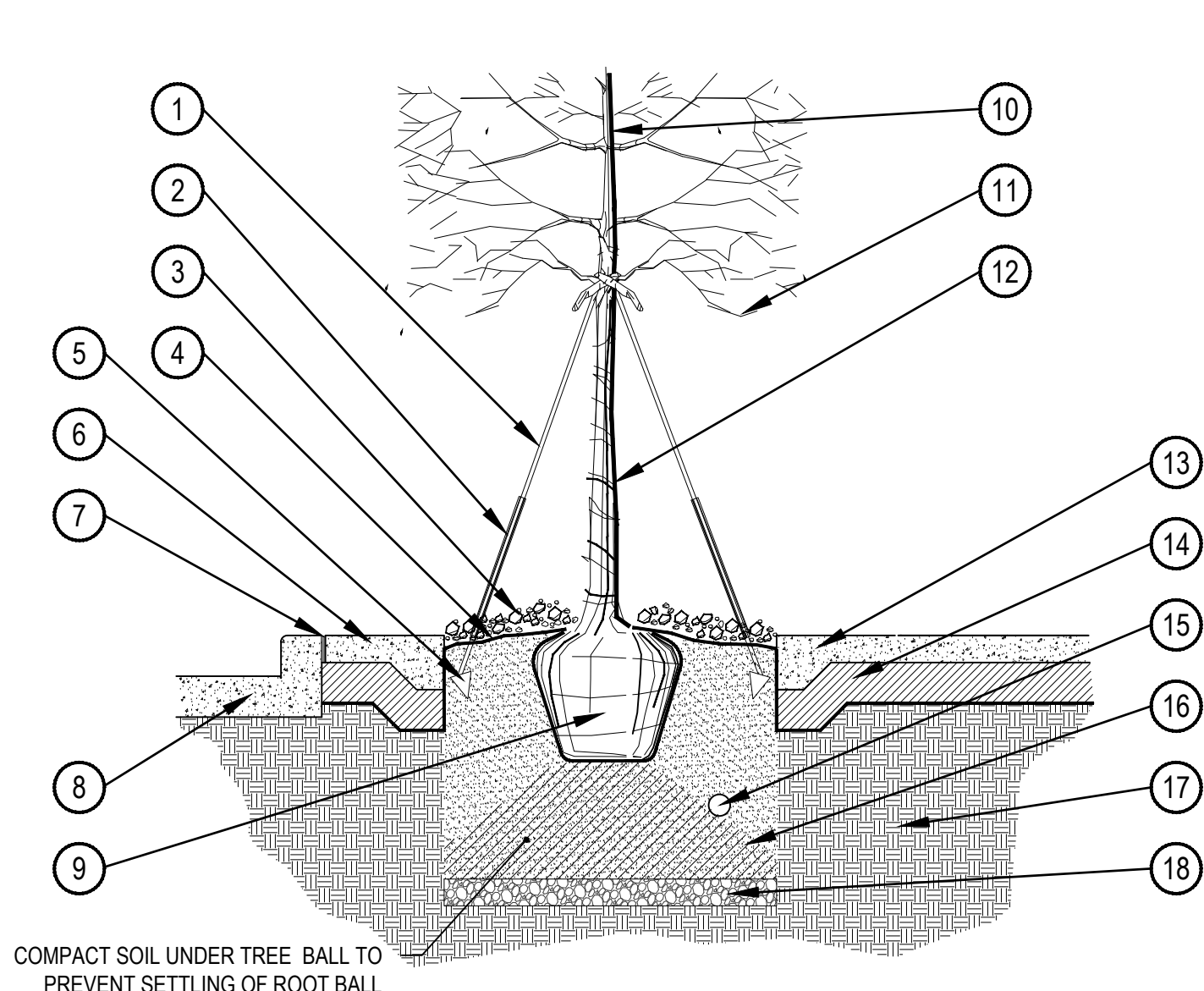
# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

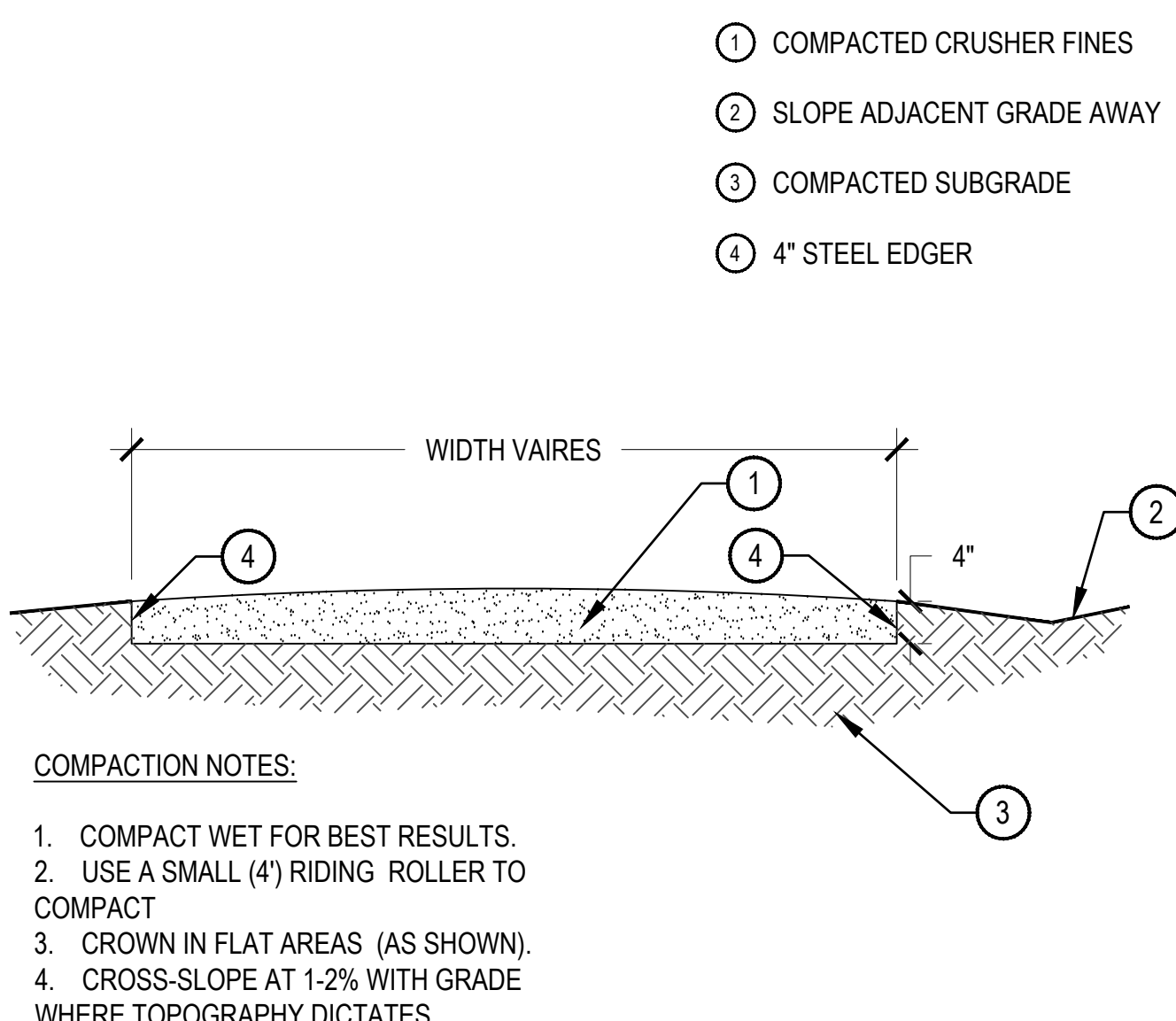
LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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**NORRIS  
DESIGN**  
PEOPLE + PLACEMAKING



- 1 TREEFROG PRO 40 TREE ANCHORING KIT (INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS)
  - 2 24" X 3/4" PVC MARKERS OVER STRAPS (TYP)
  - 3 CROWNED MULCHED SURFACE
  - 4 LANDSCAPE FABRIC
  - 5 TREEFROG TREE ANCHOR #40
  - 6 18" PAVING BAND
  - 7 SEALED JOINT
  - 8 CURB
  - 9 REMOVE SOIL FROM TOP OF ROOT BALL TO ELEVATION OF TOP OF ROOT FLARE. PLANT TREE SO THAT TOP OF ROOT FLARE IS 2-3" HIGHER THAN ADJACENT GRADE (OR AT ELEVATION OF ADJACENT PAVEMENT). DO NOT PLACE SOIL ABOVE TOP OF ROOT FLARE.
  - 10 DO NOT CUT LEADER. PRUNE IMMEDIATELY PRIOR TO PLANTING.
  - 11 ALL STREET TREES TO BE LIMBED UP A MIN. OF 8' FROM SIDEWALK.
  - 12 4" TREE WRAP
  - 13 THROUGH WAY. FINISH VARIES - SEE PLANS
  - 14 BASE COURSE (AS RECOMMENDED BY GEOTECH)
  - 15 IRRIGATION SLEEVE
  - 16 AMENDED SOIL 36" DEPTH
  - 17 COMPACTED SUBGRADE (AS RECOMMENDED BY GEOTECH)
  - 18 6" GRAVEL BASE
- REMOVE TWINE FROM TREE TRUNK. REMOVE ALL OF WIRE BASKET AND BURLAP AFTER TREE IS IN THE PIT.
- BROKEN OR CRUMBLING ROOT BALLS WILL BE REJECTED.

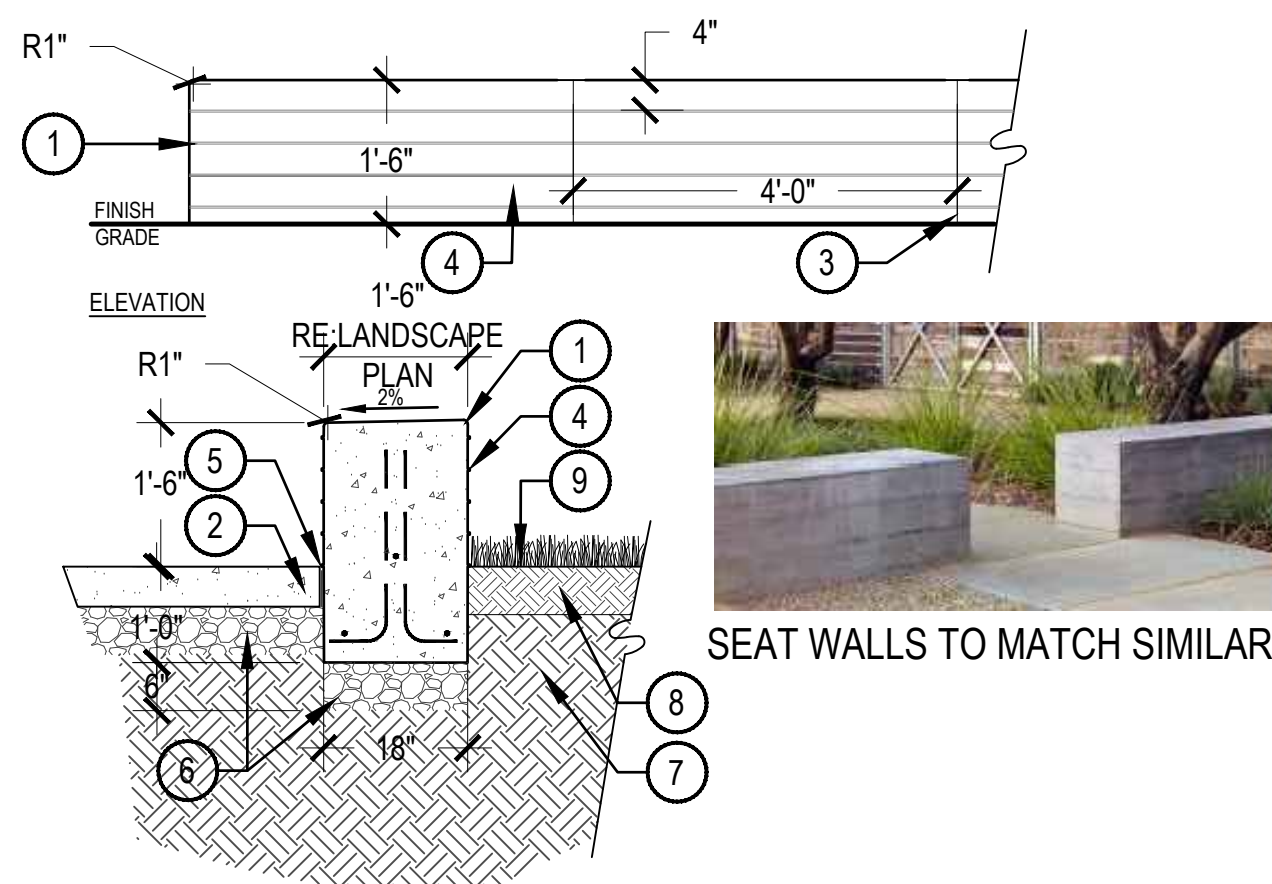


### 1 STREETScape PLANTING BED DETAIL

SCALE: 1/2" = 1'-0"

### 2 CRUSHER FINES

SCALE: 3/4" = 1'-0"



- NOTE:
1. CONTRACTOR TO HAVE STRUCTURAL ENGINEER TO REVIEW AND APPROVE FOOTING AND REINFORCEMENT
  2. NORRIS DESIGN TO APPROVE MOCK-UP IN FIELD PRIOR TO CONSTRUCTION.
  3. NOTE: SAW CUT SCORING TO ALIGN WITH VERTICAL GROOVES WHEN PLAZA IS ADJACENT TO SEAT WALLS.

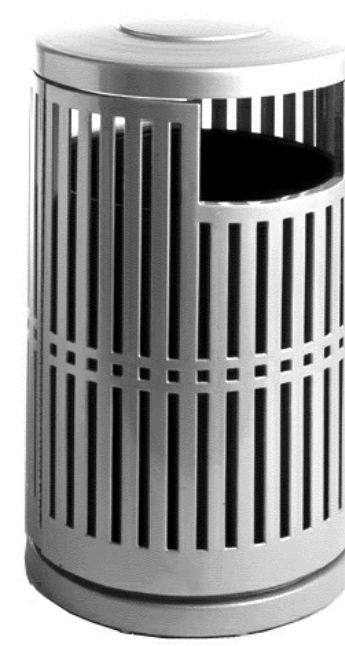
### 3 SEAT WALL OR APPROVED EQUAL

SCALE: 1/2" = 1'-0"

### SITE AMENITY SCHEDULE



DESCRIPTION: BENCH  
MANUFACTURER: LANDSCAPE FORMS  
MODEL: "STAY" BACKED. 69" LENGTH  
COLOR / FINISH: POWDERCOATED SILVER  
NOTES: TO BE SURFACE MOUNTED, OR APPROVED EQUAL.



DESCRIPTION: TRASH RECEPTACLE  
MANUFACTURER: LANDSCAPE FORMS  
MODEL: "CHASE PARK"  
COLOR / FINISH: POWDERCOATED SILVER  
NOTES: TO BE EMBEDDED MOUNT, OR APPROVED EQUAL.



