

May 11, 2021

Heather Lamboy  
City of Aurora  
Planning and Development Services  
15151 East Alameda Parkway, Suite 2300  
Aurora, Colorado 80012

Re: Bioscience 5  
Martin/Martin, Inc. Project No.: 19.0015  
City of Aurora Planning Department: 2019-8005-00

## PLANNING DEPARTMENT COMMENTS

### 1. Community Comments:

C1: No community comments were received.

**R1: Noted.**

### 2. Zoning and Land Use Comments:

C2a: Please provide a copy of the final DRB approval letter with the next submission. Ensure all approved elements required by the DRB are included on the Site Plan.

**R2a: DRB Approval letter included with submittal.**

### 3. Landscape Design Issues:

Kelly Bish / 303-739-7189 / kbish@auroragov.org / PDF comments in teal.

#### Sheet L-3 Landscape Plan

C3a: A trash recycling enclosure has been identified at the northern end of the parking lot according to the site plan. Is this correct since there is another one at the southern end of the parking lot? If it is supposed to be there, include it on the landscape plan.

**R3a: Trash recycling enclosures have shifted locations into the parking lot. Labels have been added to both locations.**

C3b: Turn off the accessible route as it is not necessary to be included on the landscape plan.

**R3b: Accessible Route labels have been removed from the landscape plan.**

C3c: Label as trash/recycling enclosure.

**R3c: Trash/recycling enclosures have been labeled.**

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES



#### 4. **Civil Engineering:**

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 / Comments in green.

C4a: The site plan will not be approved by public works until the preliminary drainage report is approved.

**R4a: Noted.**

C4b: Repeat comment: Dimension distance between tree opening and back of walk, typical all streets.

**R4b: Noted. Public right-of-way work has been removed from this project and is proposed in DA-1233-49 and DA-1233-50 projects.**

C4c: Phasing needs to be identified on the site plan.

**R4c: Phasing notes have been added to site plan.**

C4d: Repeat comment: Only one side of the pedestrian zone hardscape is shown for each street. Add notes for timing of the other improvements.

**R4d: Noted. Public right-of-way work has been removed from this project and is proposed in DA-1233-49 and DA-1233-50 projects.**

C4e: Label the street slopes as well as the site slopes (Sheet 3).

**R4e: Slope arrows added.**

C4f: If slopes away from the building will not be labeled, please add a note indicating the minimum slope requirements (Sheet 3).

**R4f: Minimum slope note added.**

C4g: Add a note indicating whether the storm sewer systems are public or private and who will maintain it.

**R4g: Labels clarifying storm system ownership added.**

#### 5. **Real Property:**

Maurice Brooks/ mbrooks@auroragov.org / 303-739-7294 Comments in magenta.

C5a: See the red line comments on the Site plan.

**R5a: See attached red line comment responses.**

C5b: Dedicate additional utility easement by separate document – continue working Andy Niquette. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

**R5b: Noted.**

C5c: In the description, all the “Northwest Quarter of...”

**R5c: Legal description revised per comment.**

C5d: Repeat comment: Delete the preamble and match the plat description on Sheet 1.

**R5d: Legal description revised per comment.**



C5e: Change the description to match the plat description.

**R5e: *Legal description revised per comment.***

C5f: On the Fire Lane Easement label, add: to be dedicated by separate document.

**R5f: *Label revised per comment.***

C5g: Add Filing and Reception number for Lot 1, Block 1 Bioscience 3 subdivision. Check to make sure the filing number is correct.

**R5g: *Label revised per comment.***

C5h: Dedicate Fire Lane, Fire Hydrant, and Drainage easements by separate document. Contact Andy Niquette at (aniquett@auroragov.org) to start the processes,

**R5h: *Noted.***

C5i: Label the reserved easement and add the reception number.

**R5i: *Label revised per comment.***

C5j: Add Ordinance Number to the Street Vacation label.

**R5j: *Label revised per comment.***

C5k: Correct labels to include "Subdivision" where noted.

**R5k: *Label revised per comment.***

## **6. Aurora Water:**

Ryan Tigera / rtigera@auroragov.org / (303) 326-8867 Comments in red.

C6a: Label domestic meter.

**R6a: *Label added.***

C6b: Show connection of private storm to public main under label.

**R6b: *Label moved per comment.***

C6c: The service line from the main to the meter pit is public. Downstream of meter is private.

**R6c: *Labels clarifying storm system ownership added.***

C6d: Please change line type to proposed to confirm a looped water supply will be provided for this project.

**R6d: *Noted. Public right-of-way work has been removed from this project and is proposed in DA-1233-49 and DA-1233-50 projects.***

C6e: Streetlight appears to be in conflict with meter pit. This is not shown on utility plan. Please address.

**R6e: *This is a street sign and has been relocated to avoid conflict.***

## **7. Life Safety:**

Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / See blue redlines



C7A: Sheet 2 of 12 / Site Plan

C7AI: Please show the location of the FDC, Knox box and fire riser room. (Typical Site Utility, Grading, Landscaping, and Photometric.)

**R7AI: FDC, Knox box and fire riser room have been labeled.**

C7AII: Lights are encroaching into the fire lane easement. Lights cannot encroach into the fire lane easement. Please relocate/adjust symbol size, so the light no longer encroaches into the fire lane easement.

**R7AII: Light locations and symbols have been revised to not encroach into fire lane.**

C7AIII: See comments regarding signage details.

**R7AIII: See attached red line comment responses.**

C7B: Sheet 3 of 12 / Grading & Utility

C7BI: See comments for positioning of fire hydrant.

**R7BI: Fire hydrant repositioned per comment.**

C7BII: All accessible parking signs will require a wheel stop. Same comment from 2nd review.

**R7BII: Wheel stops added at ADA parking signs.**

C7BIII: See comment for Accessible parking spaces and signage.

**R7BIII: See attached red line comment responses.**

C7C: Sheet 10 of 12 / Elevations

C7CI: This location for FDC, Knox box, & Riser room does not match the site plan. Please verify.

**R7CI: FDC, Knox box and riser room have been relabeled.**

C7D: Sheet 11 of 12 / Photometric

C7DI: This location for FDC, Knox box, & Riser room does not match the site plan. Please verify.

**R7DI: FDC, Knox box and riser room have been relabeled.**

**8. Traffic:**

Brianna Medema / bmedema@auroragov.org / 303-739-7336

**Site Plan**

C8A: The Traffic Impact Study has significant comments and surrounding roadway network may change based on comments.

**R8A: Noted.**

C8B: This intersection configuration does not match the approved MTIS. The submitted update to the MTIS is not far enough along to allow construction of this section. Submitted layout of single lane roundabout for this location does not allow certainty for this corner. (23rd & Racine)



**R8B: TIS comment responses to be submitted separately.**

C8C: Potential sidewalk easements are needed if roundabout is placed here pending design of single lane roundabout. (Building does not appear to be in zone that would be modified by an alternative intersection design of 23rd & Racine St. Retaining wall appears to be in zone that has potential to require changes).

**R8C: TIS comment responses to be submitted separately.**

C8D: Review this tree vs stop sign & COA STD TE-13.3 (shifting south may mitigate this).

**R8D: Tree has been shifted to not be directly in front of stop sign to comply with COA code. This species of tree was chosen because of its columnar shape as to not interfere with the traffic through-way.**

C8E: Include/show intersection control consistent with TIS.

**R8E: TIS comment responses to be submitted separately.**

C8F: No concerns for change in laneage for this access point.

**R8F: Noted.**

C8G: Concerns for required additional aux lanes at this access.

**R8G: TIS comment responses to be submitted separately.**

C8H: Add sight triangles per COA STD TE-13.1.

**R8H: Sight Triangles are now shown on landscape plan.**

C8I: Add sight triangles for all intersections (consistent with TIS for this development and 2040 per the approved MTIS).

**R8I: Sight Triangles added to plan.**

C8J: Is this an alternative crosswalk pattern? Include in Signing & Striping in Civils. If approved, a license agreement may be required.

**R8J: Noted. Public right-of-way work has been removed from this project and is proposed in DA-1233-49 and DA-1233-50 projects.**

C8K: All sight triangles appear to be missing (layer off?). Add them per COA STD TE-13.1 and then review plantings in sight triangles.

**R8K: Sight Triangles are now shown. Planting has been reviewed for compliance.**

**TIS – TIS comment responses to be submitted separately.**

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Skip Crowley".

