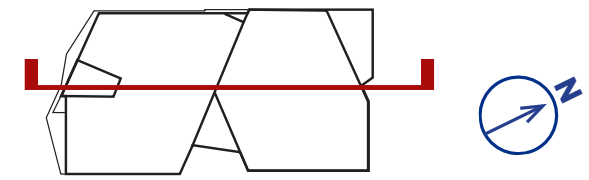
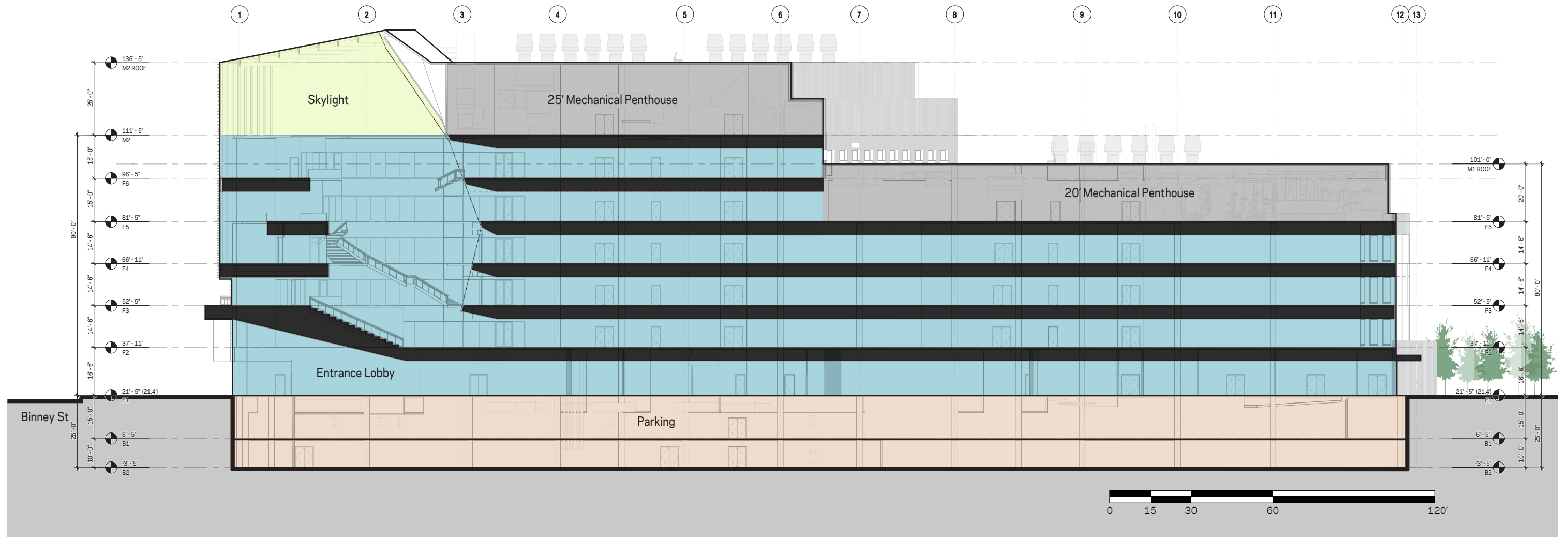
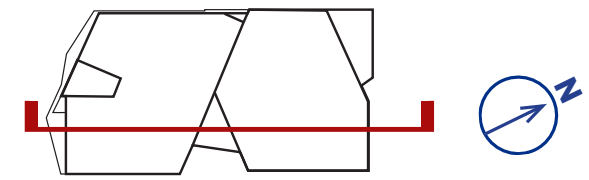