DESCRIPTION: BIKE RACK  
MANUFACTURER: LANDSCAPE FORMS  
MODEL: "RING"  
COLOR / FINISH: STAINLESS STEEL  
NOTES: EMBEDDED AND INSTALLED PER MANUFACTURER SPECIFICATIONS, IN R.O.W, CITY OF AURORA'S STANDARD BIKE RACK

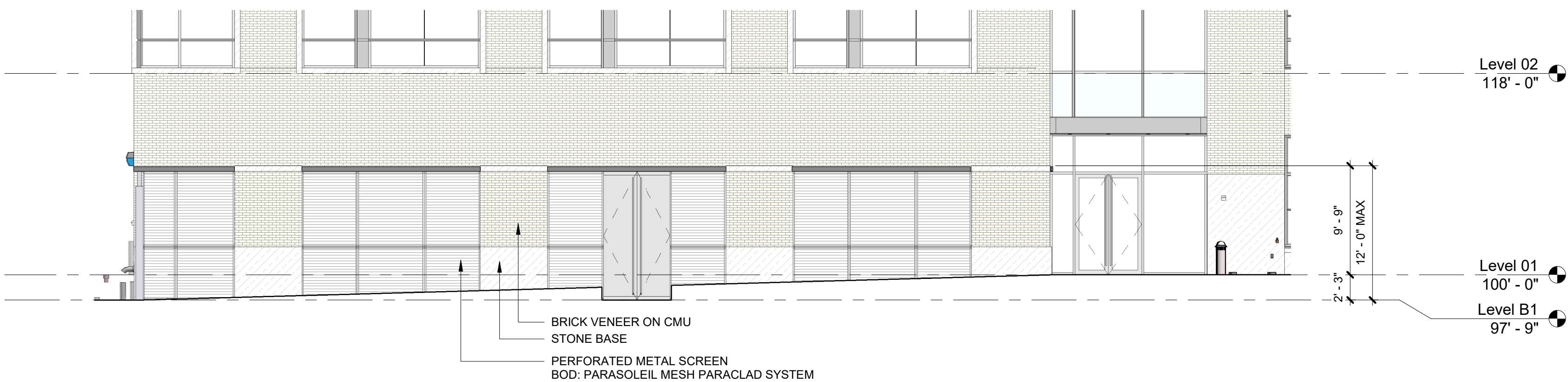
NOT FOR CONSTRUCTION



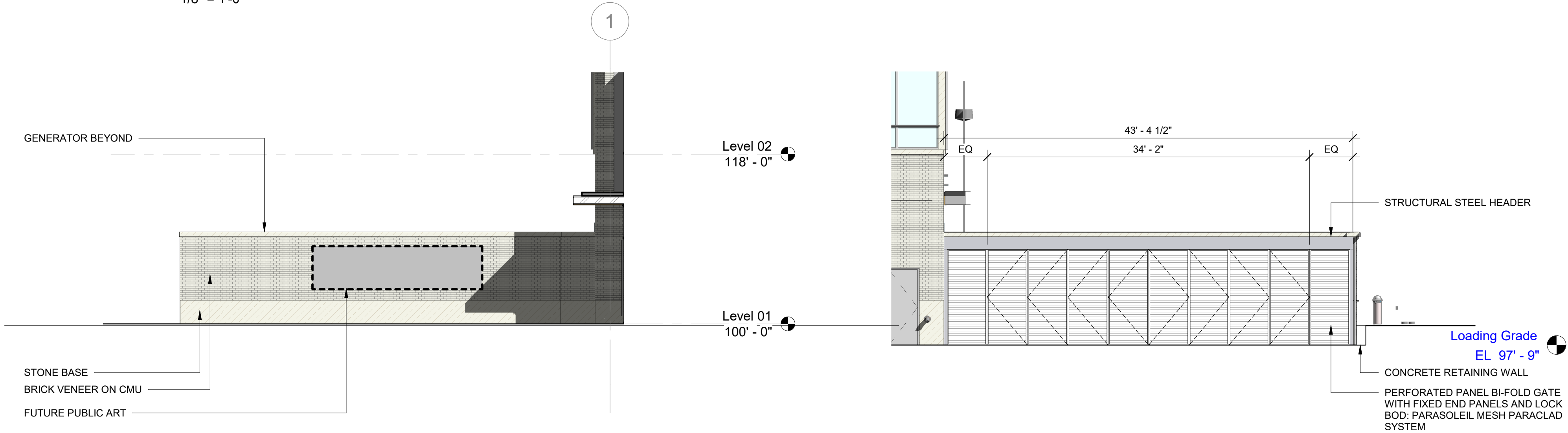
# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPLE MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

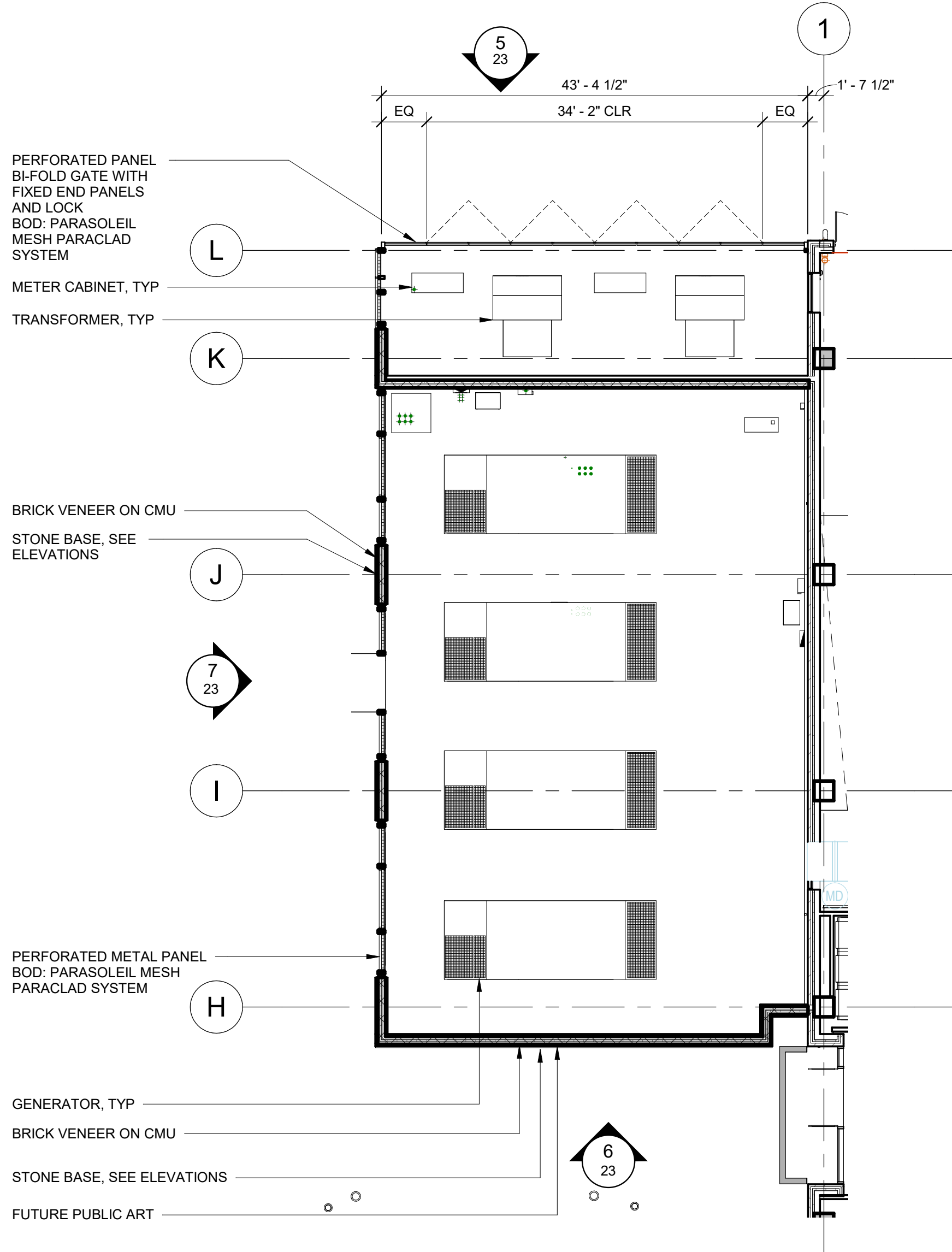


**7 WEST SITE ENCLOSURE ELEVATION**  
1/8" = 1'-0"



**6 SOUTH SITE ENCLOSURE ELEVATION**  
1/8" = 1'-0"

**5 NORTH SITE ENCLOSURE ELEVATION**  
1/8" = 1'-0"

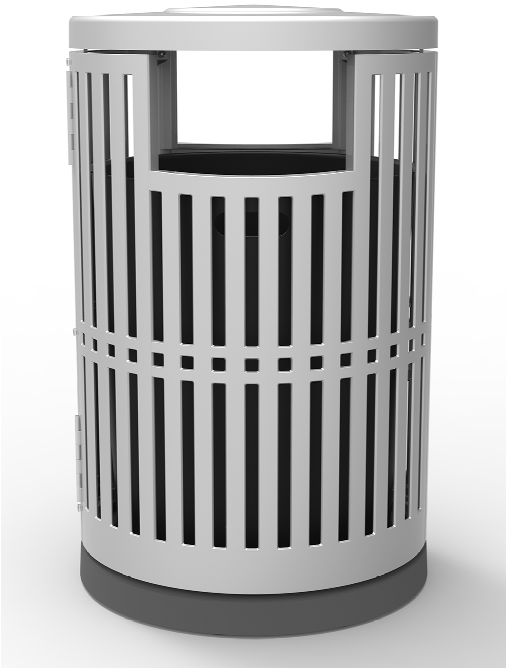


**4 ENLARGED SITE ENCLOSURE PLAN**  
3/32" = 1'-0"



MANUFACTURER: LANDSCAPE FORMS  
MODEL: "RING" BIKE RACK  
SIZE: 1.25"D, 25"W, 32"H  
MATERIALS: STEEL  
FINISH: POWDERCOATED, "SILVER"  
ATTACHEMENT: EMBEDDED

**3 BICYCLE RACK**  
NTS



MANUFACTURER: LANDSCAPE FORMS  
MODEL: "CHASE PARK" RECEPTACLE  
SIZE: 24", 39", x 36 Gal.  
MATERIALS: STEEL  
FINISH: POWDERCOATED, "SILVER"  
ATTACHEMENT: EMBEDDED

**2 WASTE RECEPTACLE**  
NTS



MANUFACTURER: LANDSCAPE FORMS  
MODEL: "STAY" BACKED BENCH  
SIZE: 69" LENGTH  
MATERIALS: STEEL  
FINISH: POWDERCOATED, "SILVER"  
ATTACHEMENT: SURFACE MOUNT

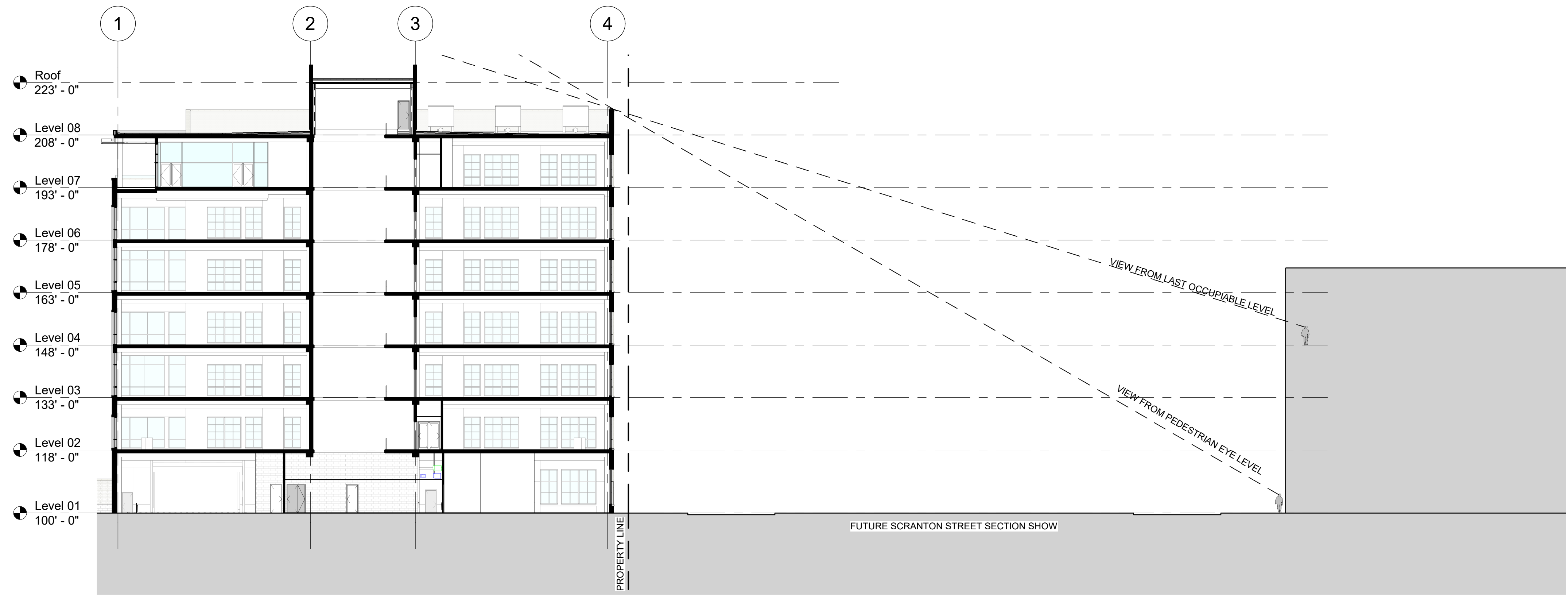
**1 BENCH**  
NTS



# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

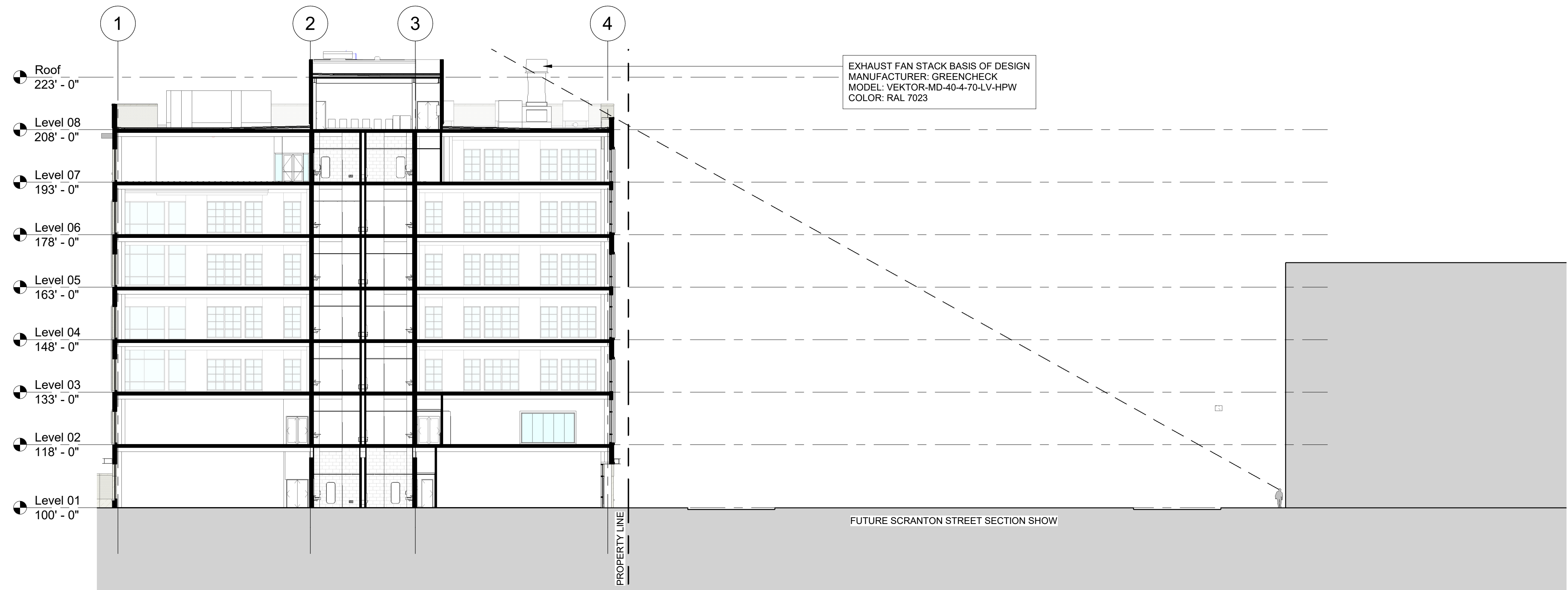
## SITE PLAN

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TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPLE MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