Bioscience 5  
May 11, 2021



Skip Cromley  
Senior Designer

H:\SCHLAPPE\19.0015-Bioscience 5\DOCS\19\_0015\_May\_11\_2021\_R0\_CR.docx



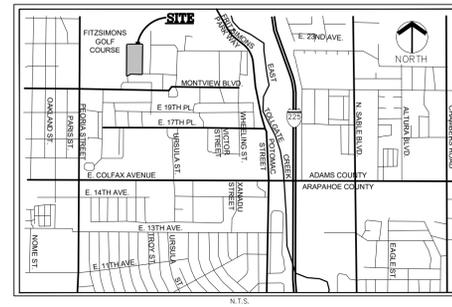




## SHEET INDEX

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8	L-4	LANDSCAPE DETAILS
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## VICINITY MAP



## CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YARDS/1,000 SF.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
- THE SURFACE MATERIAL OF WALKS AND PLAZAS ON SITE ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE. ALL ACCENT PAVING WILL BE CONCRETE WITH DECORATIVE SCORING.
- 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, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 1461435 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 ENCR OACH 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 2" TAN RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 6-8" RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. AREAS OF PERENNIALS, ANNUALS AND TREE OPENINGS WITHIN THE RIGHT OF WAY TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
- SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 26" IN HEIGHT AS MEASURED FROM THE ROADWAY SURFACE. PLANTING SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- ALL CROSSINGS AND ENCR OACHMENTS 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, ET.C) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LINES.

## 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.
- 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.

## TREE PROTECTION PLAN SUMMARY

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION
179"	0"	103"

**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.**

## WATER USE TABLE

Area (Tract)	Water Conserving Irrigation (Non-Sod)	Non-Water Conserving Irrigation (Sod)	Z-Zone Area	Non-Irrigated Area/ Pavement	Total Area (SF)
<b>SITE</b>	24,682 SF	0 SF	0 SF	55,041 SF	79,747 SF
<b>Totals:</b>	24,682 SF	0 SF	0 SF	55,041 SF	79,747 SF

PLOT DATE: Friday, February 12, 2021 8:29 AM LAST SAVED BY: ENYQUIST  
DRAWING LOCATION: P:\Fitzsimons Bioscience 5 - 0650-01-000A\Drawings\Submittals\PLAN-5005-LAND-CSP.dwg

NOT FOR CONSTRUCTION



**BIOSCIENCE 5**  
**CONCEPTUAL SITE PLAN**  
 FITZSIMONS INNOVATION COMMUNITY  
 FILING NO. 2  
 LANDSCAPE COVER SHEET

No.	Description of Revisions	Date	Name
1	1ST CSP SUBMITTAL	2/12/21	ENYQUIST

Job Number 19.0015  
 Project Manager A.BUTLER  
 Design By E. NYQUIST/A.BUTLER  
 Drawn By E. NYQUIST  
 Principal in Charge J.BIRKEY  
THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AND THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

Sheet Number:

L-1

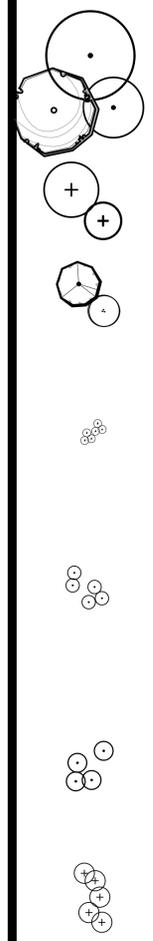
5 of 13

LANDSCAPE SCHEDULE

QTY	SYM.	COMMON NAME	BOTANICAL NAME	SIZE	NOTES	WATER USE
<b>DECIDUOUS CANOPY TREE</b>						
5	FRE	FRONTIER ELM	ULMUS 'FRONTIER'	3" CAL.	B&B, GUY AND STAKE	MODERATE
3	LBE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CAL.	B&B, GUY AND STAKE	MODERATE
12	PSG	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'	3" CAL.	B&B, GUY AND STAKE	MODERATE
10	SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'INERMIS' 'SHADEMASTER'	3" CAL.	B&B, GUY AND STAKE	VERY LOW
<b>EVERGREEN TREES</b>						
2	AUS	AUSTRIAN PINE	PINUS NIGRA	8' HT.	B&B, GUY AND STAKE	VERY LOW
2	BSP	BAKERI SPRUCE	PICEA PUNGENS 'BAKERI'	8' HT.	B&B, GUY AND STAKE	LOW
1	PVP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	8' HT.	B&B, GUY AND STAKE	MODERATE
<b>DECIDUOUS ORNAMENTAL TREE</b>						
4	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFORA	8' HT. CLUMP.	B&B, GUY AND STAKE	LOW
2	HWM	HOT WINGS MAPLE	ACER TATARICUM 'GARANN'	8' HT. CLUMP.	B&B, GUY AND STAKE	MODERATE
1	PRF	PRAIRIEFIRE CRABAPPLE	MALUS 'PRAIRIEFIRE'	2.5" CAL.	B&B, GUY AND STAKE	VERY LOW
8	TCH	COCKSPUR THORNLESS HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2.5" CAL.	B&B, GUY AND STAKE	LOW
5	CSO	CRIMSON SPIRE OAK	QUERCUS 'CRIMSCHMIDT'	2.5" CAL.	B&B, GUY AND STAKE	MODERATE
<b>DECIDUOUS SHRUBS 2-4' SPREAD</b>						
36	DBB	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	#5 CONT.	18" MIN. WIDTH	LOW
17	GFS	GOLDFLAME SPIREA	SPIRAEA JAPONICA 'GOLDFLAME'	#5 CONT.	18" MIN. WIDTH	LOW
6	IDO	ISANTI DOGWOOD	CORNUS SERICEA 'ISANTI'	#5 CONT.	18" MIN. WIDTH	LOW
6	KNO	KNOCK OUT ROSE	ROSA 'RADRAZZ'	#5 CONT.	18" MIN. WIDTH	LOW
12	SMS	SNOWMOUND SPIREA	SPIRAEA NIPPONICA 'SNOWMOUND'	#5 CONT.	18" MIN. WIDTH	MODERATE
<b>DECIDUOUS SHRUBS 5-7' SPREAD</b>						
6	BPU	BUTTERFLY BUSH	BUDDLEIA DAVIDII	#5 CONT.	24" MIN. WIDTH	MODERATE
29	DFA	DWARF ARNOLD FORSYTHIA	FORSYTHIA 'ARNOLD DWARF'	#5 CONT.	24" MIN. WIDTH	MODERATE
13	DIH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAIL HALO'	#5 CONT.	24" MIN. WIDTH	LOW
42	GLS	GRO LOW FRAGRANT SUMAC	RHUS AROMATICA 'GROW-LOW'	#5 CONT.	24" MIN. WIDTH	LOW
25	MKL	MISS KIM DWARF LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	24" MIN. WIDTH	VERY LOW
23	VAN	VANHOUTTE SPIREA	SPIREA X VANHOUTTEI	#5 CONT.	24" MIN. WIDTH	LOW
<b>DECIDUOUS SHRUBS 7-9' SPREAD</b>						
15	BBU	BURNING BUSH	EUONYMUS ALATUS	#5 CONT.	36" MIN. WIDTH	MODERATE
13	COP	COPPERTINA NINEBARK	PHYSOCARPUS OPULIFOLIUS COPPERTINA	#5 CONT.	36" MIN. WIDTH	MODERATE
29	RTD	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	#5 CONT.	36" MIN. WIDTH	LOW
15	VAJ	AUTUMN JAZZ VIBURNUM	VIBURNUM DENTATUM 'RALPH SENIOR'	#5 CONT.	36" MIN. WIDTH	MODERATE
<b>EVERGREEN SHRUBS</b>						
60	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	18" MIN. WIDTH	VERY LOW
24	COT	ROCK COTONEASTER	COTONEASTER HORIZONTALIS	#5 CONT.	18" MIN. WIDTH	MODERATE
18	GSP	GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.	18" MIN. WIDTH	LOW
6	MWB	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	#5 CONT.	24" MIN. WIDTH	LOW
<b>ORNAMENTAL GRASSES</b>						
27	BAG	BLONDE AMBITION GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.		LOW
78	FRG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.		LOW
12	GSG	GIANT SACATON GRASS	SPOROBOLUS WRIGHTII	#1 CONT.		VERY LOW
57	GUR	UNDAUNTED RUBY MUHLIY GRASS	MUHLENBERGIA HYBRIDS 'UNDAUNTED RUBY'	#1 CONT.		VERY LOW
58	HFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.		VERY LOW
87	MMG	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	#1 CONT.		LOW
60	MGV	VARIEGATED MOOR GRASS	MOLINIA CAERULEA 'VARIEGATA'	#1 CONT.		MODERATE
56	RSG	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.		LOW
81	VMG	VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS VARIEGATUS	#1 CONT.		LOW
15	VJG	JAPANESE SEDGE	CAREX MORROWII 'ICE DANCE'	#1 CONT.		MODERATE
<b>PERENNIALS</b>						
35	IPY	YELLOW ICE PLANT	DELOSPERMA NUBIGENUM	#1 CONT.		VERY LOW
47	PCP	PINK CREEPING PHLOX	PHLOX SUBULATA	#1 CONT.		VERY LOW

NOTE:

1. ALL TREES ARE UPSIZED BY 0.5 CALIPER INCH TO PROVIDE 0.5 INCH PER REQUIRED TREE OF TREE MITIGATION
2. TREES ABOVE CODE REQUIREMENT WILL HAVE THE ENTIRE SIZE INDICATED ON THE LANDSCAPE SCHEDULE APPLIED TOWARD TREE MITIGATION.