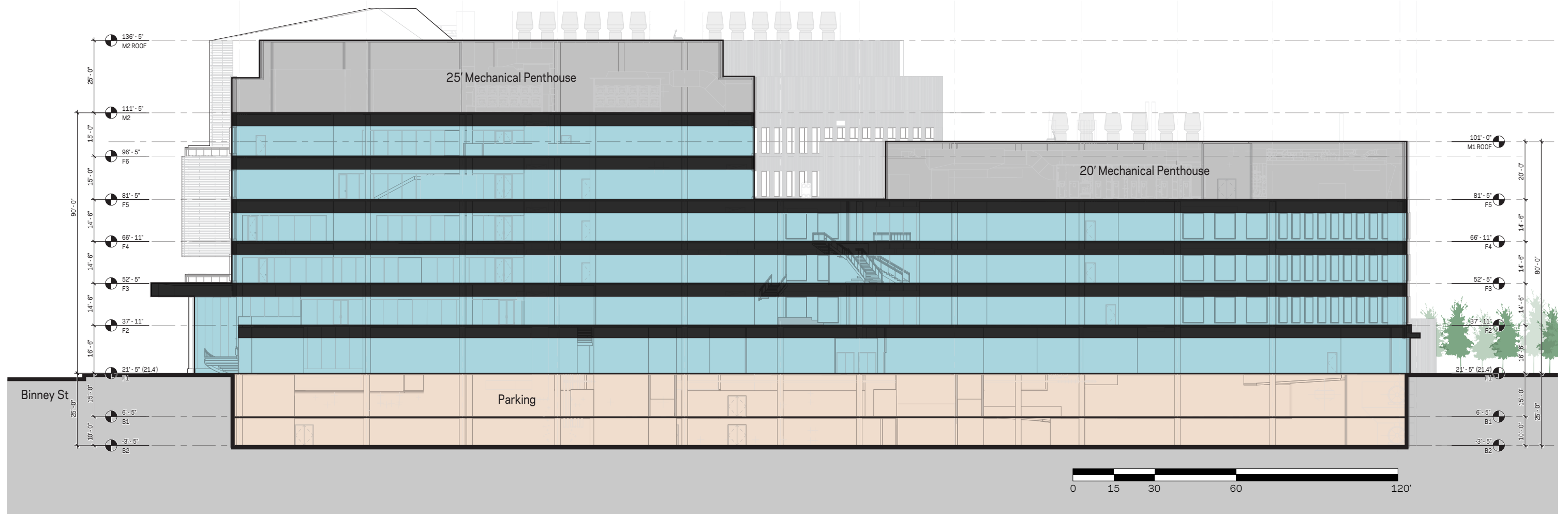


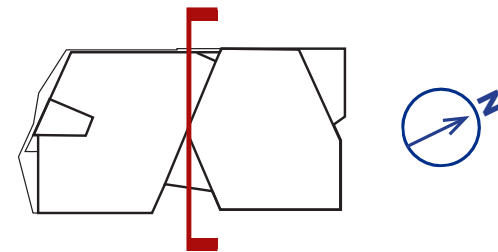
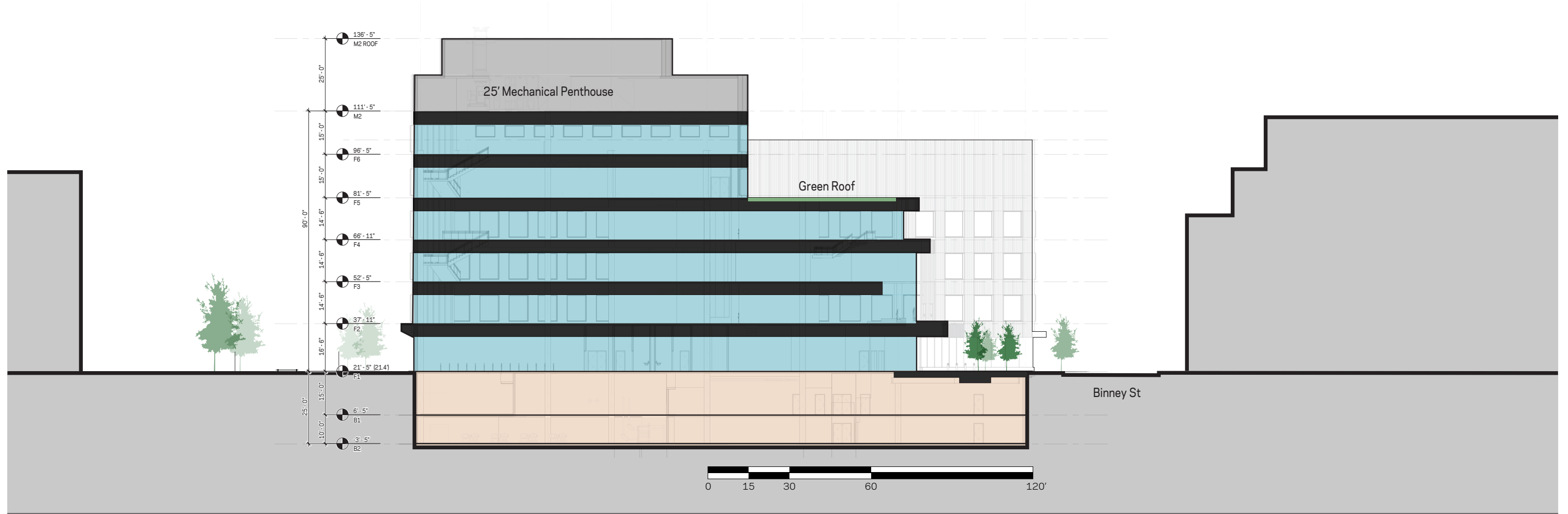
North-South Section Looking West