### 2 MECHANICAL SCREENING SECTION - EW 02

1" = 20'-0"



### 1 MECHANICAL SCREENING SECTION - EW 01

1" = 20'-0"

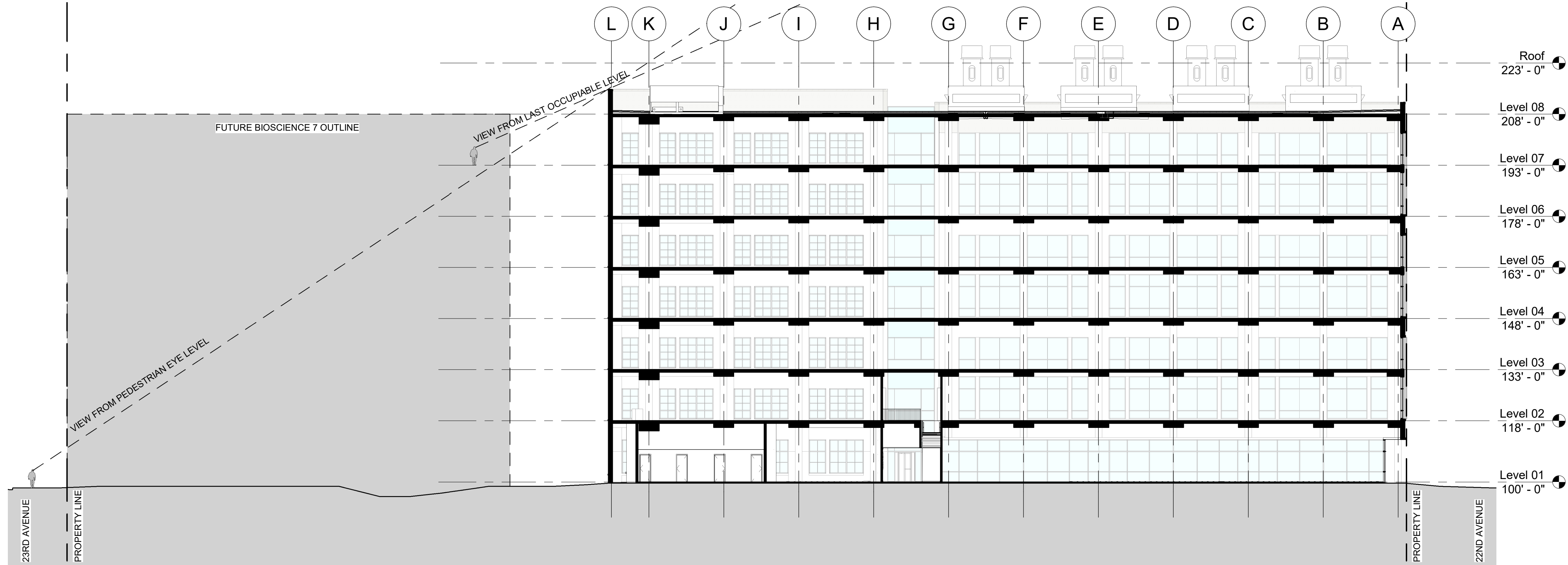
| MECHANICAL EQUIPMENT VIEW ANGLE REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FIC DESIGN GUIDELINES SEC. 3.2.5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Intent<br>Building rooftop mechanical equipment, such as HVAC systems, exhaust fans, air exchanges, etc. that often characterize science buildings, as well as solar panels, should be either screened from view of surrounding public rights-of-way or be integrated into the design of the building. These roof forms should respect the context of height, proportions, views of the building from other buildings and the skyline                                                                                                                                                        |
| Design Guidelines <ul style="list-style-type: none"><li>• Roof-top screening should reinforce that height of one story buildings</li><li>• Vent, stacks, fans, etc. if exposed should be painted or made from quality materials</li></ul>                                                                                                                                                                                                                                                                                                                                                    |
| <b>CITY OF AURORA MUNICIPAL CODE SEC. 4.8.11.A</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 1. All rooftop mechanical equipment shall be screened from view from a point four feet above grade level on each property line with an abutting property, and from a point four feet above grade from each sidewalk on the far side of each adjacent street, or if there is no sidewalk then from a point five feet above grade at the curb line on the far side of each adjacent street. Appropriate methods for rooftop screening include: <ul style="list-style-type: none"><li>a. Freestanding screen wall</li><li>b. Extended parapet wall</li><li>c. Other similar technique</li></ul> |



# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPLE MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



| MECHANICAL EQUIPMENT VIEW ANGLE REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FIC DESIGN GUIDELINES SEC. 3.2.5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Intent</b><br>Building rooftop mechanical equipment, such as HVAC systems, exhaust fans, air exchanges, etc. that often characterize science buildings, as well as solar panels, should be either screened from view of surrounding public rights-of-way or be integrated into the design of the building. These roof forms should respect the context of height, proportions, views of the building from other buildings and the skyline                                                                                                                                                 |
| <b>Design Guidelines</b> <ul style="list-style-type: none"><li>• Roof-top screening should reinforce that height of one story buildings</li><li>• Vent, stacks, fans, etc. if exposed should be painted or made from quality materials</li></ul>                                                                                                                                                                                                                                                                                                                                             |
| <b>CITY OF AURORA MUNICIPAL CODE SEC. 4.8.11.A</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 1. All rooftop mechanical equipment shall be screened from view from a point four feet above grade level on each property line with an abutting property, and from a point four feet above grade from each sidewalk on the far side of each adjacent street, or if there is no sidewalk then from a point five feet above grade at the curb line on the far side of each adjacent street. Appropriate methods for rooftop screening include: <ul style="list-style-type: none"><li>a. Freestanding screen wall</li><li>b. Extended parapet wall</li><li>c. Other similar technique</li></ul> |

2 MECHANICAL SCREENING SECTION - NS 01  
1" = 20'-0"



| SURFACE PARKING LOT SCREENING REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FIC DESIGN GUIDELINES SEC. 3.3.2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Intent</b> <ul style="list-style-type: none"><li>• To screen or buffer service areas, refuse containers and utility fixtures from views from streets, open spaces and adjacent properties</li><li>• To encourage informal oversight of common spaces with allowing for privacy</li><li>• To provide security for ground level private and common spaces not open to the general public</li><li>• To screen surface parking lots from streets and open spaces</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Design Guidelines</b> <ul style="list-style-type: none"><li>• Well designed security gates may be utilized to allow limited access to interior courtyards through open passages between public and private spaces</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>CITY OF AURORA MUNICIPAL CODE SEC. 4.7.5.K.5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| A. Parking lots shall be visually screened from the public right-of-way, open space, and adjacent property. Such screening can be integrated into buffer requirements and is not in addition to such buffer requirements when the buffer and parking lot screening overlap with one another.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| B. When not integrated as part of a required buffer, a minimum four foot buffer width shall be provided for screening around the perimeter of all parking lots.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| C. Parking lots may be screened by one or more of the following methods: <ul style="list-style-type: none"><li>1. A berm between three and four feet high with a maximum slope of 3 in 1 in combination with evergreen and deciduous trees and shrubs. Screening shall be integrated with incentive features and streetscape plantings whenever possible.</li><li>2. In lieu of berms, a low continuous landscaped hedge between three and four feet high consisting of a double row of shrubs planted 3 feet on center in a triangular pattern. See Figures 4.7-28 and 4.7-29.</li><li>3. A decorative masonry wall three feet high in combination with shrubs, ornamental grasses, and perennials. Plant material shall be placed on the exterior side of the wall.</li><li>4. Openings in screening may be permitted to allow access ways and for drainage purposes.</li><li>5. Plant material used for screening shall achieve required opacity within three years of construction of the vehicular use area to be screened.</li></ul> |

1 PARKING LOT SCREENING SECTION - NS 02  
1" = 20'-0"



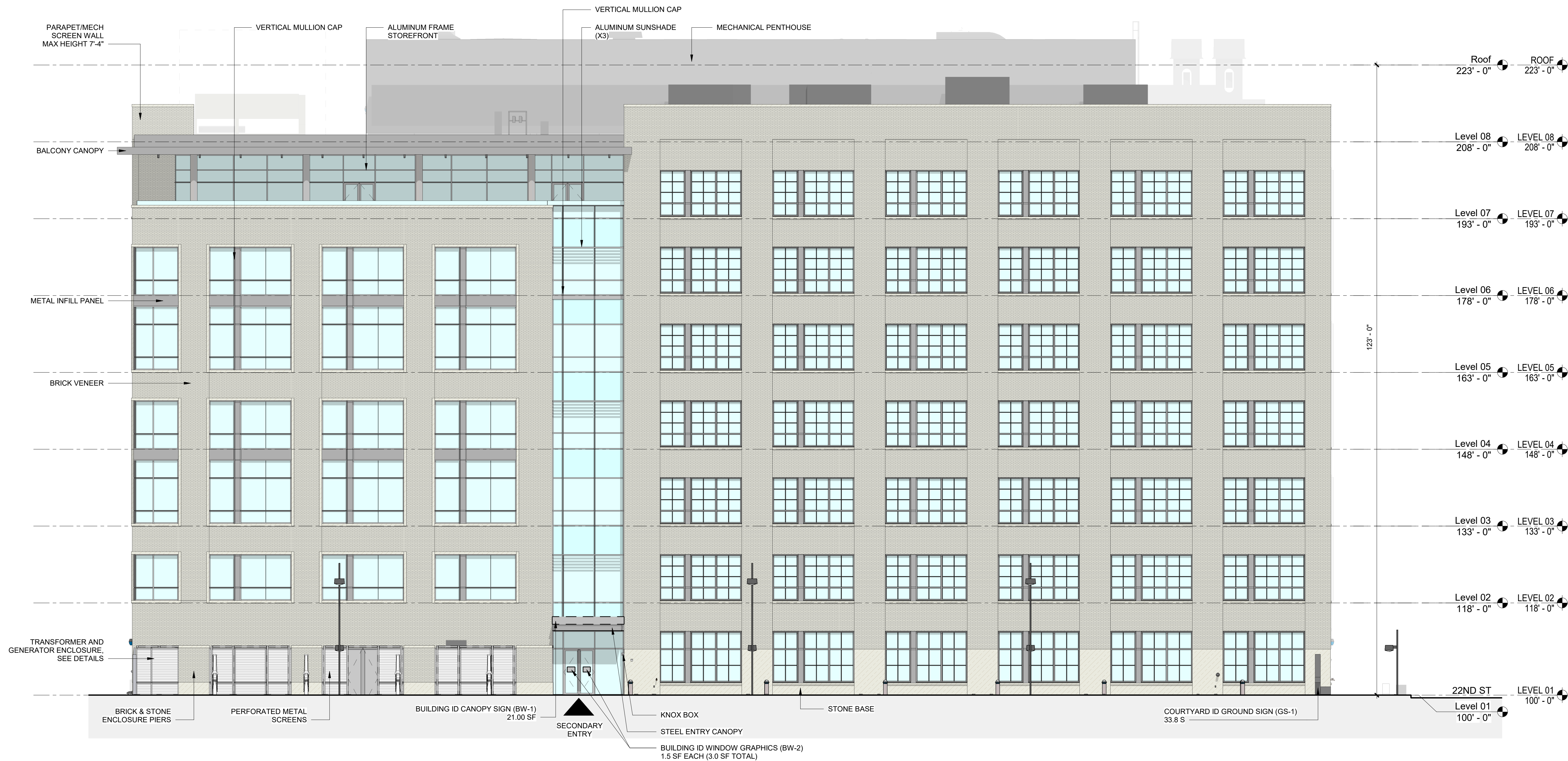
# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