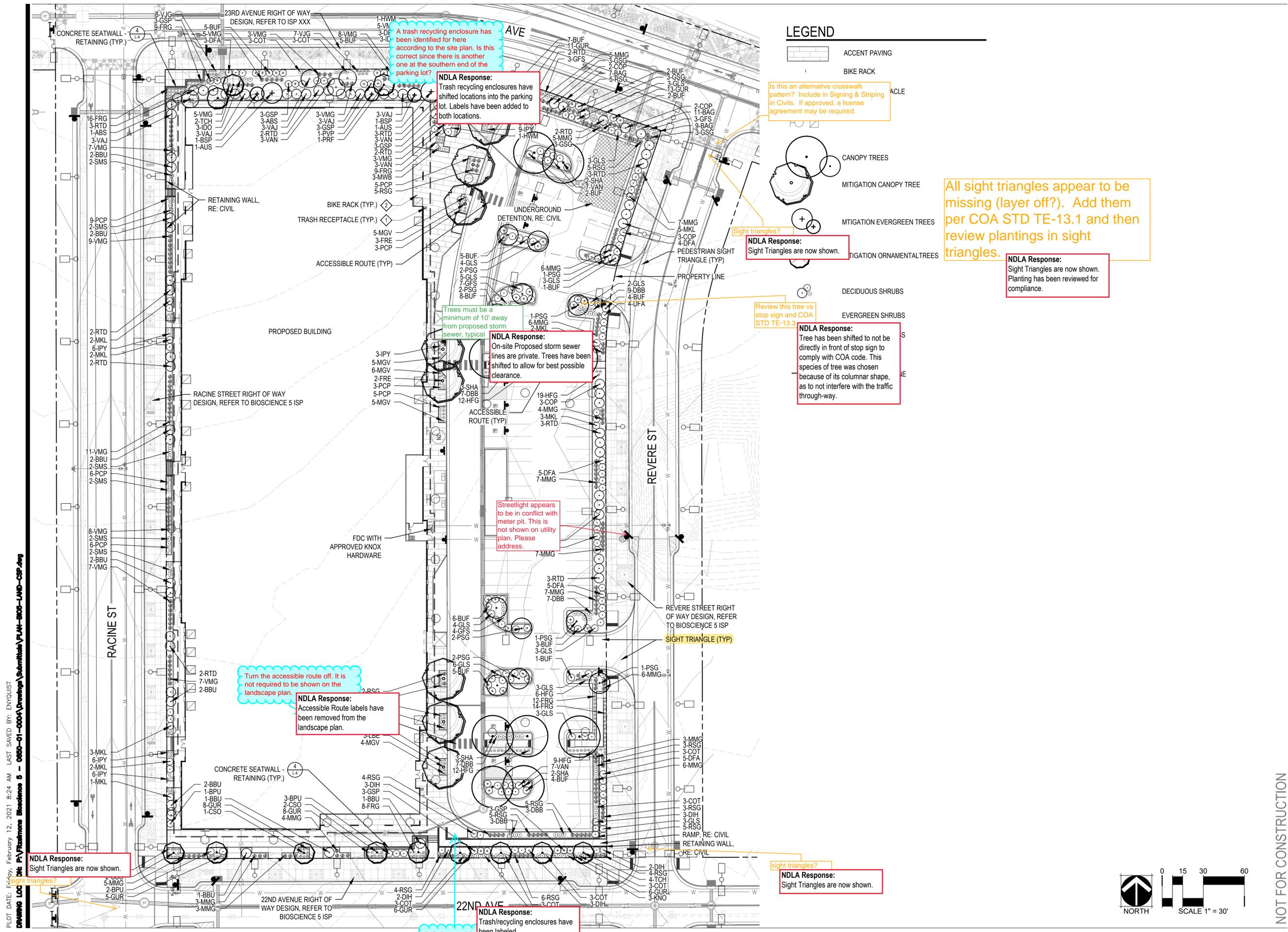
No.	Description of Revisions	Date	Name
1	1ST CSP SUBMITTAL	02.12.21	ENYQUIST

Job Number	19.0015
Project Manager	A.BUTLER
Design By	E. NYQUIST/A.BUTLER
Drawn By	E. NYQUIST
Principal in Charge	J.BIRKEY

THIS IS AN UNRECORDED DRAWING. ALL DIMENSIONS SHALL BE TAKEN FROM THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED. THE USER SHALL VERIFY ALL DIMENSIONS AND NOT BE RESPONSIBLE FOR ANY ERRORS.

Sheet Number:

NOT FOR CONSTRUCTION



**LEGEND**

- ACCENT PAVING
- BIKE RACK
- ACLE
- CANOPY TREES
- MITIGATION CANOPY TREE
- MITIGATION EVERGREEN TREES
- MITIGATION ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS

A trash recycling enclosure has been identified for here according to the site plan. Is this correct since there is another one at the southern end of the parking lot?

**NDLA Response:**  
Trash recycling enclosures have shifted locations into the parking lot. Labels have been added to both locations.

Is this an alternative crosswalk pattern? Include in Signing & Striping in Civils. If approved, a license agreement may be required.

All sight triangles appear to be missing (layer off?). Add them per COA STD TE-13.1 and then review plantings in sight triangles.

**NDLA Response:**  
Sight Triangles are now shown. Planting has been reviewed for compliance.

Sight triangles?  
**NDLA Response:**  
Sight Triangles are now shown.

Review this tree vs stop sign and COA STD TE-13.3

**NDLA Response:**  
Tree has been shifted to not be directly in front of stop sign to comply with COA code. This species of tree was chosen because of its columnar shape, as to not interfere with the traffic through-way.

Trees must be a minimum of 10' away from proposed storm sewer, typical  
**NDLA Response:**  
On-site Proposed storm sewer lines are private. Trees have been shifted to allow for best possible clearance.

Streetlight appears to be in conflict with meter pit. This is not shown on utility plan. Please address.

Turn the accessible route off. It is not required to be shown on the landscape plan.

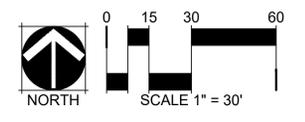
**NDLA Response:**  
Accessible Route labels have been removed from the landscape plan.

**NDLA Response:**  
Sight Triangles are now shown.

Sight triangles?  
**NDLA Response:**  
Sight Triangles are now shown.

