



3012 Huron Street
Suite 100
Denver, Colorado 80202
phone 303.861.5704



FITZSIMONS PARCEL T
FITZSIMONS BIOSCIENCE PARK
13525 E. 23RD AVE., AURORA, COLORADO 80045

PROJ. NO. 57121.00
DRAWN: EM
CHECKED: JL
CADD FILE: 121_01-00.dwg
DATE: 05/08/2008
REVISIONS:
4 ADD. 4 11/06/2009

© OZ ARCHITECTURE 2008

100% CONSTRUCTION DOCUMENTS
SHEET TITLE:
ARCHITECTURAL SITE PLAN

SCALE: As Noted
SHEET NUMBER:

A1.00

RAINWATER CALCULATIONS:

--PER 2003 INTERNATIONAL PLUMBING CODE, FIGURE 1106.1, THE DENVER METRO AREA 100 YEAR, 1 HOUR RAINFALL AMOUNT IS BETWEEN 2" AND 2.5" PER HOUR. TABLES 1106.2 AND 1106.3 USE WHOLE INCHES THEREFORE ASSUME 3" / HOUR.

EAST WING: ROOF AREA = 36,845 SF.
VERTICAL LEADER: 3" / HR. BTWN 17,995 AND 38,860 SF ROOF REQUIRES 8" DIAMETER LEADER (50.3 SQ INCHES). PROVIDING (4) 6"x6" DOWNSPOUTS FOR A TOTAL OF 144 SQ INCHES.

HORIZONTAL: 3" / HR. SLOPE OF 1/4" PER 12". BTWN 21,770 SF AND 38,850 SF ROOF REQUIRES 10" DIAMETER PIPE (78.5 SQ INCHES). PROVIDING (4) OPENINGS AT 6"x6" FOR A TOTAL OF 144 SQ INCHES.

NOTE: ALL SCUPPER CONDUCTOR HEADS HAVE AN OVERFLOW OPENING OF 6"x4" (24 SQUARE INCHES).

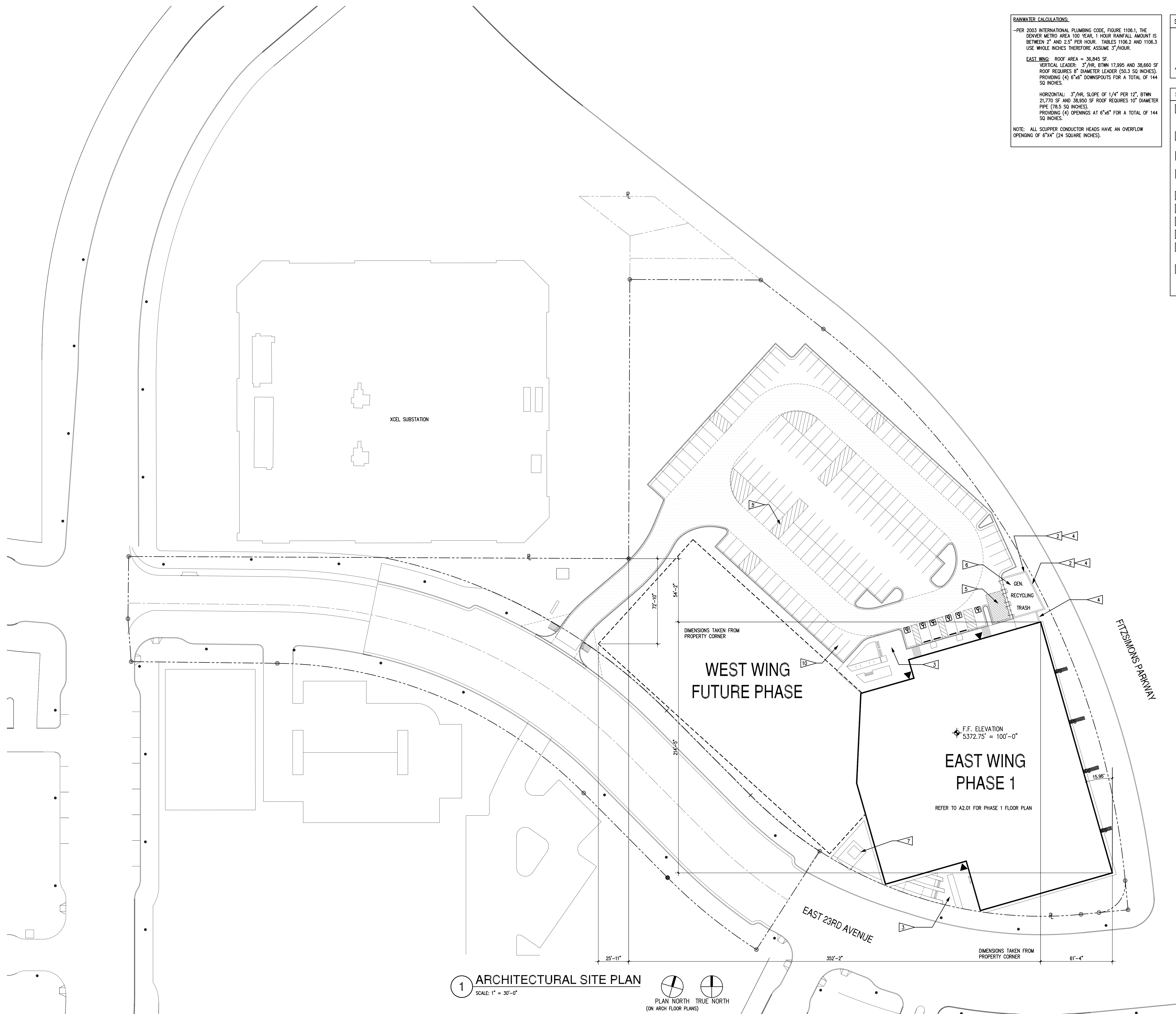
SITE PLAN GENERAL NOTES:

1. REFER TO CIVIL DRAWINGS FOR ADDITIONAL TECHNICAL INFORMATION
2. REFER TO LANDSCAPE DRAWINGS FOR PLANTING FEATURES AND DETAILS.

▲ POINT OF BUILDING EGRESS

SITE PLAN KEYNOTES:

- 1 RE: LANDSCAPE FOR BUILDING PERIMETER PLANTINGS, HARDSCAPE AND IRRIGATION
- 2 TRASH ENCLOSURE. RE: 7/A9.02
- 3 ENTRY PLAZA RE: LANDSCAPE
- 4 RETAINING WALL. RE: 3&4/A9.02
- 5 SURFACE STRIPING
- 6 GENERATOR
- 7 TRANSFORMER WITH PAD
- 8 NOT USED
- 9 NOT USED
- 10 RESERVED PARKING FOR LOW-EMISSION/FUEL EFFICIENT VEHICLES



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