### LEGEND

- BRICK VENEER
- METAL PANEL
- VISION GLAZING
- STONE BASE
- LOUVER WALL
- BACK PAINTED GLASS
- KNOX BOX



**1 WEST ELEVATION**  
3/32" = 1'-0"



# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

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LEGEND

BRICK VENEER

METAL PANEL

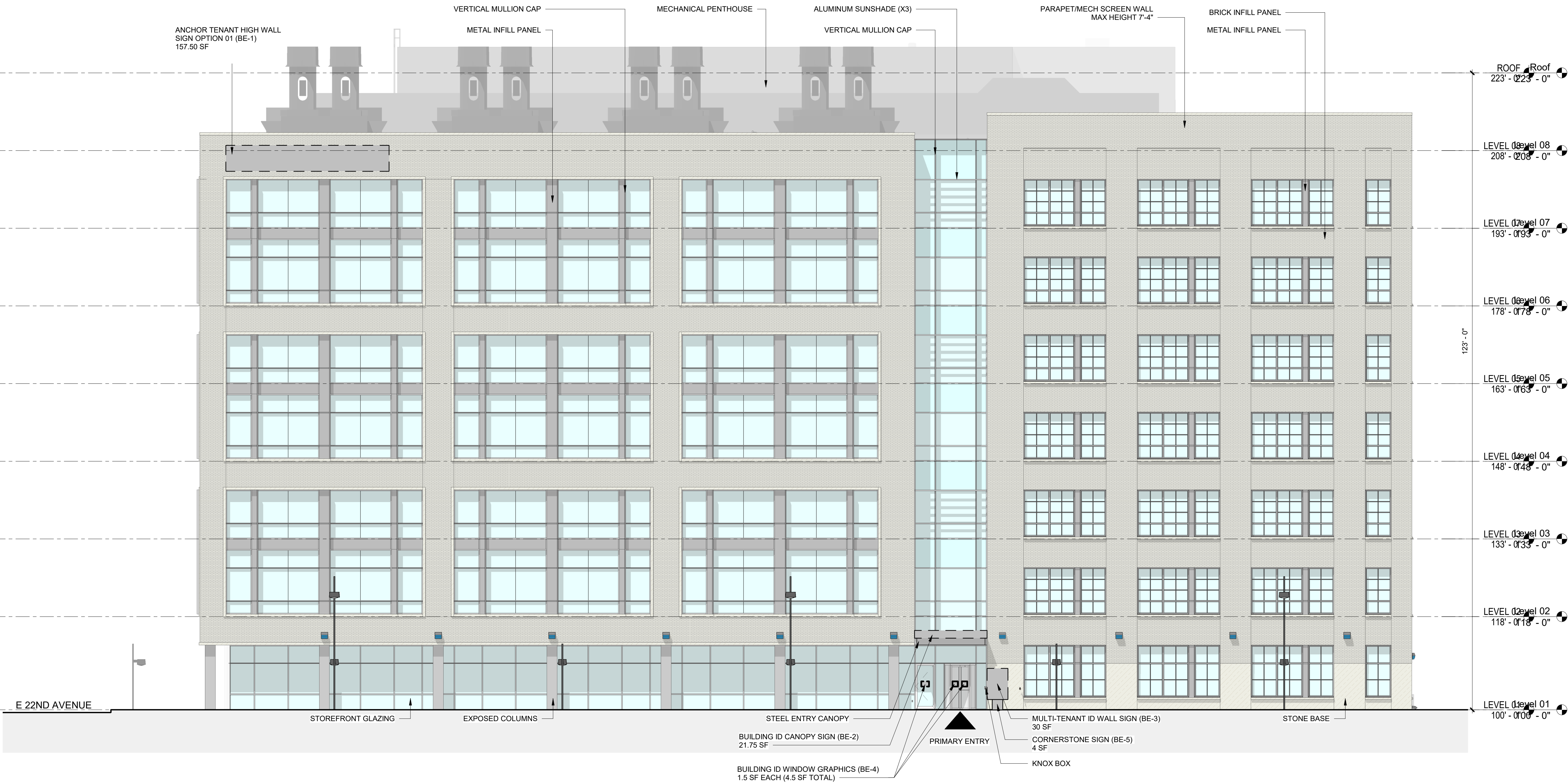
VISION GLAZING

STONE BASE

LOUVER WALL

BACK PAINTED GLASS

KNOX BOX



1 EAST ELEVATION  
3/32" = 1'-0"



# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

BRICK VENEER

METAL PANEL

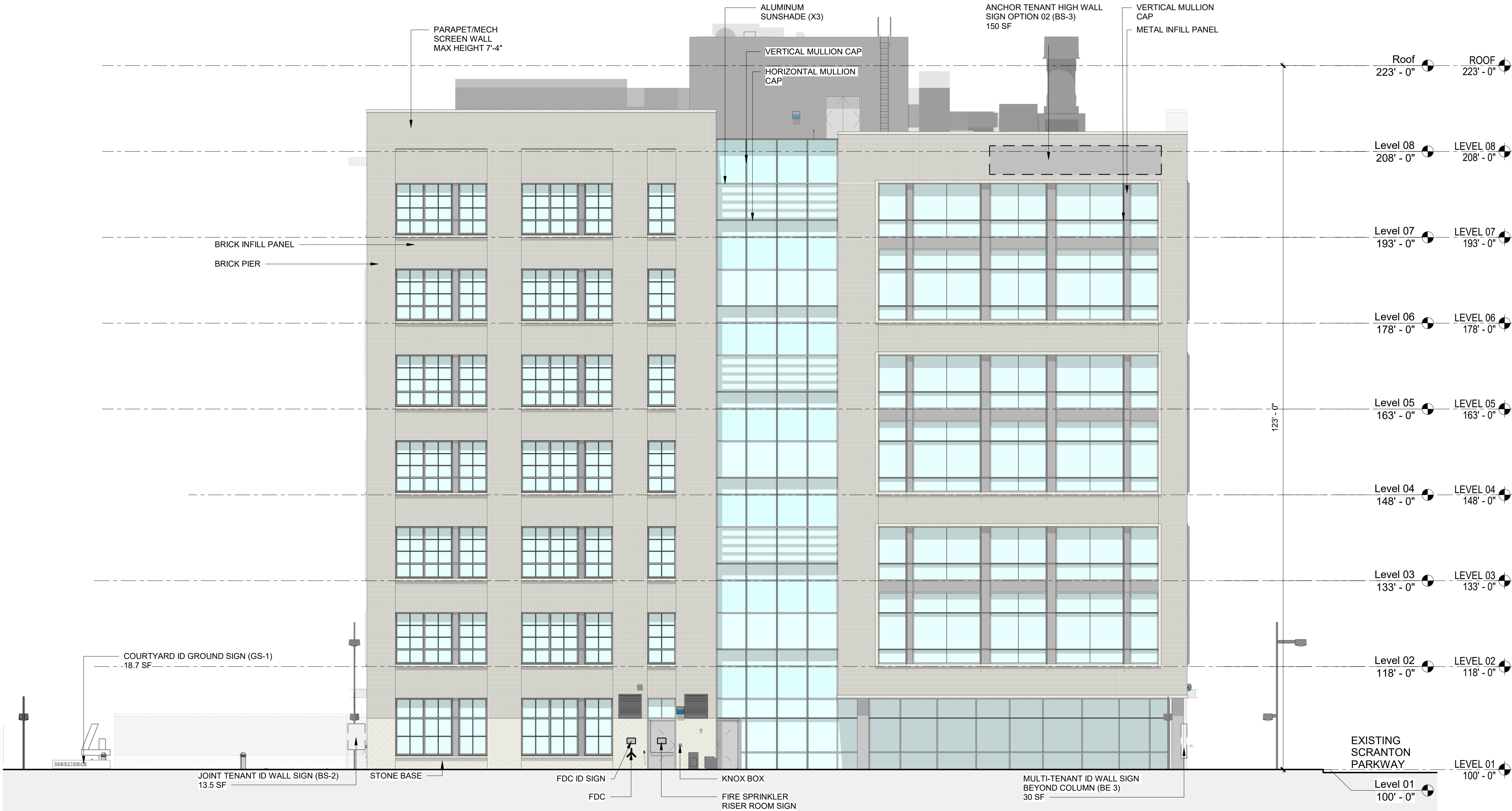
VISION GLAZING

STONE BASE

LOUVER WALL

BACK PAINTED GLASS

KNOX BOX



2 SOUTH ELEVATION

3/32" = 1'-0"



# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

BRICK VENEER

METAL PANEL

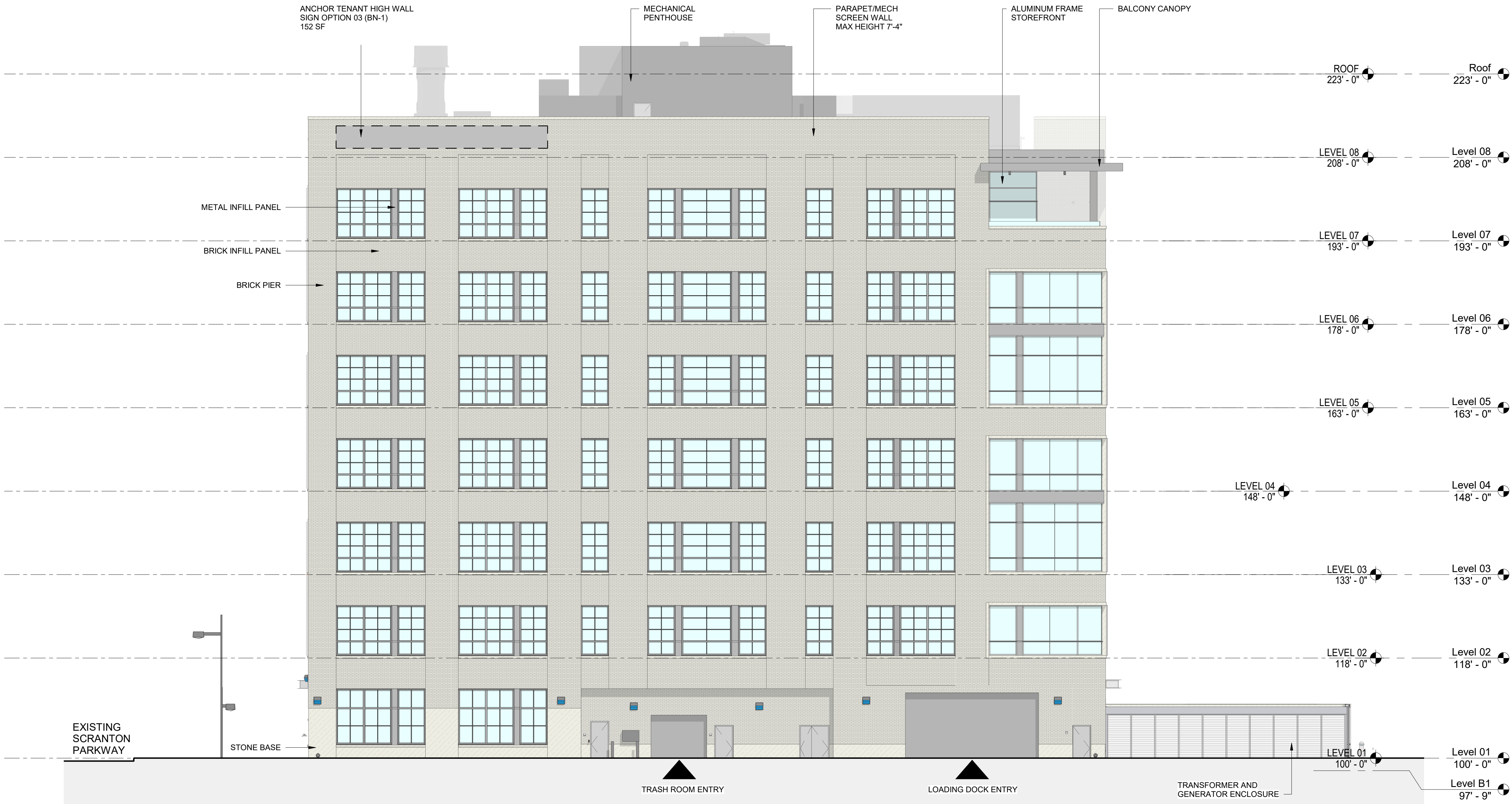
VISION GLAZING

STONE BASE

LOUVER WALL

BACK PAINTED GLASS

KNOX BOX



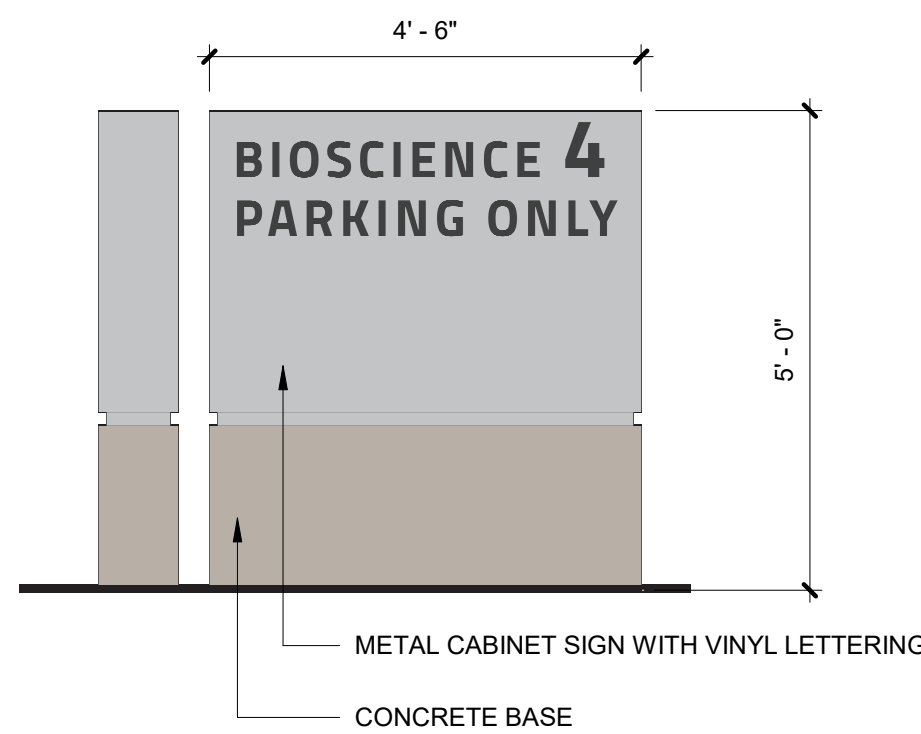
1 NORTH ELEVATION  
3/32" = 1'-0"



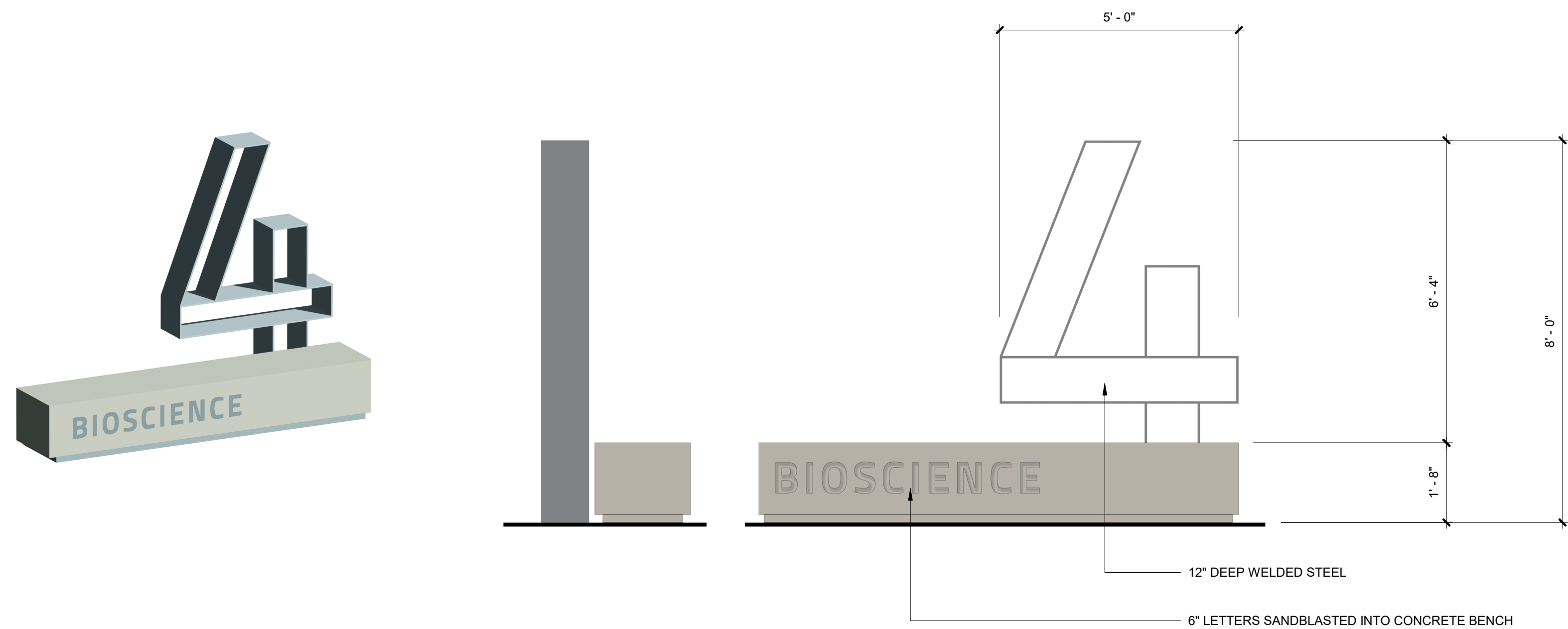
# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPLE MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



**GS-2 PARKING ID GROUND SIGN**  
1/2" = 1'-0"



**GS-1 COURTYARD ID GROUND SIGN**  
1/2" = 1'-0"



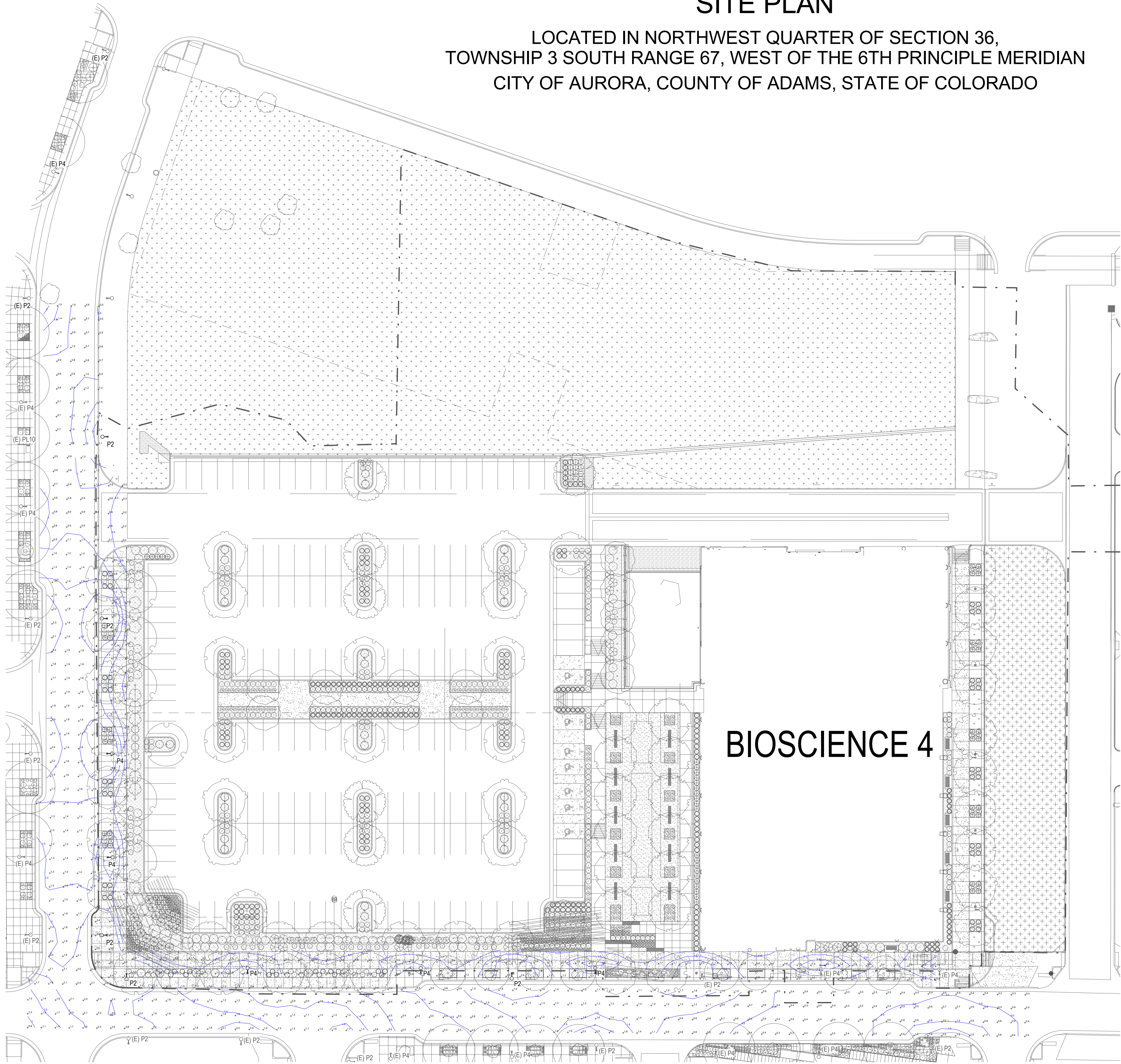
# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPLE MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