**NDLA Response:**  
Trash/recycling enclosures have been labeled.

Label as trash/recycling enclosure



**fitsimons**  
Innovation Community

**T|W|P**  
THE WELLS PARTNERSHIP

**MARTIN/MARTIN**  
LANDSCAPE ARCHITECTURE

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

**BIOSCIENCE 5**  
CONCEPTUAL SITE PLAN  
FITZSIMONS INNOVATION COMMUNITY  
FILING NO. 2  
LANDSCAPE PLAN

No.	Description of Revisions	Date	Name
1	1ST CSP SUBMITAL	2/23/23	EN/BR

Job Number 19.0015  
Project Manager A.BUTLER  
Design By E. NYQUIST/A.BUTLER  
Drawn By E. NYQUIST  
Principal in Charge J.BIRKEY

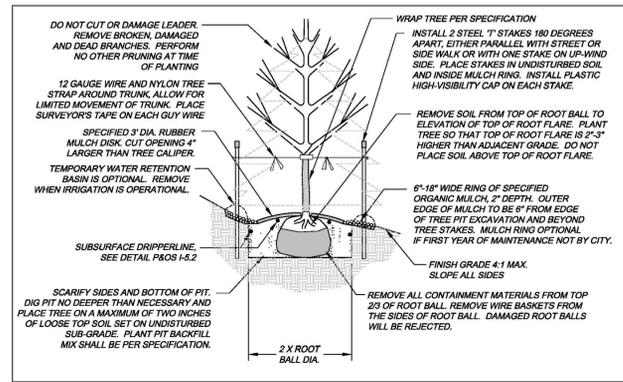
PLOT DATE: February 12, 2021 8:24 AM LAST SAVED BY: ENYQUIST  
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No.	Description of Revisions	Date	Name
1	1ST CSP SUBMITTAL	2/23/23	EN/BR

Job Number	19.0015
Project Manager	A.BUTLER
Design By	E. NYQUIST/A.BUTLER
Drawn By	E. NYQUIST
Principal in Charge	J.BIRKEY

Sheet Number:

**L-4**  
8 of 13



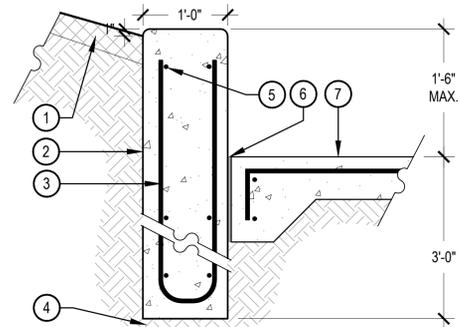
City of Aurora  
PARKS & OPEN SPACE DEPARTMENT  
Date: April 3, 2008

DECIDUOUS & EVERGREEN TREE

P&OS L-2.0

**1 TREE PLANTING**

SCALE: NTS



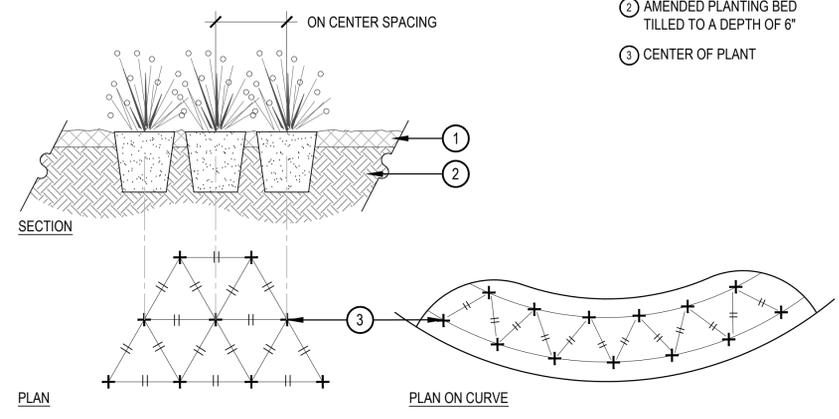
**2 SHRUB PLANTING**

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

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

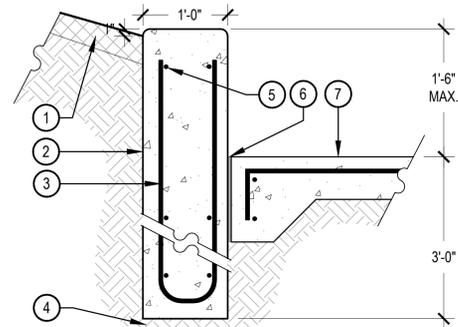
**3 PERENNIAL PLANT LAYOUT**

SCALE: 1" = 1'-0"



**4 CONCRETE SEATWALL - RETAINING**

SCALE: 1" = 1'-0"



- NOTES:
- NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
  - ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
  - MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2-1/2".
  - VERTICAL CONTROL JOINTS SHALL BE 10' ON CENTER WITH EXPANSION JOINTS 50' ON CENTER, UNLESS OTHERWISE NOTED.
  - VERTICAL FACES OF WALL SHALL BE PLUMB, WITH NO INCONSISTENCIES GREATER THAN 1/4" IN 10'-0" MEASURED IN ANY DIRECTION ALONG THE FACE OF THE WALL.
  - LENGTHS VARY. SEE PLAN FOR LOCATIONS.

**SITE AMENITY SCHEDULE**



DESCRIPTION: TRASH RECEPTACLE

MANUFACTURER: LANDSCAPE FORMS

MODEL: "CHASE PARK"

COLOR / FINISH: POWDERCOATED SILVER

NOTES: TO BE EMBEDDED MOUNT, OR APPROVED EQUAL.

DESCRIPTION: BIKE RACK

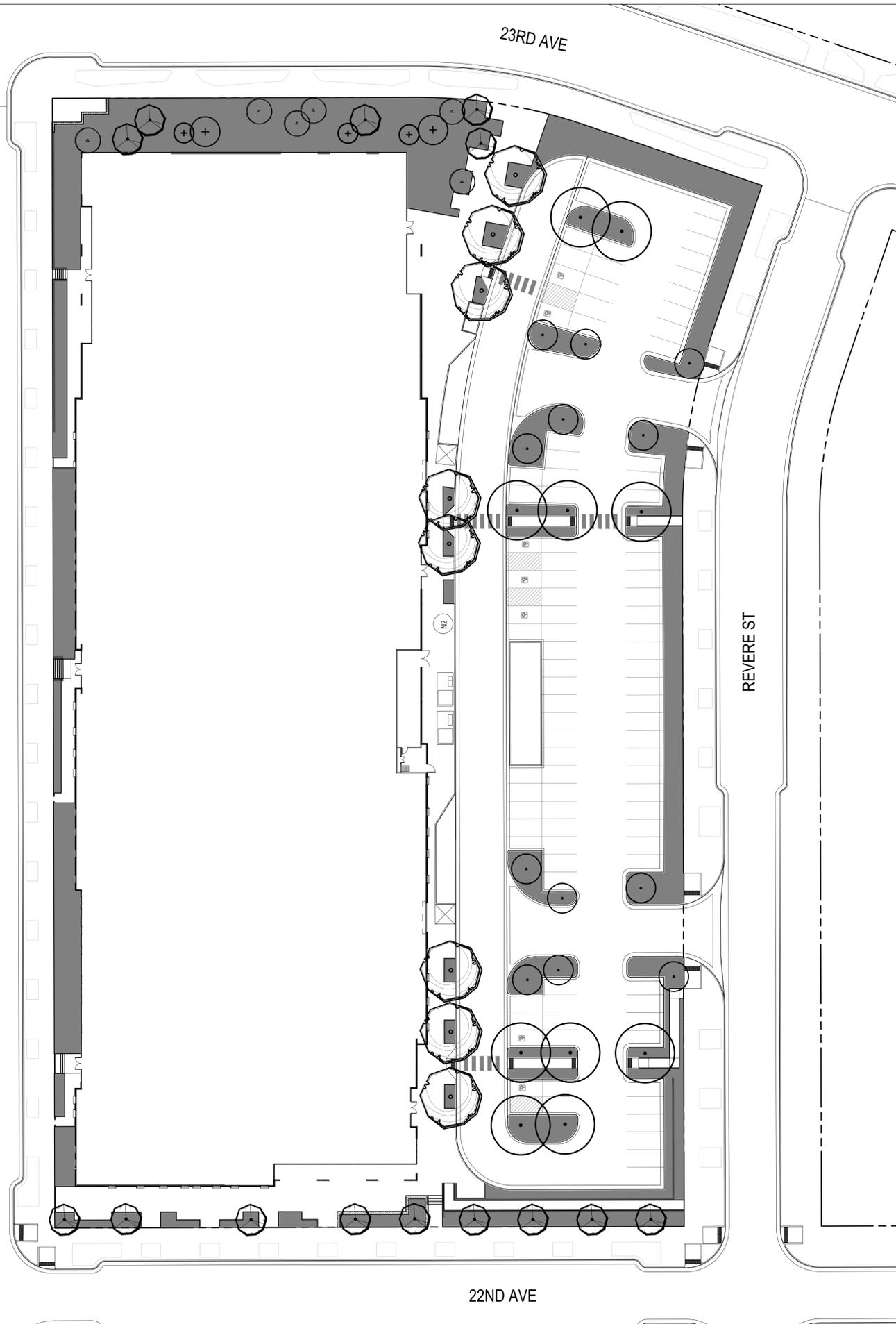
MANUFACTURER: LANDSCAPE FORMS

MODEL: "RING"

COLOR / FINISH: STAINLESS STEEL

NOTES: EMBEDDED AND INSTALLED PER MANUFACTURER SPECIFICATIONS, IN R.O.W. CITY OF AURORA'S STANDARD BIKE RACK.