North-South Section Looking West



East-West Section Looking North



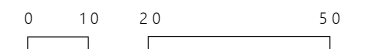
Street Elevations



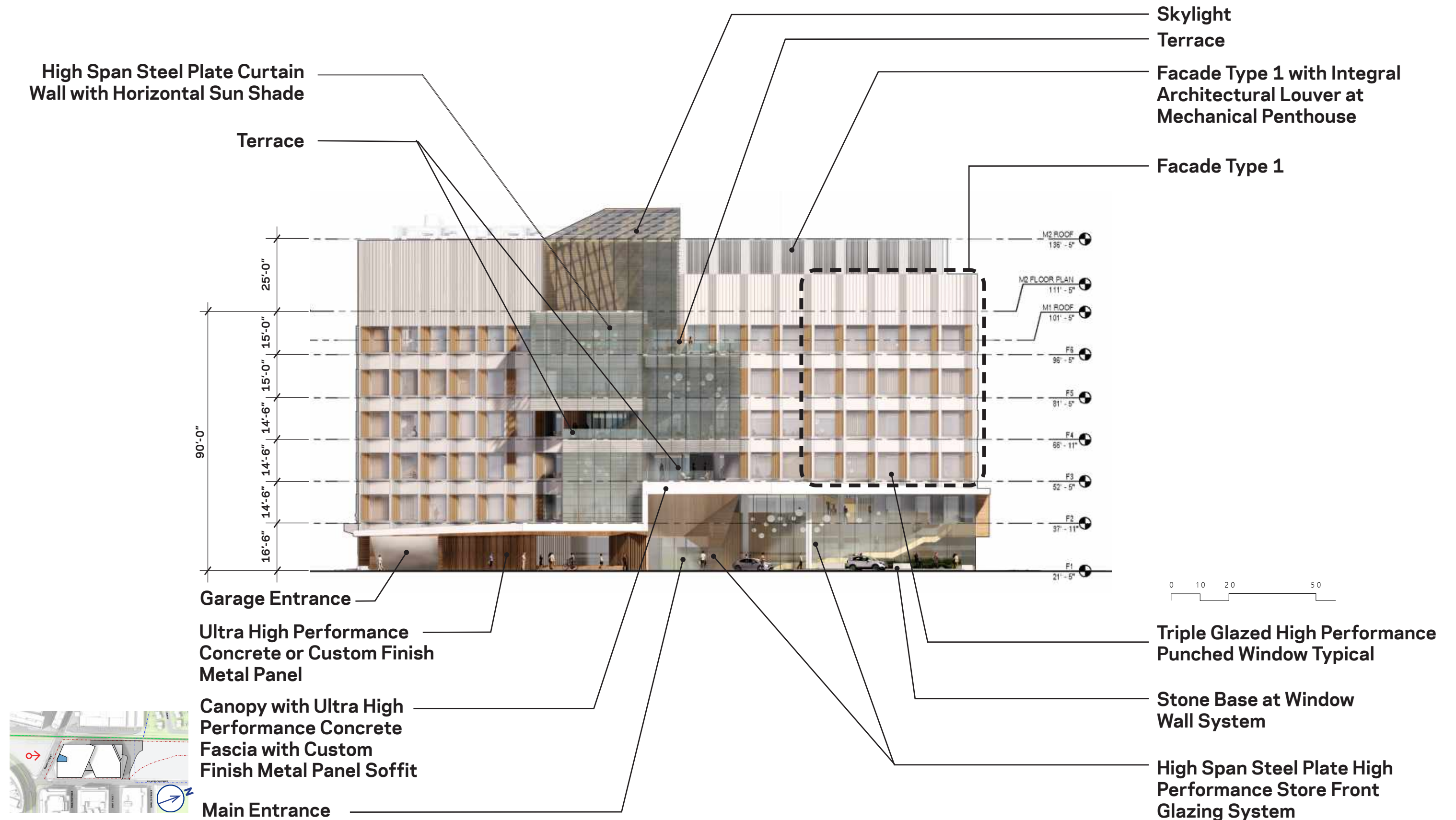
South Elevation — Binney Street



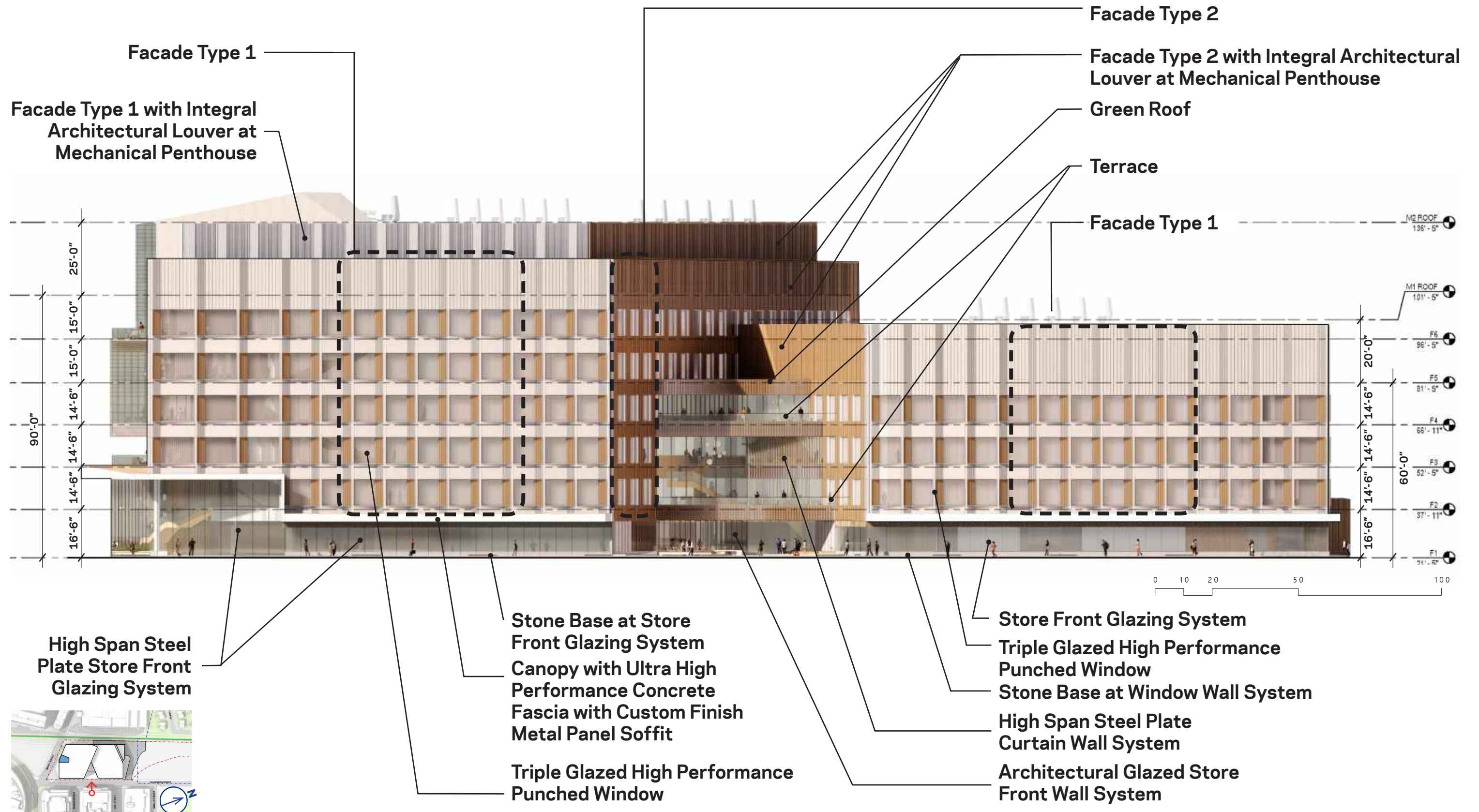