CLARK, RICHARDSON AND BISKUP  
CONSULTING ENGINEERS, INC.  
CRB ARCHITECTS-ENGINEERS P.C.  
1251 NW BRIARCLIFF PARKWAY  
SUITE 500  
KANSAS CITY, MO 64116  
PHONE: 816-880-9800  
FAX: 816-880-9898



| Statistics                                          |        |            |        |        |         |         |
|-----------------------------------------------------|--------|------------|--------|--------|---------|---------|
| Description                                         | Symbol | Avg        | Max    | Min    | Max/Min | Avg/Min |
| 2ND AVENUE_PEDESTRIAN SIDEWALK                      | +      | 1.2 fc     | 4.5 fc | 0.3 fc | 15.0:1  | 4.0:1   |
| 2ND AVENUE_ROADWAY                                  | +      | 1.1 fc     | 2.8 fc | 0.3 fc | 9.3:1   | 3.7:1   |
| REVERE STREET_PEDESTRIAN SIDEWALK                   | +      | 1.5 fc     | 3.4 fc | 0.2 fc | 17.0:1  | 7.5:1   |
| REVERE STREET_ROADWAY                               | +      | 1.5 fc     | 3.2 fc | 0.2 fc | 16.0:1  | 7.5:1   |
| REVERE STREET_ROADWAY NORTH OF PARKING LOT ENTRANCE | +      | 1.0 fc     | 2.4 fc | 0.5 fc | 4.8:1   | 2.0:1   |
| FIC DESIGN GUIDELINES: STREET                       |        | 0.3-3.0 fc | N/A    | N/A    | N/A     | 4.0:1   |

### GENERAL NOTES

- STREET AND PEDESTRIAN LIGHTS ARE OWNED AND MAINTAINED BY THE FRAMETRO DISTRICT IN PERPETUITY.
- LUMINAIRE CALCULATIONS INCLUDE PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER. CALCULATIONS WERE PERFORMED USING VISUAL LIGHTING 2.11.0058.
- REFER TO LIGHT BASE DETAILS FOR ADDITIONAL INFORMATION.
- LIGHT LINE WEIGHT INDICATES EXISTING CONDITIONS, HEAVY LINE WEIGHT INDICATES NEW CONSTRUCTION.
- CONTRACTOR SHALL SURVEY EXISTING CONDITIONS PRIOR TO STARTING DEMOLITION WORK.
- MAINTAIN CIRCUIT CONTINUITY TO ALL EXISTING TO REMAIN ELECTRICAL ITEMS AND SITE LUMINAIRES LOCATED OUTSIDE DEMOLITION BOUDARY.
- COORDINATE ALL ELECTRICAL SITE WORK WITH FITZSIMONS INNOVATION CAMPUS (FIC) SITE MANAGER PRIOR TO ROUGH-IN.
- COORDINATE ALL CONDUIT RUNS AND CONSTRUCTION SEQUENCE WITH ALL TRADES, XCEL ENERGY AND AND FITZSIMONS INNOVATION CAMPUS (FIC) SITE MANAGER.
- NO PRIVATE INFRASTRUCTURE IS PERMITTED TO CONNECT TO PUBLIC INFRASTRUCTURE, INCLUDING PUBLIC METER.
- COORDINATE AND SCHEDULE ALL ELECTRICAL OUTAGES AND OUTAGE TIME FRAMES WITH FITZSIMONS INNOVATION SAMPUS (FIC) SITE MANAGER AT LEAST TWO WEEKS PRIOR TO OUTAGE. ACCOMPLISH ALL PREP WORK PRIOR TO OUTAGE TO MINIMIZE THE OUTAGE TIME FRAME. SUBMIT A DETAILED METHOD OF PROCEDURE (MOP) FOR ALL OUTAGES FOUR WEEKS PRIOR TO OUTAGE. PERFORM OUTAGES DURING OFF HOURS AT A TIME ACCEPTABLE BY THE FIC SITE MANAGER.
- POWER DISTRIBUTION LUG SIZES ARE NOT INDICATE ON THIS DRAWING. ENSURE THAT ALL LUGS ARE SIZED TO ACCOMODATE FEEDER SIZES.
- THESE DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. DATA PRESENTED ON THIS DRAWING IS AS ACCURATE AS CAN BE DETERMINED, BUT ACCURACY IS NOT GUARANTEED. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ENGINEER IS NEITHER RESPONSIBLE FOR ITS ACCURACY, NOR ERRORS NOR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DOCUMENTS. FIELD VERIFICATION OF ALL AFFECTED COMPONENTS IS REQUIRED.
- THE LUMINAIRE SELECTION UNDER THIS CONTRACT IS PROVIDED BY OTHERS. REFER TO THE FITZSIMONS INNOVATION CAMPUS (FIC) LIGHTING IMPROVEMENTS DOCUMENTS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

BIOSCIENCE 4

SCALE: 1" = 30'-0"

STREET PHOTOMETRIC PLAN SHEET 31 OF 38

BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

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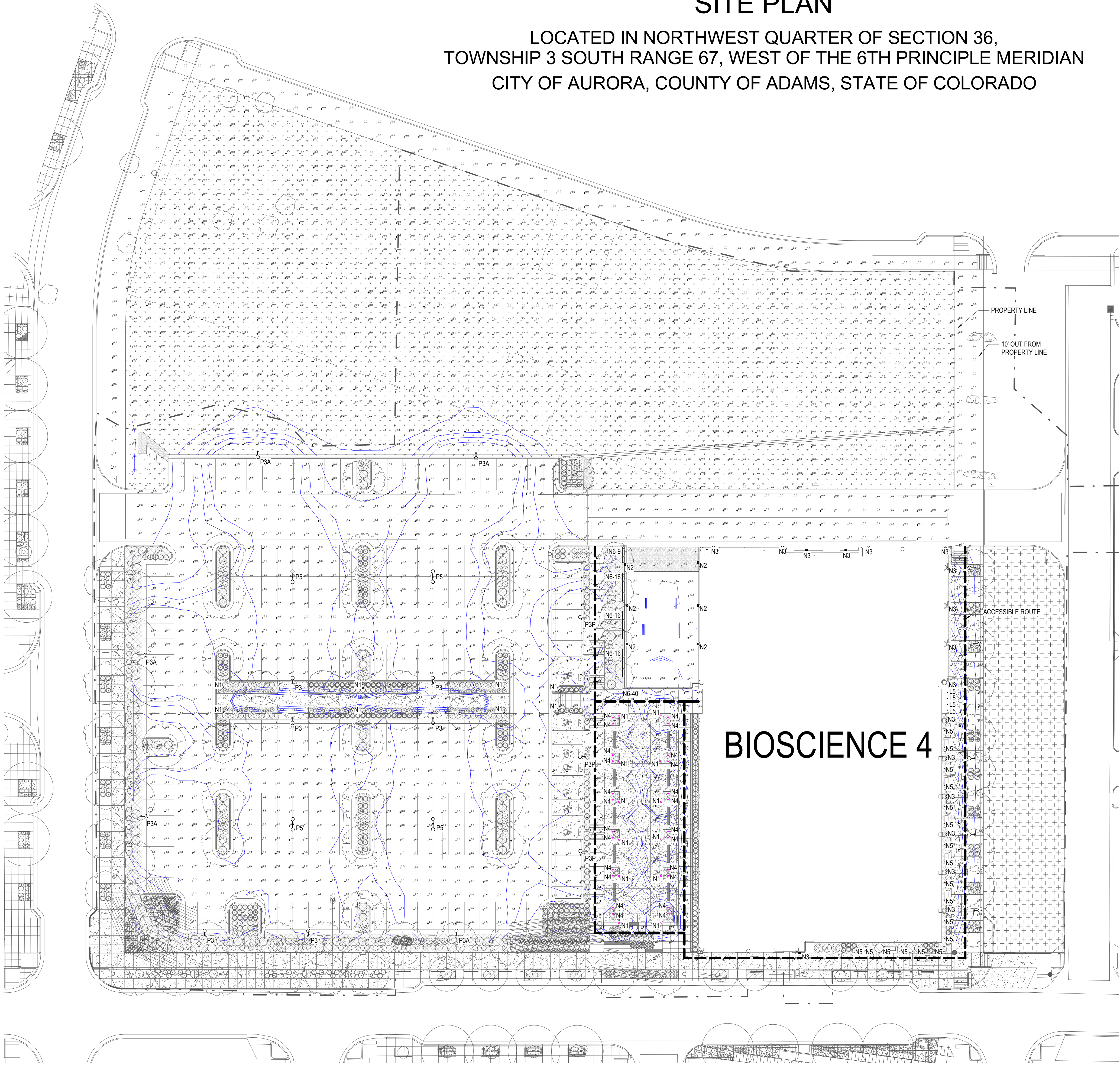


# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPLE MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

CLARK, RICHARDSON AND BISKUP  
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1251 NW BRIARCLIFF PARKWAY  
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KANSAS CITY, MO 64116  
PHONE: 816-880-9800  
FAX: 816-880-9898



| Statistics                                    |        |          |          |          |         |         |
|-----------------------------------------------|--------|----------|----------|----------|---------|---------|
| Description                                   | Symbol | Avg      | Max      | Min      | Max/Min | Avg/Min |
| 10' FROM PROPERTY LINE                        | +      | 0.1 fc   | 1.9 fc   | 0.0 fc   | N/A     | N/A     |
| ADA ROUTE - EAST OF BUILDING                  | □      | 1.6 fc   | 1.9 fc   | 1.1 fc   | 1.7:1   | 1.5:1   |
| ADA ROUTE - EAST OF PARKING                   | □      | 2.3 fc   | 5.1 fc   | 0.4 fc   | 12.8:1  | 5.8:1   |
| ADA ROUTE - SOUTH OF BUILDING                 | □      | 0.504 fc | 2.256 fc | 0.005 fc | 451.2:1 | 100.8:1 |
| ADA ROUTE - WEST ENTRY                        | □      | 1.2 fc   | 2.0 fc   | 0.6 fc   | 3.3:1   | 2.0:1   |
| ADA ROUTE - WEST OF BUILDING                  | □      | 2.7 fc   | 4.7 fc   | 0.2 fc   | 23.5:1  | 13.5:1  |
| GENERATOR AREA                                | +      | 7.4 fc   | 14.3 fc  | 0.1 fc   | 143.0:1 | 74.0:1  |
| GRASS AREAS BETWEEN SIDEWALKS AND PARKING LOT | +      | 1.9 fc   | 9.0 fc   | 0.2 fc   | 45.0:1  | 9.5:1   |
| LOADING DOCK                                  | +      | 1.7 fc   | 26.8 fc  | 0.0 fc   | N/A     | N/A     |
| PARKING LOT                                   | +      | 2.3 fc   | 6.0 fc   | 0.3 fc   | 20.0:1  | 7.7:1   |
| SCRANTON ST. PEDESTRIAN SIDEWALK              | +      | 1.4 fc   | 3.9 fc   | 0.1 fc   | 39.0:1  | 14.0:1  |
| UNDEVELOPED AREA                              | +      | 0.1 fc   | 2.3 fc   | 0.0 fc   | N/A     | N/A     |
| WALKWAY IN PARKING                            | +      | 2.8 fc   | 8.5 fc   | 1.3 fc   | 6.5:1   | 2.2:1   |

| DESIGN GUIDELINES/REQUIREMENTS     | AVG     | MAX | MIN    | MAX/MIN | AVG/MIN |
|------------------------------------|---------|-----|--------|---------|---------|
| FIC DESIGN GUIDELINES: PARKING LOT | <3.0 fc | N/A | 0.2 fc | 20:1    | N/A     |
| FIC DESIGN GUIDELINES: GENERAL     | <3.0 fc | N/A | N/A    | N/A     | N/A     |
| ADA REQUIREMENTS                   | N/A     | N/A | 1.0 fc | N/A     | N/A     |

### GENERAL NOTES

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION.  
SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL: THE MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
- STREET AND PEDESTRIAN LIGHTS ARE OWNED AND MAINTAINED BY THE FRAMESTRO DISTRICT IN PERPETUITY.
- LUMINAIRE CALCULATIONS INCLUDE PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER. CALCULATIONS WERE PERFORMED USING VISUAL LIGHTING 2.11.0058.
- COORDINATE ALL ELECTRICAL SITE WORK WITH FIZSIMONS INNOVATION CAMPUS (FIC) SITE MANAGER PRIOR TO ROUGH-IN.
- TYPE N6 LIGHTS ARE DECORATIVE ONLY AND ARE NOT INCLUDED IN CALCULATIONS, AS THEIR CONTRIBUTION IS ASSUMED TO BE NEGLIGIBLE.