RACINE ST

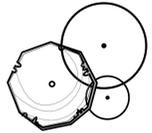


22ND AVE

REVERE ST

23RD AVE

**LEGEND**

-  LOW WATER USE: SHRUB BED
-  CANOPY TREE
-  EVERGREEN TREES
-  ORNAMENTAL TREES

**HYDRO-ZONE TABLE**

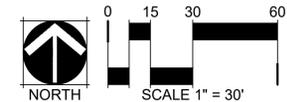
TAP #1 PERMANENT TAP (BUILDING CONNECTION)

WATER USE TYPE	AREA (SF)
HIGH WATER USE	0 SF
LOW WATER USE	24,682 SF
Z-TAP ZONE	0 SF

	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	0	725	0 SF
EVERGREEN/ORNAMENTAL TREES	0	177	0 SF
TOTAL			

**TOTAL IRRIGATED AREA TAP TBD 24,682 SF**



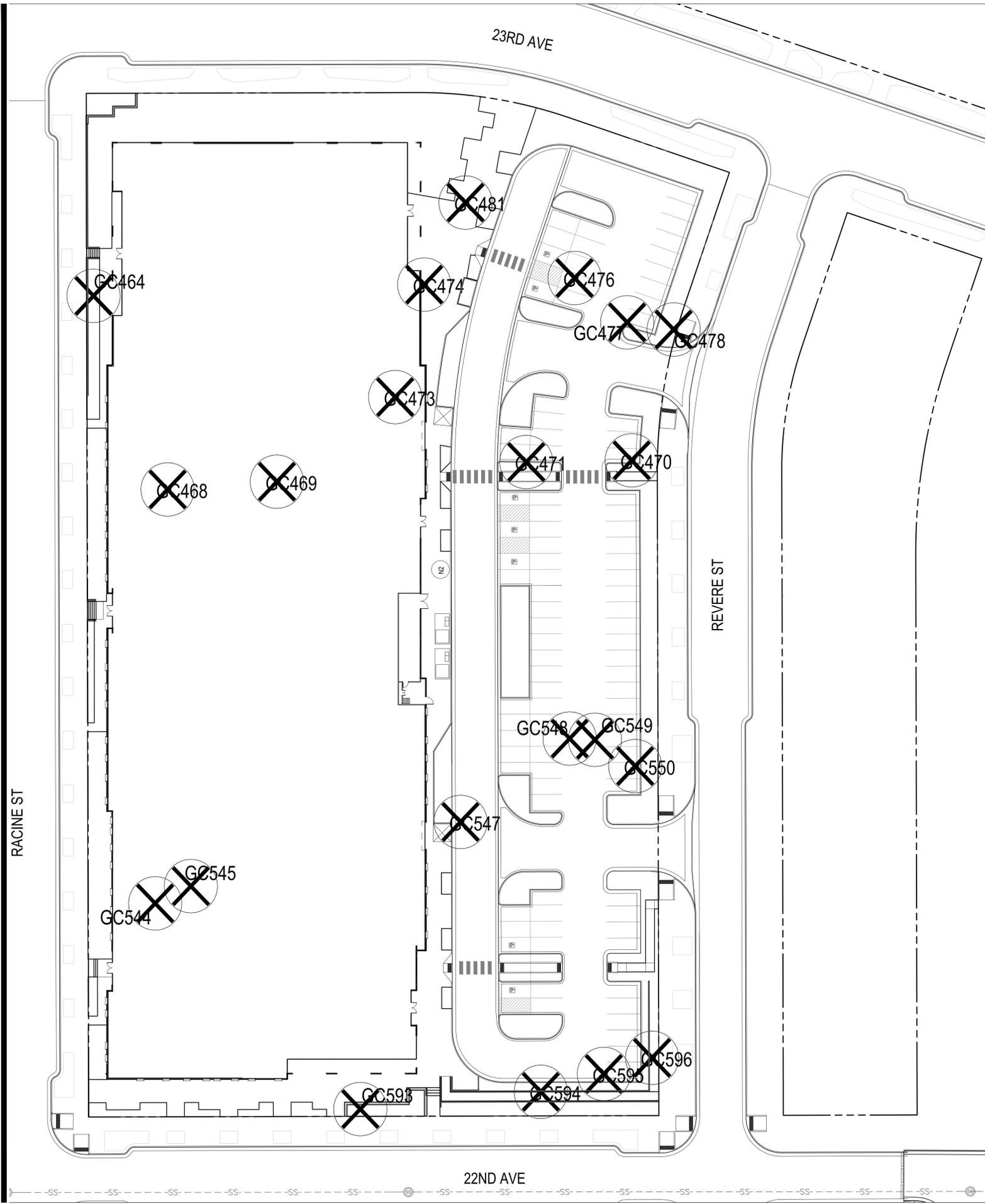
NOT FOR CONSTRUCTION

Job Number 19.0015	Name EN/BR
Project Manager A.BUTLER	Date 2/12/21
Design By E. NYQUIST/A.BUTLER	Description of Revisions
Drawn By E. NYQUIST	1ST CSP SUBMITTAL
Principal in Charge J.BIRKEY	No. 1

Sheet Number:

**L-5**  
9 of 13

**BIOSCIENCE 5**  
 CONCEPTUAL SITE PLAN  
 FITZSIMONS INNOVATION COMMUNITY  
 FILING NO. 2  
 HYDROZONE MAP

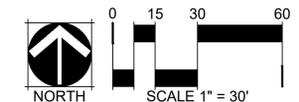


### TREE MITIGATION

INCHES NOT MITIGATED ON PREVIOUS SITE PLANS:				1265
(CSTP SITE PLANS 1, 2, 3, 4, TCH ECC, EXP, BIO 2, BIO 3, COMP, FIG 1, BIO 5 ROW)				
TREES REMOVED WITH THIS SITE PLAN				
TREE NO.	DBH	CONDITION VALUE	COMMENTS	MITIGATION INCHES
GC464	25	0.6	ELM	15
GC468	29	0.35	ELM	10
GC469	14	0.85	HONEYLOCUST	12
GC470	20	0.6	ASH	12
GC471	14	0.6	ASH	8
GC473	28	0	ELM	0
GC474	26	0.35	ELM	9
GC476	24	0.35	ELM	8
GC477	8	0.35	PONDEROSA	3
GC478	13	0.6	ASH	8
GC481	20	0.85	PONDEROSA	17
GC544	8	0.6	PONDEROSA	5
GC545	16	0.85	PONDEROSA	14
GC547	5	0.85	AUSTRIAN	4
GC548	53	0	POPLAR	0
GC549	27	0.35	ELM	9
GC550	8	0.35	CRABAPPLE	3
GC593	11	0.85	HACKBERRY	9
GC594	34	0.6	ASH	20
GC595	9	0.6	JUNIPER	5
GC596	14	0.6	PONDEROSA	8
<b>TOTAL</b>				<b>179</b>
EXISTING INCHES REMOVED FROM SITE BY SITE PLAN BIO 5:				179
INCHES TO BE MITIGATED:				1444
MITIGATION INCHES PROVIDED BY TREES IN THIS SITE PLAN (BIO 5):				103
MITIGATION INCHES CARRIED OVER TO FUTURE SITE PLANS:				1341

### TREE MITIGATION NOTES

IF ANY TREES REQUIRE PROTECTION, CITY OF AURORA PARK AND OPEN SPACE DEPARTMENT TREE PROTECTION NOTES AND DETAILS SHALL BE APPLIED.