East Elevation — Galileo Way and Fulkerson Street



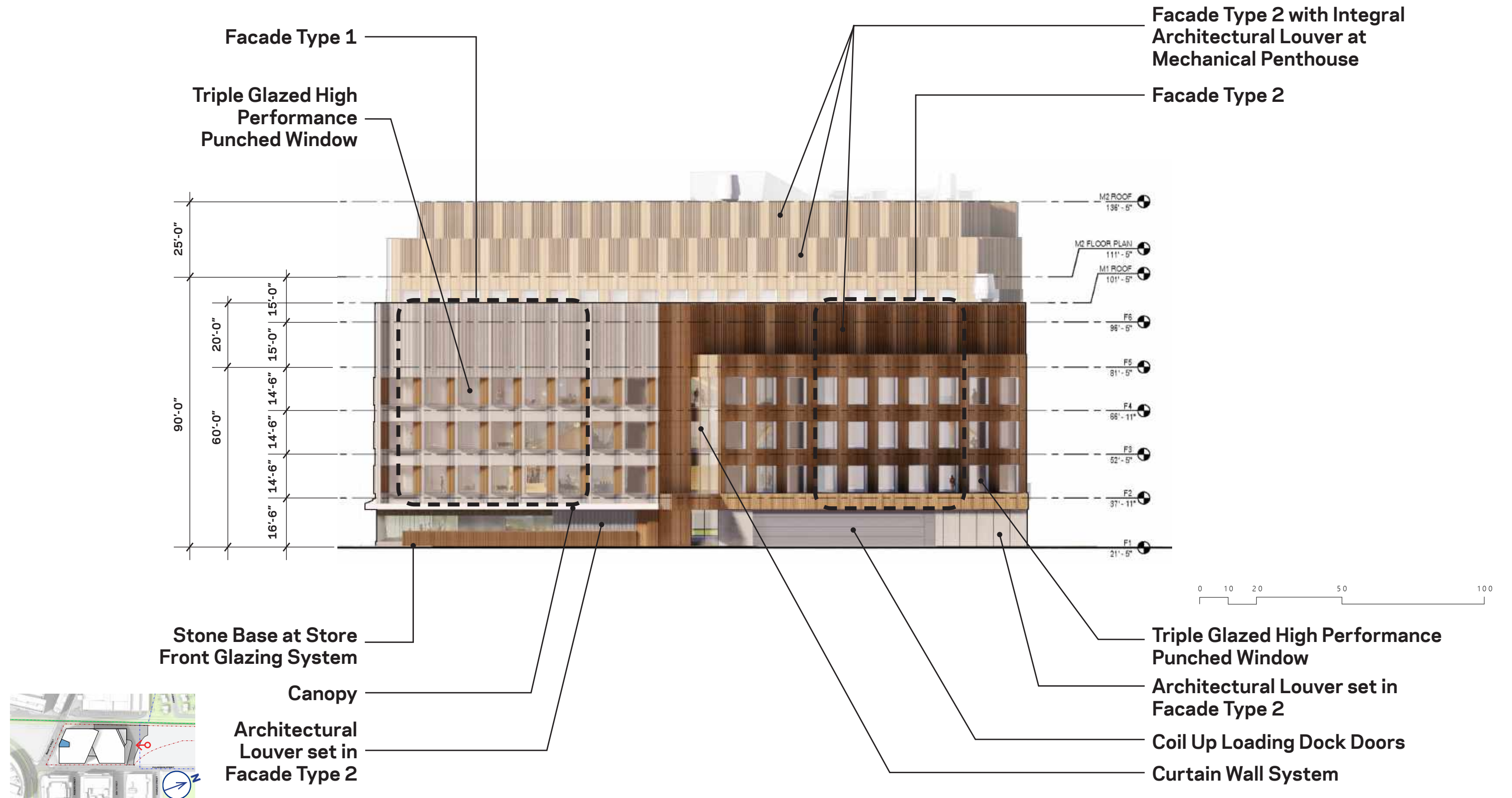
South Elevation Binney Street Elevation