BIOSCIENCE 4

SCALE: 1" = 30'-0"

SITE PHOTOMETRIC PLAN SHEET 32 OF 38

BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

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# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
 TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPLE MERIDIAN  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



### LUMINAIRE SCHEDULE - STREET

| TYPE | DESCRIPTION                                                                                                                                     | LUMEN PACKAGE | LENS/OPTICS                              | MOUNTING     | LUMINAIRE MANUFACTURER | CATALOG NUMBER                                                                                                             | POLE MANUFACTURER | INPUT WATTS | VOLTAGE     | REMARKS                                                                          |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------|--------------|------------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------|-------------|-------------|----------------------------------------------------------------------------------|
| P2   | 28' STREET COMBO POLE WITH UPPER ARM AND LOWER ARM, STREET AND PEDESTRIAN LUMINAIRE, IP66, MARINE-GRADE DIE CAST ALUMINUM ALLOY BODY, UL LISTED | LED           | NON-REFLECTING SAFETY GLASS LENS, HINGED | POLE MOUNTED | WE-EF                  | STREET- RFL540 SE LED 111-0487-MOD (7 PIN ANSI RECEPTACLE); PEDESTRIAN- RFL330 SE LED 111-0451-MOD (7 PIN ANSI RECEPTACLE) | MOUNTAIN STATES   | 56 VA       | 277 V 240 V | <varies>                                                                         |
| P4   | 15' PEDESTRIAN POLE POLE WITH SINGLE ARM AND PEDESTRIAN LUMINAIRE, IP66, MARINE-GRADE DIE CAST ALUMINUM ALLOY BODY, UL LISTED                   | LED           | NON-REFLECTING SAFETY GLASS LENS, HINGED | POLE MOUNTED | WE-EF                  | PEDESTRIAN- RFL530 SE LED 111-0451-MOD (7 PIN ANSI RECEPTACLE)                                                             | MOUNTAIN STATES   | 14 VA       | 277 V 240 V | REFER TO P4 POLE DETAIL FOR LUMINAIRE MOUNTING HEIGHT AND ADDITIONAL INFORMATION |

**NOTES:**

1. WE-EF MANUFACTURER HAS UPDATED PART NUMBERS FOR THE RFL530 AND RFL540 SERIES LUMINARIES. LUMINAIRE SCHEDULE INDICATES NEW PART NUMBER. PREVIOUS PART NUMBER EQUIVALENTS ARE LISTED BELOW FOR REFERENCE ONLY.  
 PEDESTRIAN LUMINAIRE: PREVIOUSLY 661-1346  
 PARKING LOT LUMINAIRE: PREVIOUSLY 661-2525  
 STREET LUMINAIRE: PREVIOUSLY 661-2336

### PEDESTRIAN (P4)

RFL530-SE LED

111-0451

previous product code: 661-1346 for reference only!

we-ef

**Description**  
 Wall and pole mounted luminaire. IP66, Class I, 800'. Marine grade, die-cast aluminum alloy, 303 stainless corrosion protection including PCS hardware. Silicone GCR® Corrosion Compensator Gasket. Non-reflecting safety glass lens. Integral, dual arm entry, 240V equivalent optics for superior illumination and glare control. Integral driver in thermally compensated compartment. GCR® One LED Circuitry. Factory installed LED circuit board, 0-10V Dimming control standard with Luminaire. Luminaire is factory sealed and does not need to be opened during installation. Recommended mounting height 10-20', depending on mounting and light distribution selected. Specify product with 7 Digit product code - Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately. Example: 100-XXXX-0000 (Black) - 100-XXXX (Accessory 1)

**Beam Type** (570) Type B Short

**Light Source** LED-12/12W / 250 mA - 3000 K

**CRI** 80

**Color Temp** electronic gear

**Maximal Luminaire Flux (lm)**

LED Lumens 134.5 lm

LEDs 12

Total Lumens 1674 lm

T<sub>a</sub> 85 °C

**Delivered Luminaire Flux (lm)**

LED Lumens 121.1 lm

Total Lumens 1493.2 lm

T<sub>a</sub> 25 °C

**Rated Input Power** 14 W

### STREET (P2)

RFL540-SE LED

Street and Area Lighting

117

we-ef

**Description**  
 Wall and pole mounted LED luminaire. IP66, Class I, 800'. Marine grade, die-cast aluminum alloy, 303 stainless corrosion protection including PCS hardware. Silicone GCR® Corrosion Compensator Gasket. Non-reflecting safety glass lens. Integral, dual arm entry, 240V equivalent optics for superior illumination and glare control. Integral driver in thermally compensated compartment. GCR® One LED Circuitry. Factory installed LED circuit board, 0-10V Dimming control standard with luminaire. Luminaire is factory sealed and does not need to be opened during installation. Recommended mounting height 10-20', depending on mounting and light distribution selected. Specify product with 7 Digit product code - Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately. Example: 100-XXXX-0000 (Black) - 100-XXXX (Accessory 1)

**Beam Type** (570) Type B Short

**Light Source** LED-12/12W / 250 mA - 3000 K

**CRI** 80

**Color Temp** electronic gear

**Maximal Luminaire Flux (lm)**

LED Lumens 134.5 lm

LEDs 12

Total Lumens 1674 lm

T<sub>a</sub> 85 °C

**Delivered Luminaire Flux (lm)**

LED Lumens 121.1 lm

Total Lumens 1493.2 lm

T<sub>a</sub> 25 °C

**Rated Input Power** 14 W

**PANELBOARD: (E) PL5**

BUS RATING: 100 A  
 MAIN TYPE: MCB - 60 A  
 VOLTAGE: 240/120V 1Ø 3W

MOUNTING: SURFACE  
 ENCLOSURE: NEMA 3R

SUPPLY FROM:  
 LOCATION:

MINIMUM AIC RATING: 10000A  
 ACCESSORIES:

| NOTE                | CKT | DESCRIPTION                  | CONDUCTORS     | COND | AMP           | P | A                | B        | P                                    | AMP | COND | CONDUCTORS | DESCRIPTION                  | CKT | NOTE |
|---------------------|-----|------------------------------|----------------|------|---------------|---|------------------|----------|--------------------------------------|-----|------|------------|------------------------------|-----|------|
|                     | 1   | LTG - 22ND AVE. N. SIDE      | (2) #12, #12G  | 2"   | 20            | 2 | 0.12             | 0.18     |                                      | 1   | 20   | --         | (E) GFCI RCPT & LTG CONTROLS | 2   | --   |
|                     | 3   |                              |                |      |               |   |                  |          |                                      | 1   | 20   | --         | SPARE                        | 4   | --   |
| --                  | 5   | (E) LT - 22ND AVE. N. SIDE   | --             | --   | 20            | 2 | 0.22             | 0.00     |                                      | 1   | 20   | --         | SPARE                        | 6   | --   |
|                     | 7   |                              |                |      |               |   |                  |          |                                      | 1   | 20   | --         | SPARE                        | 8   | --   |
| --                  | 9   | (E) LTG - REVERSE ST W. SIDE | --             | --   | 20            | 2 | 0.16             | 0.00     |                                      | 1   | 20   | --         | SPARE                        | 10  | --   |
|                     | 11  |                              |                |      |               |   |                  |          |                                      | 1   | 20   | --         | SPARE                        | 12  | --   |
| --                  | 13  | (E) LTG - REVERSE ST E. SIDE | --             | --   | 20            | 2 | 0.11             | 0.00     |                                      | 1   | 20   | --         | SPARE                        | 14  | --   |
|                     | 15  |                              |                |      |               |   |                  |          |                                      | 1   | 20   | --         | SPARE                        | 16  | --   |
| --                  | 17  | SPARE                        | --             | --   | 20            | 1 | 0.00             | 0.00     |                                      | 1   | 20   | --         | SPARE                        | 18  | --   |
| TOTAL KVA:          |     |                              |                |      |               |   | 0.79 kVA         | 0.61 kVA |                                      |     |      |            |                              |     |      |
| TOTAL AMPS:         |     |                              |                |      |               |   | 7 A              | 5 A      |                                      |     |      |            |                              |     |      |
| LOAD CLASSIFICATION |     |                              | CONNECTED LOAD |      | DEMAND FACTOR |   | ESTIMATED DEMAND |          | PANEL TOTALS                         |     |      |            |                              |     |      |
| Lighting            |     |                              | 238 VA         |      | 100.00%       |   | 238 VA           |          | TOTAL CONNECTED KVA: 1.39 kVA        |     |      |            |                              |     |      |
| Spare               |     |                              | 1152 VA        |      | 100.00%       |   | 1152 VA          |          | TOTAL ESTIMATED DEMAND KVA: 1.39 kVA |     |      |            |                              |     |      |
| EQUIPMENT - GENERAL |     |                              | 0 VA           |      | 0.00%         |   | 0 VA             |          | TOTAL CONNECTED CURRENT: 6 A         |     |      |            |                              |     |      |
|                     |     |                              |                |      |               |   |                  |          | TOTAL ESTIMATED DEMAND CURRENT: 6 A  |     |      |            |                              |     |      |

**PANELBOARD: (E) PL10**

BUS RATING: 100 A  
 MAIN TYPE: MCB - 60 A  
 VOLTAGE: 480/277V 3Ø 4W

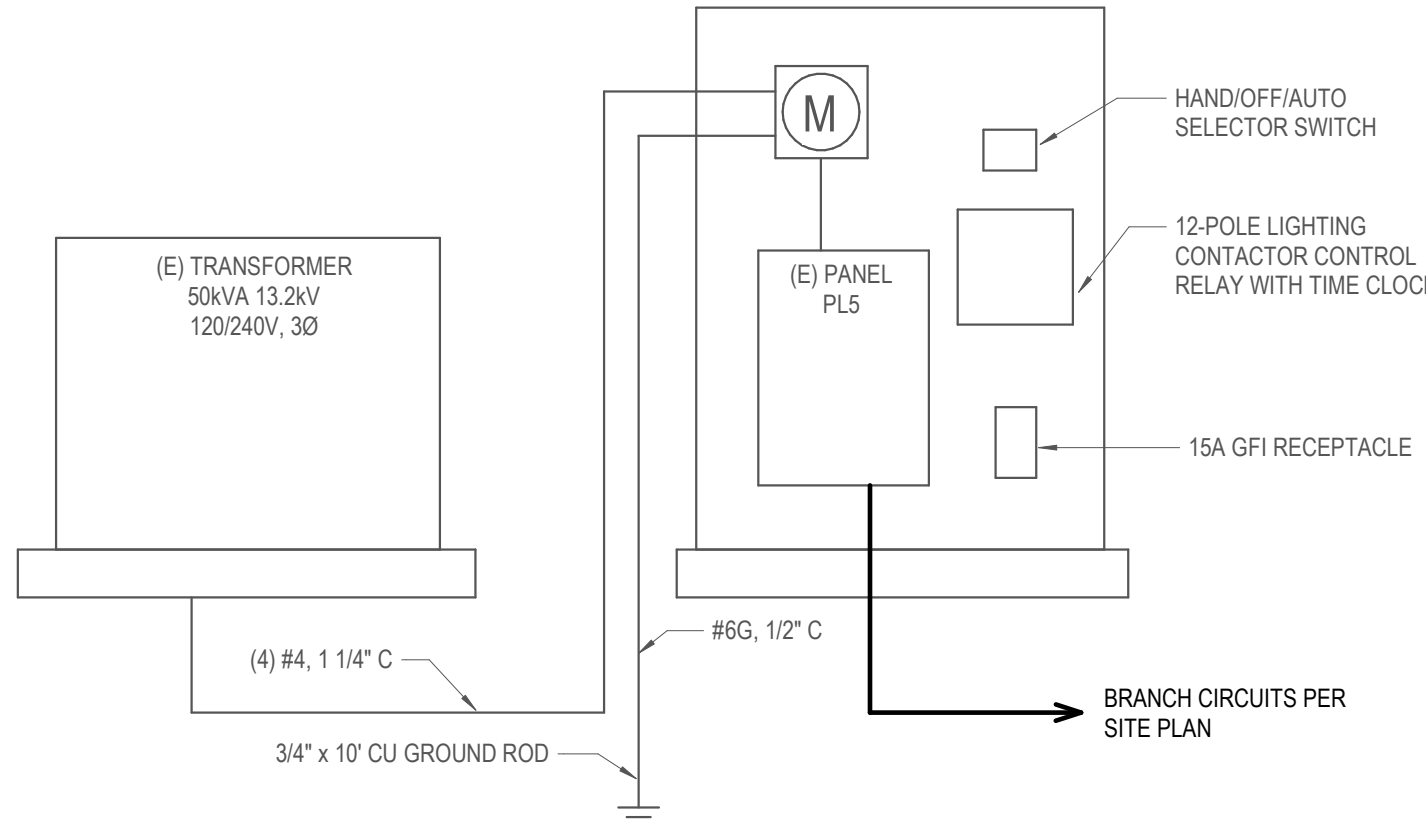
MOUNTING: SURFACE  
 ENCLOSURE: NEMA 3R

SUPPLY FROM:  
 LOCATION:

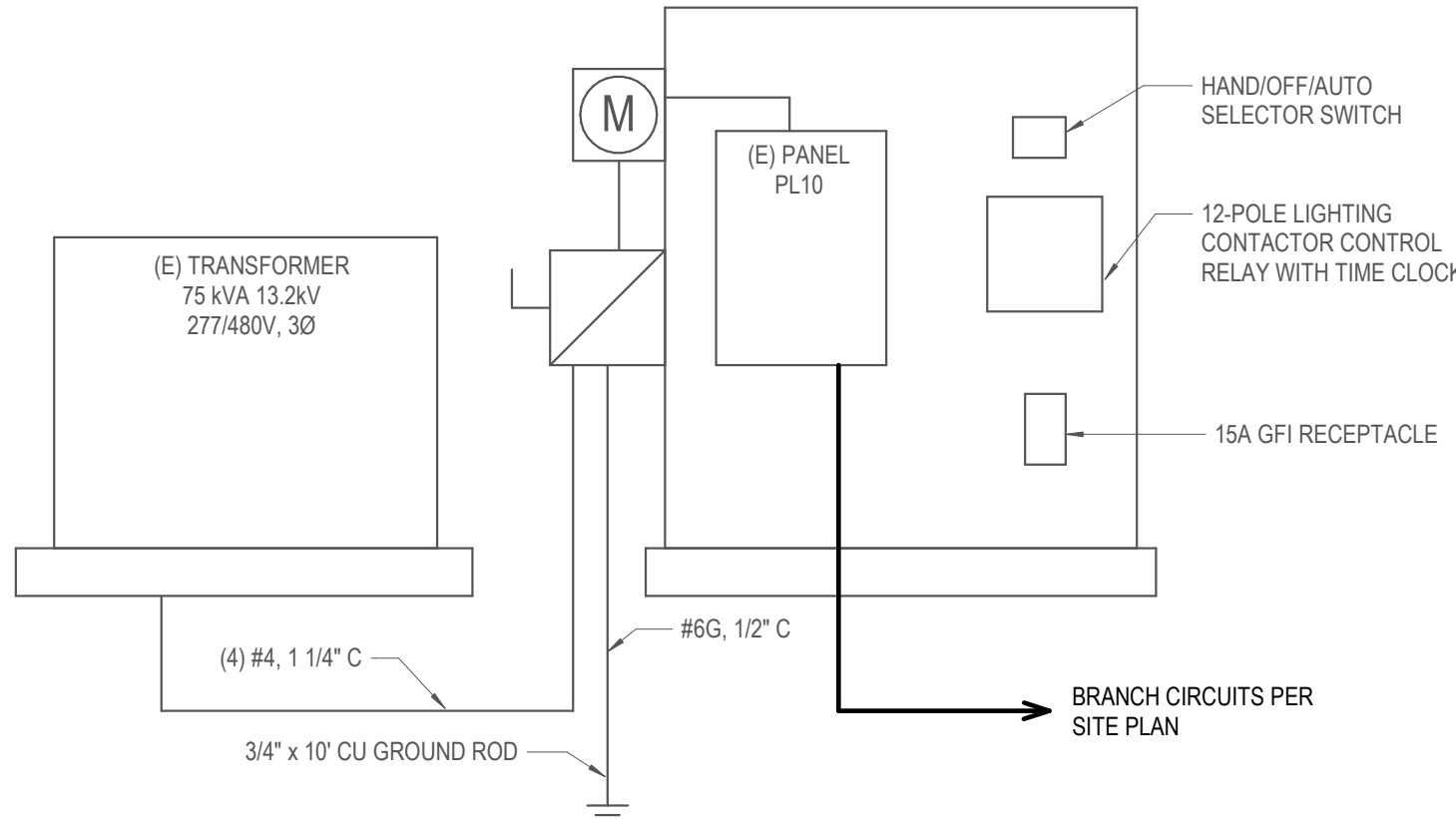
MINIMUM AIC RATING: 10000A  
 ACCESSORIES:

| NOTE                | CKT | DESCRIPTION            | CONDUCTORS     | COND | AMP           | P | A                | B        | C                                    | P    | AMP | COND | CONDUCTORS | DESCRIPTION        | CKT | NOTE |
|---------------------|-----|------------------------|----------------|------|---------------|---|------------------|----------|--------------------------------------|------|-----|------|------------|--------------------|-----|------|
| --                  | 1   | (E) LTG - N REVERSE ST | --             | --   | 20            | 1 | 0.29             | 0.38     |                                      |      | 1   | 20   | --         | GFI REC & CONTROLS | 2   | --   |
| --                  | 3   | (E) LTG - 22ND AVE     | --             | --   | 20            | 1 |                  | 0.20     | 0.00                                 |      | 1   | 20   | --         | SPARE              | 4   | --   |
| --                  | 5   | (E) LTG - RACINE ST    | --             | --   | 20            | 1 |                  |          | 0.31                                 | 0.00 | 1   | 20   | --         | SPARE              | 6   | --   |
|                     | 7   | LTG - N REVERSE ST     | (2) #12, #12G  | 2"   | 20            | 1 | 0.20             | 0.00     |                                      |      | 1   | 20   | --         | SPARE              | 8   | --   |
| --                  | 9   | SPARE                  | --             | --   | 20            | 1 |                  | 0.00     | 0.00                                 |      | 1   | 20   | --         | SPARE              | 10  | --   |
| --                  | 11  | SPARE                  | --             | --   | 20            | 1 |                  |          | 0.00                                 | 0.00 | 1   | 20   | --         | SPARE              | 12  | --   |
| TOTAL KVA:          |     |                        |                |      |               |   | 0.87 kVA         | 0.20 kVA | 0.31 kVA                             |      |     |      |            |                    |     |      |
| TOTAL AMPS:         |     |                        |                |      |               |   | 3 A              | 1 A      | 1 A                                  |      |     |      |            |                    |     |      |
| LOAD CLASSIFICATION |     |                        | CONNECTED LOAD |      | DEMAND FACTOR |   | ESTIMATED DEMAND |          | PANEL TOTALS                         |      |     |      |            |                    |     |      |
| Lighting            |     |                        | 196 VA         |      | 100.00%       |   | 196 VA           |          | TOTAL CONNECTED KVA: 1.37 kVA        |      |     |      |            |                    |     |      |
| Spare               |     |                        | 1178 VA        |      | 100.00%       |   | 1178 VA          |          | TOTAL ESTIMATED DEMAND KVA: 1.37 kVA |      |     |      |            |                    |     |      |
| EQUIPMENT - GENERAL |     |                        | 0 VA           |      | 0.00%         |   | 0 VA             |          | TOTAL CONNECTED CURRENT: 2 A         |      |     |      |            |                    |     |      |
|                     |     |                        |                |      |               |   |                  |          | TOTAL ESTIMATED DEMAND CURRENT: 2 A  |      |     |      |            |                    |     |      |