NOT FOR CONSTRUCTION

Job Number	19.0015
Project Manager	A.BUTLER
Design By	E. NYQUIST/A.BUTLER
Drawn By	E. NYQUIST
Principal in Charge	J.BIRKEY
No.	1
Description of Revisions	1ST CSP SUBMITAL
Date	2/23/21
Name	EN/BR

Sheet Number:

**L-6**  
10 of 13

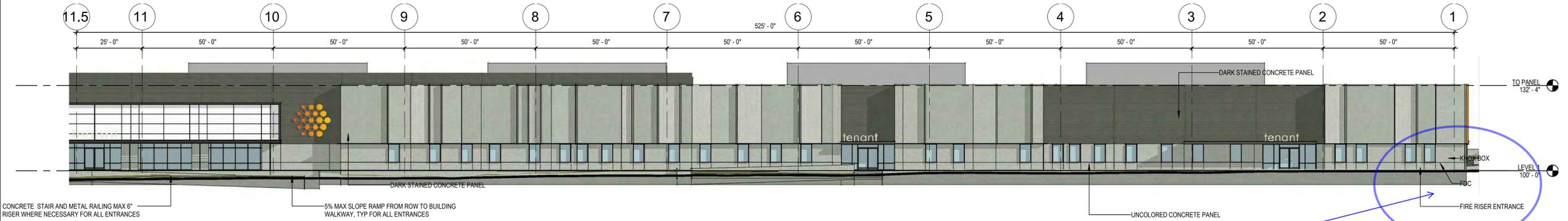
**BIOSCIENCE 5**  
**CONCEPTUAL SITE PLAN**  
 FITZSIMONS INNOVATION COMMUNITY  
 FILING NO. 2  
 TREE MITIGATION

PLOT DATE: Tuesday, February 16, 2021 4:25 PM LAST SAVED BY: WWEINER  
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Name	JTA
Date	2/12/21
Description of Revisions	1ST CSP SUBMITAL
No.	1

Job Number	
Project Manager	
Design By	
Drawn By	
Principal in Charge	

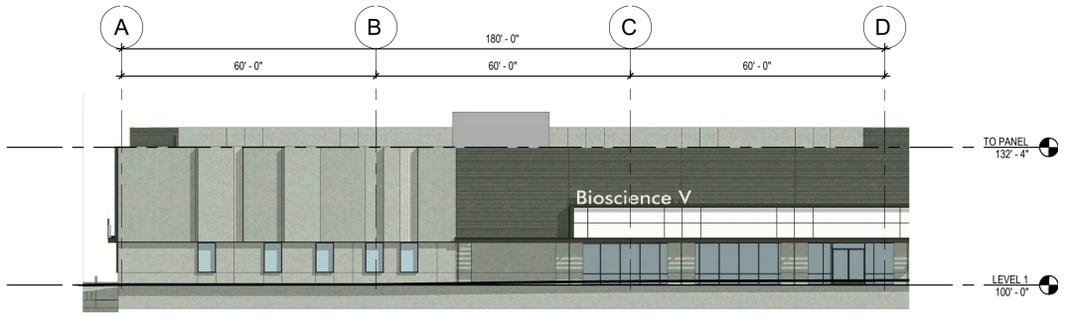
DESIGNER'S RESPONSIBILITY IS TO PROVIDE ACCURATE INFORMATION TO THE USER. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION PROVIDED IN THIS SHEET. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE SOLE AND EXCLUSIVE AGENT OF THE USER AND NOT MARTIN/MARTIN, INC.



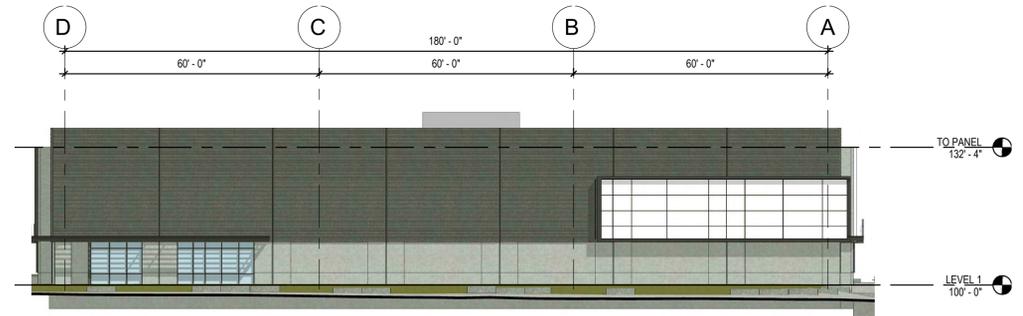
**4 WEST ELEVATION**  
 1" = 20'-0"

Response:  
 Location revised

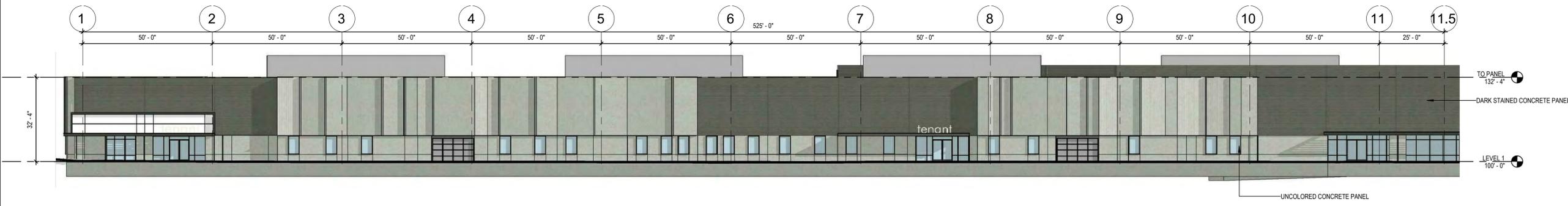
This location for FDC, Knox box, & Riser room does not match the site plan. Please verify.



**3 SOUTH ELEVATION**  
 1" = 20'-0"



**2 NORTH ELEVATION**  
 1" = 20'-0"



**1 EAST ELEVATION**  
 1" = 20'-0"

Label	Qty	LLF	Description
B	14	0.910	40" BOLLARD FULL CUT OFF
D1	28	0.910	4" DIA. RECESSED DOWNLIGHT
(F) P2	16	0.910	POLE LIGHT DEVELOPMENT STD. 661-2336
P3	11	0.910	POLE LIGHT DEVELOPMENT STD. 661-2525
(F) P4	55	0.910	POLE LIGHT DEVELOPMENT STD. 661-1346
P5	4	0.910	POLE LIGHT DEVELOPMENT STD. 661-2528
EXW1	9	0.910	WALL PACK FULL CUTOFF
ST1	16	0.910	RECESSED IN WALL, STAIR TYPE
BACK LIT PANEL	-	0.910	CONTINUOUS RUN LED STRIP BEHIND GLASS

**Pedestrian Walkway**  
 Illuminance (Fc)  
 Average = 2.34  
 Maximum = 15.4  
 Minimum = 0.3  
 Avg/Min Ratio = 11.70

**Parking Area**  
 Illuminance (Fc)  
 Average = 1.70  
 Maximum = 6.7  
 Minimum = 0.6  
 Avg/Min Ratio = 2.83

**NOTE:**  
 STREET AND PEDESTRIAN LIGHTS ARE OWNED AND MAINTAINED BY THE FRA/METRO DISTRICT IN PERPETUITY

**ADA Route #1**  
 Illuminance (Fc)  
 Average = 4.26  
 Maximum = 12.6  
 Minimum = 0.50  
 Avg/Min Ratio = 8.52  
 Max/Min Ratio = 25.2

**ADA Route #2**  
 Illuminance (Fc)  
 Average = 3.65  
 Maximum = 12.8  
 Minimum = 0.30  
 Avg/Min Ratio = 12.17  
 Max/Min Ratio = 42.67