2 LIGHTING CONTROL PANEL "PL5" ELECTRICAL ONE-LINE DIAGRAM  
 NOT TO SCALE



1 LIGHTING CONTROL PANEL "PL10" ELECTRICAL ONE-LINE DIAGRAM  
 NOT TO SCALE






# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

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KANSAS CITY, MO 64116  
PHONE: 816-880-9800  
FAX: 816-880-9898

| LUMINAIRE SCHEDULE - SITE |                                                                                                                                                       |               |                                          |                 |                        |                                                                                                                                                  |                   |             |         |                                                       |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------|-----------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------|---------|-------------------------------------------------------|
| TYPE                      | DESCRIPTION                                                                                                                                           | LUMEN PACKAGE | LENS/OPTICS                              | MOUNTING        | LUMINAIRE MANUFACTURER | CATALOG NUMBER                                                                                                                                   | POLE MANUFACTURER | INPUT WATTS | VOLTAGE | REMARKS                                               |
| N1                        | PEDESTRIAN LED BOLLARD                                                                                                                                | LED           | SAFETY GLASS                             | BOLLARD         | BEGA                   | TOP: 84-224-K3-BLK<br>BASE: 99-622-BLK                                                                                                           | N/A               | 21 VA       | 277 V   |                                                       |
| N2                        | WALL PACK, 3000 LM                                                                                                                                    | LED           | FROSTED ACRYLIC                          | WALL MOUNTED    | CURRENT LIGHTING       | TRP2-D-20-3K7-FT-UNV-BL                                                                                                                          | N/A               | 22 VA       | 277 V   |                                                       |
| N2E                       | WALL PACK, 3000 LM, WITH EMERGENCY BATTERY PACK                                                                                                       | LED           | FROSTED ACRYLIC                          | WALL MOUNTED    | CURRENT LIGHTING       | TRP2-D-20-3K7-FT-277-BL-E                                                                                                                        | N/A               | 22 VA       | 277 V   |                                                       |
| N3                        | PERIMETER WALL PACK, 1000 LM                                                                                                                          | LED           | SAFETY GLASS                             | WALL MOUNTED    | BEGA                   | 22-360-K3-BLK                                                                                                                                    | N/A               | 21 VA       | 277 V   |                                                       |
| N4                        | INGROUND UPLIGHT, 570 LM                                                                                                                              | LED           | SAFETY GLASS                             | INGROUND        | BEGA                   | 77-146-K3                                                                                                                                        | N/A               | 6 VA        | 277 V   |                                                       |
| N5                        | 4" SQUARE DOWNLIGHT, 250 LM                                                                                                                           | LED           | OPEN REFLECTOR                           | RECESSED        | GOHAM                  | EVO4SQ 30/02 AR LSS MVOLT                                                                                                                        | N/A               | 3 VA        | 277 V   |                                                       |
| N6-9                      | 9' LONG IP68 ROPE LIGHT, 4.6 W/FT                                                                                                                     | RBGW LED      | FLEXIBLE WHITE DIFFUSER                  | SURFACE MOUNTED | KELVIX                 | SW3-108-RGBW-VR-B-XX-IP68                                                                                                                        | N/A               | 41 VA       | 277 V   |                                                       |
| N6-16                     | 16' LONG IP68 ROPE LIGHT, 4.6 W/FT                                                                                                                    | RBGW LED      | FLEXIBLE WHITE DIFFUSER                  | SURFACE MOUNTED | KELVIX                 | SW3-192-RGBW-VR-B-XX-IP68                                                                                                                        | N/A               | 77 VA       | 277 V   |                                                       |
| N6-40                     | 40' LONG IP68 ROPE LIGHT, 4.6 W/FT                                                                                                                    | RBGW LED      | FLEXIBLE WHITE DIFFUSER                  | SURFACE MOUNTED | KELVIX                 | SW3-480-RGBW-VR-B-XX-IP68                                                                                                                        | N/A               | 184 VA      | 277 V   |                                                       |
| P3                        | 25' PARKING LOT POLE WITH SINGLE UPPER ARM AND PARKING LOT LUMINAIRE, IP66, MARINE-GRADE DIE CAST ALUMINUM ALLOY BODY, UL LISTED                      | LED           | NON-REFLECTING SAFETY GLASS LENS, HINGED | POLE MOUNTED    | RAGNI LIGHTING         | PARKING LOT:ATNS-6600-64L-350-3-T4-LT-BLK-MOD (7 PIN ANSI RECEPTACLE)                                                                            | VALMONT           | 67 VA       | 277 V   | POLE SPECIFICATION: DS340-400V250-D1-FP-BK-FBC-AB-HH; |
| P3A                       | 25' PARKING LOT POLE WITH SINGLE UPPER ARM AND PARKING LOT LUMINAIRE, IP66, MARINE-GRADE DIE CAST ALUMINUM ALLOY BODY, UL LISTED                      | LED           | NON-REFLECTING SAFETY GLASS LENS, HINGED | POLE MOUNTED    | RAGNI LIGHTING         | PARKING LOT:ATNS-6600-80L-700-3-T4-LT-BLK-MOD (7 PIN ANSI RECEPTACLE)                                                                            | VALMONT           | 175 VA      | 277 V   | POLE SPECIFICATION: DS340-400V250-D1-FP-BK-FBC-AB-HH  |
| P3P                       | 25' PARKING LOT COMBO POLE WITH UPPER AND LOWER ARM, PARKING LOT AND PEDESTRIAN LUMINAIRE, IP66, MARINE-GRADE DIE CAST ALUMINUM ALLOY BODY, UL LISTED | LED           | NON-REFLECTING SAFETY GLASS LENS, HINGED | POLE MOUNTED    | RAGNI LIGHTING         | PARKING LOT: ATNS-6600-64L-350-3-T4-LT-BLK-MOD (7 PIN ANSI RECEPTACLE);<br>PEDESTRIAN: ATNS-6480-16-35-3-T2-1-LT-BLK-MOD (7 PIN ANSI RECEPTACLE) | VALMONT           | 89 VA       | 277 V   | POLE SPECIFICATION: DS340-400V250-D2-FP-BK-FBC-AB-HH  |
| P5                        | 25' DOUBLE ARM PARKING LOT POLE WITH (2) PARKING LOT LUMINAIRES, IP66, MARINE-GRADE DIE CAST ALUMINUM ALLOY BODY, UL LISTED                           | LED           | NON-REFLECTING SAFETY GLASS LENS, HINGED | POLE MOUNTED    | RAGNI LIGHTING         | PARKING LOT: (2) ATNS-660-64L-350-3-T4-LT-BLK-MOD (7 PIN ANSI RECEPTACLE)                                                                        | VALMONT           | 134 VA      | 277 V   | POLE SPECIFICATION: DS340-400V250-D1-FP-BK-FBC-AB-HH  |





# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPLE MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



CLARK, RICHARDSON AND BISKUP  
CONSULTING ENGINEERS, INC.  
CRB ARCHITECTS-ENGINEERS P.C.  
1251 NW BRIARCLIFF PARKWAY  
SUITE 500  
KANSAS CITY, MO 64116  
PHONE: 816-880-9800  
FAX: 816-880-9898

### PARKING AND PEDESTRIAN (P3, P3P, P5)

**ATINIA SLIM**  
FUNCTIONAL LIGHTING RANGE - STREET LIGHTING

**32**

**Technical Characteristics**

|                                 | ATINIA SLIM 6480       | ATINIA SLIM 6600       |
|---------------------------------|------------------------|------------------------|
| Weight (lbs)                    | 13.22                  | 26.46                  |
| Without control gear            |                        |                        |
| EPA (lm)                        | 0.43                   | 0.65                   |
| Protection index                | IP66                   | IP66                   |
| Shock resistance                | IK 08 (IK 10 optional) | IK 08 (IK 10 optional) |
| Materials:                      |                        |                        |
| Luminaire                       | Cast aluminum          | Cast aluminum          |
| Top mounted version's connector | Tempered glass         | Tempered glass         |
| Protection                      |                        |                        |

**Electrical Characteristics**

- Power current up to 700mA
- Electrical class: I & II PCB available only for Type II
- Nominal voltage: 110-277V + 347-480V
- Varistor protection against higher voltages
- Optional surge protector or overvoltage protection systems
- Driver integrated into the luminaire
- Optional lighting management systems

**Lighting Distributions**

| Type                   | Type I               | Type II              | Type III             | Type IV              | Type V               |
|------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| LED color temperature  | 3000K                | 3000K                | 3000K                | 3000K                | 3000K                |
| LED module wattage     | 15.6W                | 15.6W                | 15.6W                | 15.6W                | 15.6W                |
| System wattage         | 21.0W                | 21.0W                | 21.0W                | 21.0W                | 21.0W                |
| Color rendering index  | 80-90                | 80-90                | 80-90                | 80-90                | 80-90                |
| Luminaire lumens       | 1,668 lumens (4000K) | 1,668 lumens (4000K) | 1,668 lumens (4000K) | 1,668 lumens (4000K) | 1,668 lumens (4000K) |
| LED service life (L70) | 60,000 hours         | 60,000 hours         | 60,000 hours         | 60,000 hours         | 60,000 hours         |

**Finish**

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Locking finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally availableRAL and custom colors, are a polyester powder.

Available colors: B Black (BLK) □ White (WHT) □RAL  
□ Bronze (BRZ) □ Silver (SLV) □ CUS

**BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com**

### PEDESTRIAN BOLLARD (N1)

**System bollard head - shielded with reflector - 360°**

**Application**

System bollard head with 360° light distribution. Simply order the bollard head and also the required bollard tube in various heights and options. Both modules can be joined together easily and quickly during installation.

**Materials**

Luminaire housing constructed of die-cast marine grade, copper free (40.3% copper content) A360.0 aluminum alloy

Clear safety glass

Reflector made of pure anodized aluminum

High temperature silicone gasket

Mechanically captive stainless steel fasteners

Interlocking stainless steel mounting mechanism

**NTNL** listed to North American Standards, suitable for wet locations

Protection class IP66

Weight: 14.3 lbs

**Electrical**

| Operating voltage         | 120-277VAC           |
|---------------------------|----------------------|
| Minimum start temperature | 32°F                 |
| LED module wattage        | 15.6W                |
| System wattage            | 21.0W                |
| Controllability           | 0-10V dimmable       |
| Color rendering index     | 80-90                |
| Luminaire lumens          | 1,668 lumens (4000K) |
| LED service life (L70)    | 60,000 hours         |

**LED color temperature**

- 3000K - Product number: **K4**
- 3000K - Product number: **K35**
- 3000K - Product number: **K3**
- 3000K - Product number: **K37**
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- 3000K - Product number: **K464**
- 3000K - Product number: **K465**
- 3000K - Product number: **K466**
- 3000K - Product number: **K467**
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- 3000K - Product number: **K505**
-



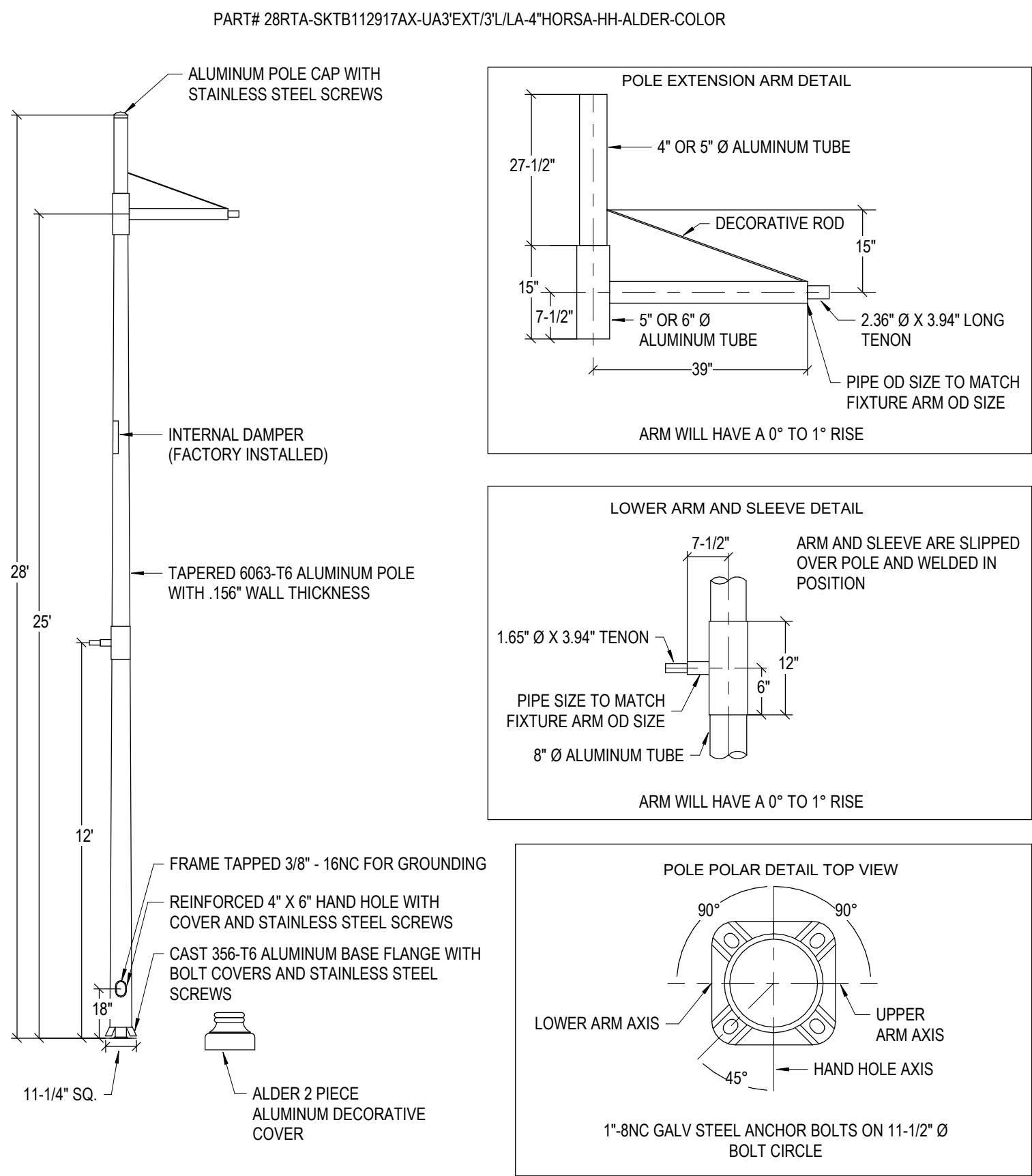
# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPLE MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