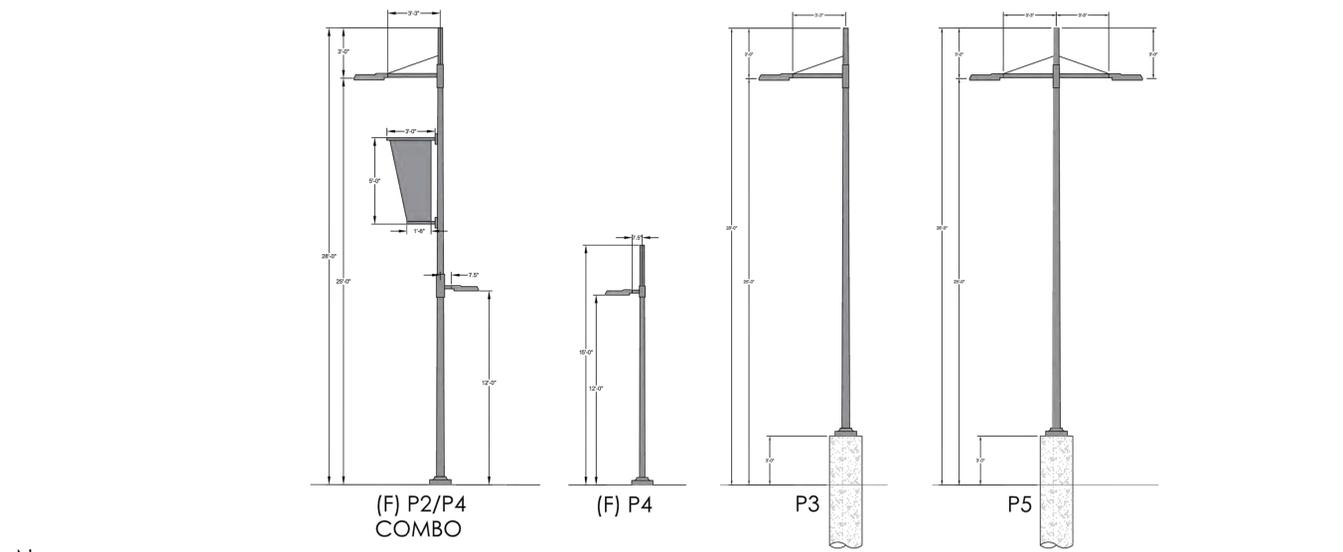
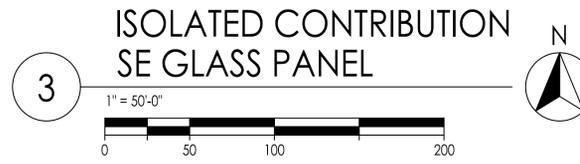
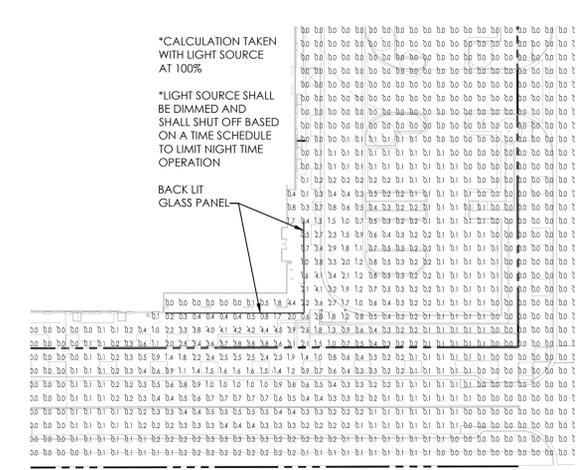
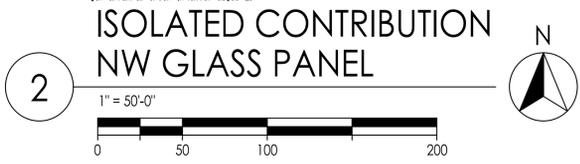
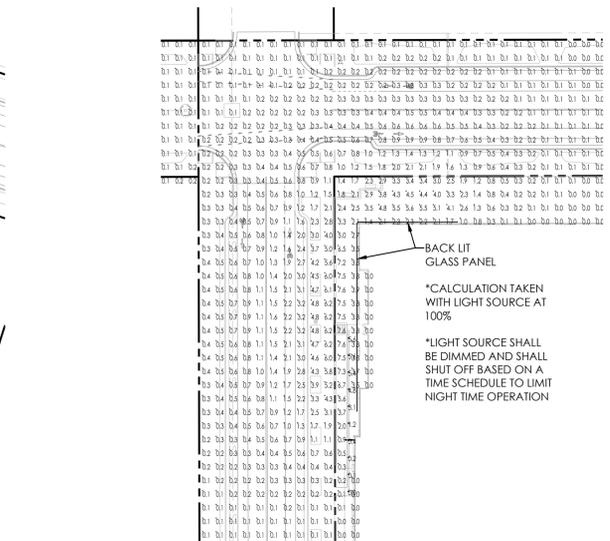
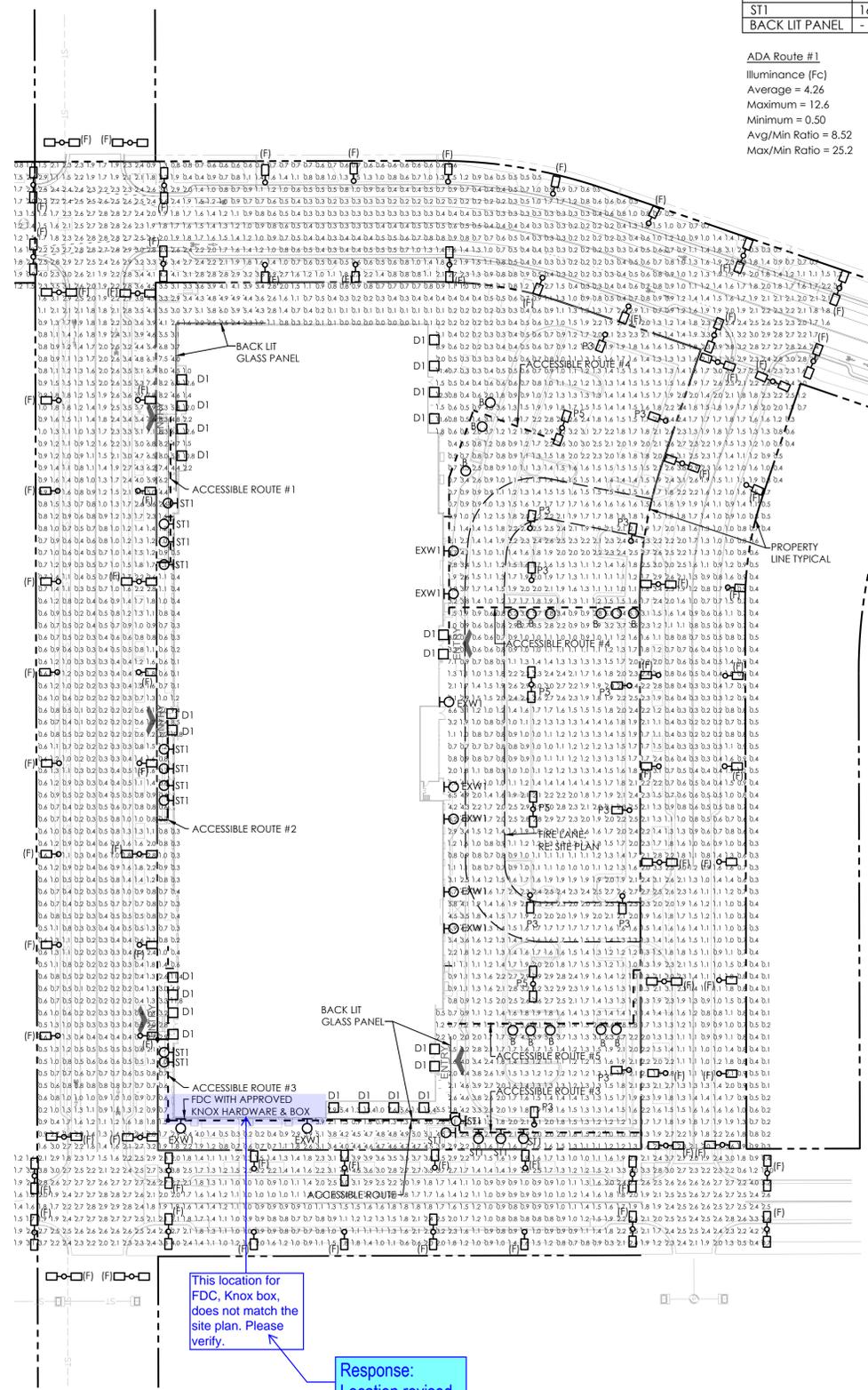
**ADA Route #3**  
 Illuminance (Fc)  
 Average = 2.02  
 Maximum = 8.70  
 Minimum = 0.70  
 Avg/Min Ratio = 2.89  
 Max/Min Ratio = 12.43

**ADA Route #4**  
 Illuminance (Fc)  
 Average = 2.20  
 Maximum = 8.2  
 Minimum = 0.4  
 Avg/Min Ratio = 5.50  
 Max/Min Ratio = 20.50

**ADA Route #5**  
 Illuminance (Fc)  
 Average = 2.06  
 Maximum = 4.8  
 Minimum = 0.7  
 Avg/Min Ratio = 2.94  
 Max/Min Ratio = 6.86

**NW Glass Panel ISO**  
 Illuminance (Fc)  
 Average = 2.20  
 Maximum = 8.2  
 Minimum = 0.4  
 Avg/Min Ratio = 5.50  
 Max/Min Ratio = 20.50

**SE Glass Panel ISO**  
 Illuminance (Fc)  
 Average = 2.06  
 Maximum = 4.8  
 Minimum = 0.7  
 Avg/Min Ratio = 2.94  
 Max/Min Ratio = 6.86



**4 TYPICAL POLE TYPE DETAIL**  
 SCALE: NONE

**BIOSCIENCE 5**  
**CONCEPTUAL SITE PLAN**  
 FITZSIMONS INNOVATION COMMUNITY  
 FILING NO. 2  
**PHOTOMETRIC SITE PLAN**

No.	Description of Revisions	Date	Name
1	1ST CSP SUBMITTAL	03/11/21	JTA

Job Number	Project Manager	Design By	Drawn By	Principal In Charge

**KTY234 LED II**  
638-6637

B



**Description**  
IP66. Bolted with shielded light source. Suitable for installation in landscaped areas or on concrete foundations.