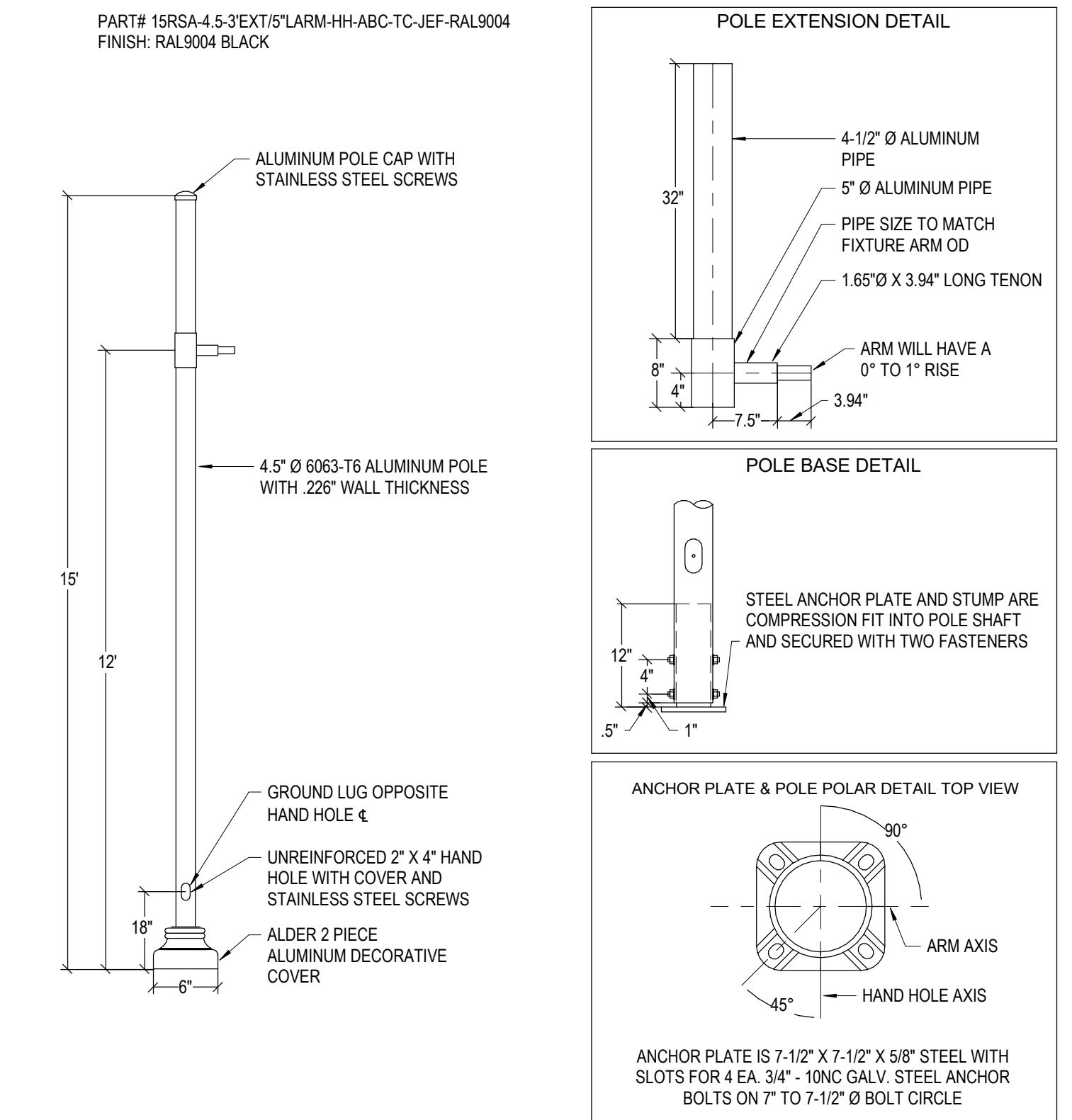


CLARK, RICHARDSON AND BISKUP  
CONSULTING ENGINEERS, INC.  
CRB ARCHITECTS-ENGINEERS P.C.  
1251 NW BRIARCLIFF PARKWAY  
SUITE 500  
KANSAS CITY, MO 64116  
PHONE: 816-880-9800  
FAX: 816-880-9898



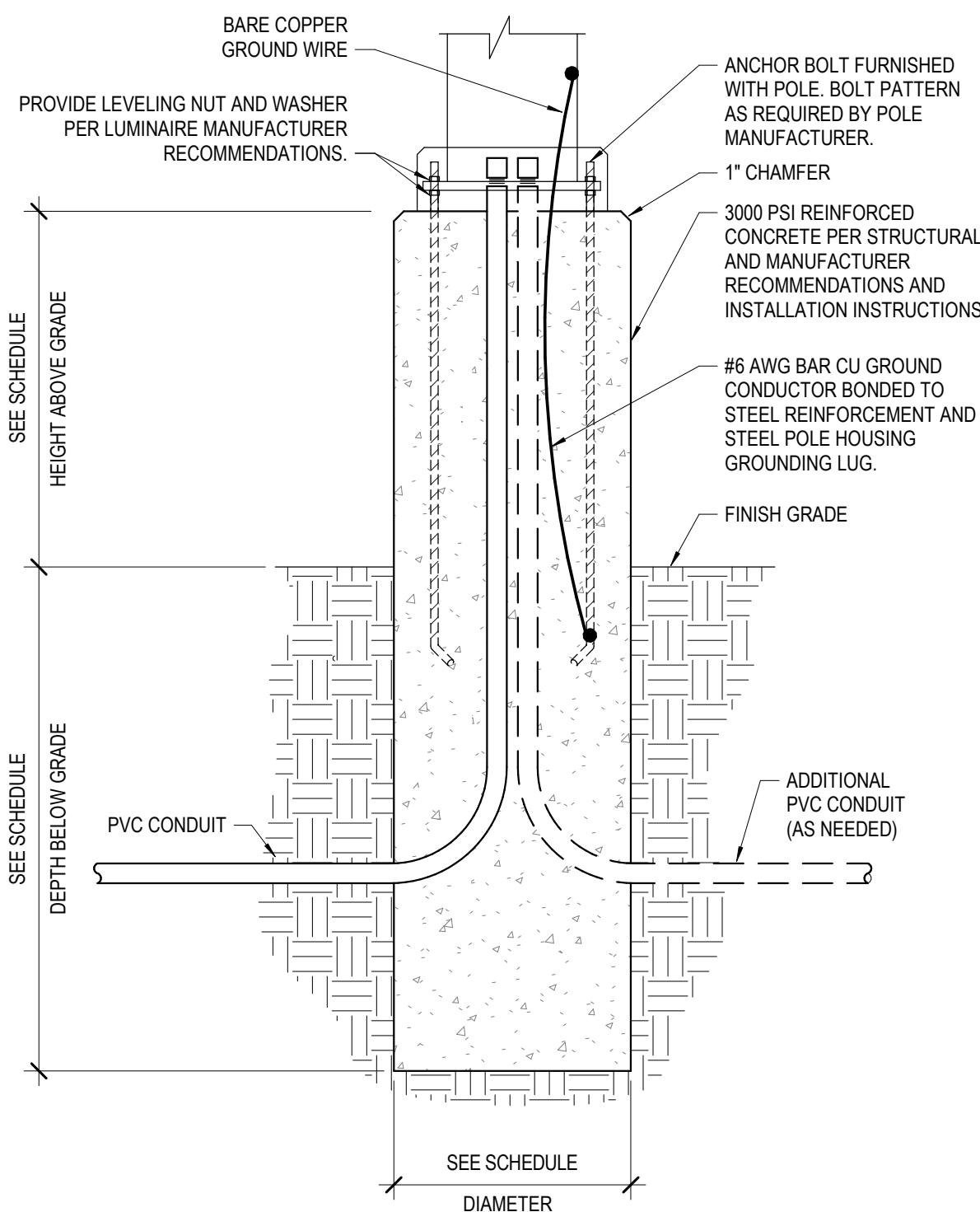
### 1 P2 - STREET AND PEDESTRIAN POLE COMBO

NOT TO SCALE



### 2 P4 - PEDESTRIAN POLE

NOT TO SCALE



#### FOOTING SCHEDULE

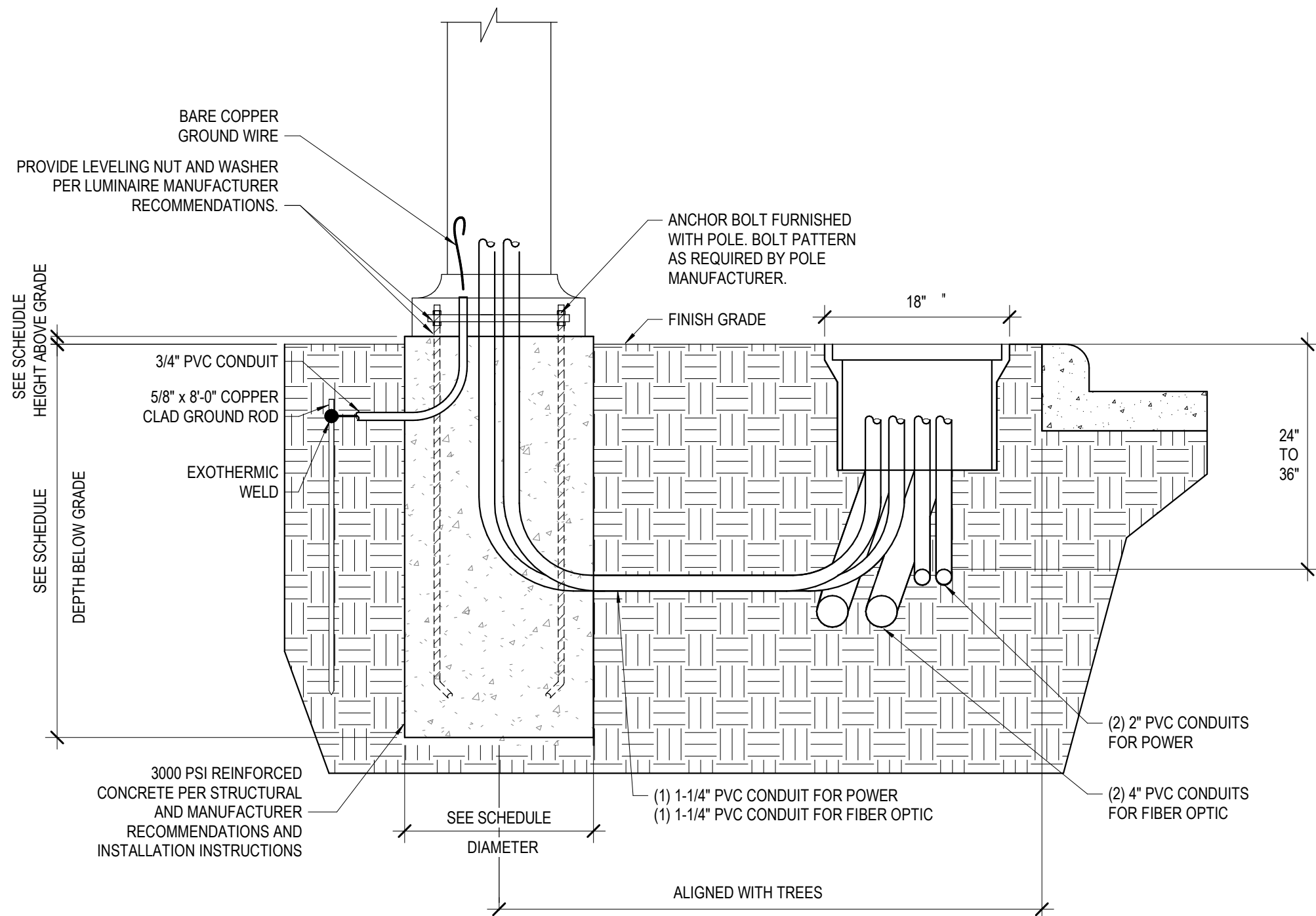
| LUMINAIRE TYPE | DIAMETER  | ABOVE GRADE HEIGHT | DEPTH BELOW GRADE |
|----------------|-----------|--------------------|-------------------|
| N1             | PER MANF. | 0'-1"              | PER MANF.         |
| P3, P3A        | PER MANF. | 2'-6"              | PER MANF.         |
| P3P            | PER MANF. | 2'-6"              | PER MANF.         |
| P5             | PER MANF. | 2'-6"              | PER MANF.         |

#### DETAIL GENERAL NOTES

- UNLESS NOTED OTHERWISE, POLE BASE SHALL BE INSTALLED FLUSH WITH GRADE OR PAVING WITH ONLY A 2" ABOVE GRADE PROJECTCTON. WHERE ABOVE GRADE BASE IS SPECIFIED INSTALL ABOVE FINISHED GRADE OR PAVING AS DIMENSIONED. HAND RUN EXPOSED BASE TO SAND FINISH.
- ANCHOR BOLT COVER: AFTER PLUMBING OF POLE AND COMPLETION OF INSTALLATION, TACK WELD COVER TO POLE ON EACH SIDE TO PREVENT REMOVAL OF ANCHOR BOT NUTS. CLEAN, PRIME, AND PAINT COVER AND POLE WHERE WELDS OCCUR. WHERE ALUMINUM COVERS OR POLES ARE USED, THE COVERS SHALL BE SECURED BY TAMPER PROOF SET SCREWS.
- ANCHOR BOLTS SHALL BE PRE-FABRICATED AND FURNISHED BY THE POLE MANUFACTURER. ANCHOR BOLTS SHALL BE COORDINATED WITH AND TIED TO THE REINFORCING STEEL STRUCTURE.

### 3 EXTERIOR LUMINAIRE SITE AND PARKING POLE BASE DETAIL

NOT TO SCALE



#### FOOTING SCHEDULE

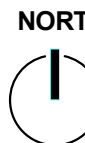
| LUMINAIRE TYPE | DIAMETER  | ABOVE GRADE HEIGHT | DEPTH BELOW GRADE |
|----------------|-----------|--------------------|-------------------|
| P2             | PER MANF. | 0'-1"              | PER MANF.         |
| P4             | PER MANF. | 0'-1"              | PER MANF.         |

#### DETAIL GENERAL NOTES

- UNLESS NOTED OTHERWISE, POLE BASE SHALL BE INSTALLED FLUSH WITH GRADE OR PAVING WITH ONLY A 2" ABOVE GRADE PROJECTCTON. WHERE ABOVE GRADE BASE IS SPECIFIED INSTALL ABOVE FINISHED GRADE OR PAVING AS DIMENSIONED. HAND RUN EXPOSED BASE TO SAND FINISH.
- ANCHOR BOLT COVER: AFTER PLUMBING OF POLE AND COMPLETION OF INSTALLATION, TACK WELD COVER TO POLE ON EACH SIDE TO PREVENT REMOVAL OF ANCHOR BOT NUTS. CLEAN, PRIME, AND PAINT COVER AND POLE WHERE WELDS OCCUR. WHERE ALUMINUM COVERS OR POLES ARE USED, THE COVERS SHALL BE SECURED BY TAMPER PROOF SET SCREWS.
- ANCHOR BOLTS SHALL BE PRE-FABRICATED AND FURNISHED BY THE POLE MANUFACTURER. ANCHOR BOLTS SHALL BE COORDINATED WITH AND TIED TO THE REINFORCING STEEL STRUCTURE.

### 4 EXTERIOR LUMINAIRE STREET POLE BASE DETAIL

NOT TO SCALE





LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPLE MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



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# BIOSCIENCE 4 LABORATORY & OFFICE BUILDING

## SITE PLAN

LOCATED IN NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 3 SOUTH RANGE 67, WEST OF THE 6TH PRINCIPLE MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