**Beam Type** symmetric distribution (C30)  
**Light Source** LED-4/20W / 1400 mA - 3000 K  
**CRI** 80  
**Gear Type** electronic gear

**Nominal Luminous Flux (lm)**  
LED Lumens 498.9 lm  
LEDs 6  
Total Lumens 2993 lm  
Tj 85 °C

**Delivered Lumens Flux (lm)**  
LED Lumens 159.5 lm  
Total Lumens 957.1 lm  
Ta 25 °C

**Rated Input Power** 30 W

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**DOC110 LED**  
630-3920

D1



**Description**  
IP66. Class I, IK07. Marine grade, die cast aluminum alloy. SCE superior corrosion protection including PCS hardware. Silicone OCP® gasket. Safety glass lens. Two cable entries. Integral EC electronic converter in thermally separated compartment. CAD-optimized optics for superior illumination and glare control. OLC® One LED Concept. Factory installed LED circuit board. The luminaire is factory sealed and does not need to be opened during the installation. Optional 2000 K version available. To be specified at time of ordering. A pre-installation blackout, groud or flush, is available and recommended for mounting in concrete ceilings. To be ordered separately.

**Beam Type** symmetric, wide beam (W)  
**Light Source** LED-6/12W / 700 mA - 3000 K  
**CRI** 80  
**Gear Type** electronic gear

**Nominal Luminous Flux (lm)**  
LED Lumens 246 lm  
LEDs 8  
Total Lumens 1476 lm  
Tj 85 °C

**Delivered Lumens Flux (lm)**  
LED Lumens 199.5 lm  
Total Lumens 1142.7 lm  
Ta 25 °C

**Rated Input Power** 15 W

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**FIN - model: WP-LED1**  
Endurance Wallpack

EXW1

**WAC LIGHTING**  
Responsible Lighting®

Fixture Type:   
Catalog Number:   
Project:   
Location:



**PRODUCT DESCRIPTION**  
Die cast aluminum factory painted housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire.

- FEATURES**
- Factory Sealed LED Light Engine
  - 20° Forward Throw Illumination
  - Photo-Action Sensor Compatible (Sold Separately)
  - Built-In Level For Easy Adjustment
  - Suitable to Install in all directions
  - Multi-Function Dimming ELV (120V) or 0-10V
  - 45 CRI
  - 100,000 hour rated life

**ORDER NUMBER**

Power	Comparable	Color Temp	Delivered Lumens	CRI	Finish
WP-LED119	19W 39W HD	30 3000K 1390 1460	3300 3300	80	Architectural Bronze
WP-LED127	27W 70W HD	30 3000K 2075 1467	3450 3450	80	Architectural Bronze
WP-LED135	35W 100W HD	30 3000K 2750 1930	3900 3900	80	Architectural Bronze

**Delivered Lumens Flux (lm)**

Power	Comparable	Color Temp	Delivered Lumens	CRI	Finish
MS-120-R2	120W	3000K	1390	80	Architectural Bronze
MS-120-GT	120W	3000K	1460	80	Architectural Bronze
MS-120-WT	120W	3000K	1467	80	Architectural White

**ACCESSORIES**

Motion Sensor (020V)	MS-120-R2	Bronze	MS-120-GT	Grey	MS-120-WT	White
Photo Sensor (020V)	PC-120-R2	Bronze	PC-120-GT	Grey	PC-120-WT	White

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2017

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**RFL540-SE LED**  
661-2336

P2



**Description**  
IP66. Wall and pole mounted LED luminaire. Modular LED heat sinks for easy removal and future upgrading. CAD-optimized OLCB-PMMA "butterfly" lens for multi-layer illumination and superior glare control.

**Beam Type** [S70] Type II Short  
**Light Source** LED-36/30W / 350 mA - 3000 K  
**CRI** 80  
**Gear Type** electronic gear

**Nominal Luminous Flux (lm)**  
LED Lumens 134.5 lm  
LEDs 36  
Total Lumens 4942 lm  
Tj 85 °C

**Delivered Lumens Flux (lm)**  
LED Lumens 121.1 lm  
Total Lumens 4359.5 lm  
Ta 25 °C

**Rated Input Power** 42 W

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**RFL540-SE LED**  
661-2525

P3



**Description**  
IP66. Wall and pole mounted LED luminaire. Modular LED heat sinks for easy removal and future upgrading. CAD-optimized OLCB-PMMA "butterfly" lens for multi-layer illumination and superior glare control.

**Beam Type** [R65] Type IV Medium  
**Light Source** LED-36/72W / 700 mA - 3000 K  
**CRI** 80  
**Gear Type** electronic gear

**Nominal Luminous Flux (lm)**  
LED Lumens 245.9 lm  
LEDs 36  
Total Lumens 8854 lm  
Tj 85 °C

**Delivered Lumens Flux (lm)**  
LED Lumens 203.9 lm  
Total Lumens 7340.9 lm  
Ta 25 °C

**Rated Input Power** 81 W

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**RFL530-SE LED**  
661-1346

P4



**Description**  
IP66. Wall and pole mounted LED luminaire. Modular LED heat sinks for easy removal and future upgrading. CAD-optimized OLCB-PMMA "butterfly" lens for multi-layer illumination and superior glare control.

**Beam Type** [S70] Type II Short  
**Light Source** LED-12/12W / 350 mA - 3000 K  
**CRI** 80  
**Gear Type** electronic gear

**Nominal Luminous Flux (lm)**  
LED Lumens 134.5 lm  
LEDs 12  
Total Lumens 1614 lm  
Tj 85 °C

**Delivered Lumens Flux (lm)**  
LED Lumens 121.1 lm  
Total Lumens 1453.2 lm  
Ta 25 °C

**Rated Input Power** 14 W

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**RFL540-SE LED**  
661-2528

P5



**Description**  
IP66. Wall and pole mounted LED luminaire. Modular LED heat sinks for easy removal and future upgrading. CAD-optimized OLCB-PMMA "butterfly" lens for multi-layer illumination and superior glare control.

**Beam Type** [R65] Type IV Medium  
**Light Source** LED-48/48W / 350 mA - 3000 K  
**CRI** 80  
**Gear Type** electronic gear

**Nominal Luminous Flux (lm)**  
LED Lumens 134.5 lm  
LEDs 48  
Total Lumens 6458 lm  
Tj 85 °C

**Delivered Lumens Flux (lm)**  
LED Lumens 117.4 lm  
Total Lumens 5635.1 lm  
Ta 25 °C

**Rated Input Power** 54 W

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**ST0134 LED**  
615-7620

ST1



**Description**  
IP66. Recessed LED spotlight for orientation. Suitable for installation in cavity wall construction or concrete pour construction using optional installation breakout. Painted finish.

**Beam Type** diffused distribution  
**Light Source** LED-5W / 250 mA - 3000 K  
**CRI** 80  
**Gear Type** electronic gear

**Nominal Luminous Flux (lm)**  
LED Lumens 250 lm  
LEDs 3  
Total Lumens 750 lm  
Tj 85 °C

**Delivered Lumens Flux (lm)**  
LED Lumens 26.3 lm  
Total Lumens 78.8 lm  
Ta 25 °C

**Rated Input Power** 5.2 W

WE-EF LIGHTING USA LLC  
4102 Kaysville Drive | Waverly, PA 16808 | U.S.A. | Tel: +1 724 742 0030 | Fax: +1 724 742 0025 | info.usa@we-eef.com | www.we-eef.com | 11-02-2021 22:05

No.	Description of Revisions	Date	Name
1	1ST CSP SUBMITTAL	03/18/21	JTA

Job Number	Project Manager	Design By	Drawn By	Principal in Charge

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