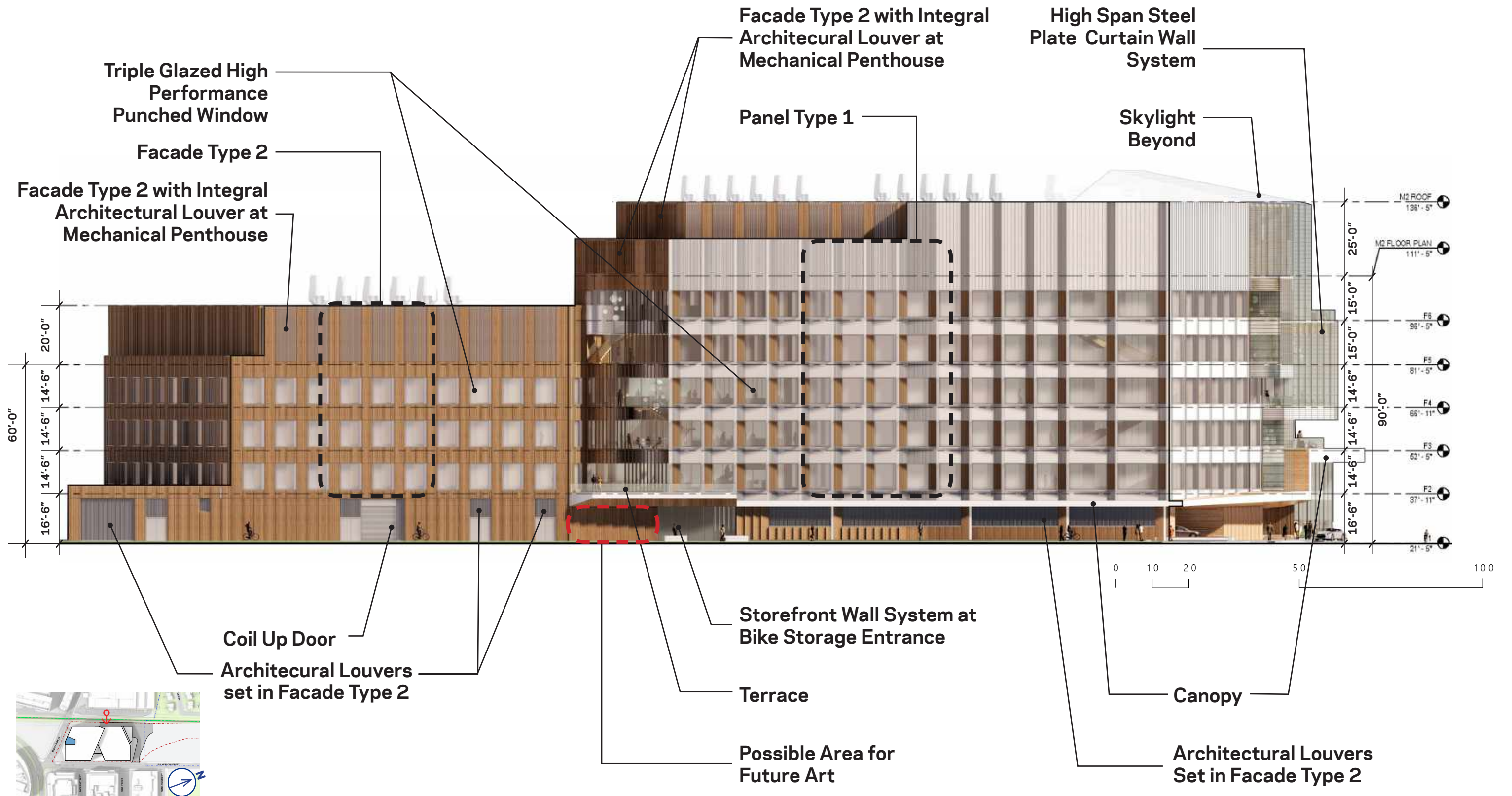
East Elevation Fulkerson Street Elevation



North Elevation



West Elevation Grand Junction Elevation



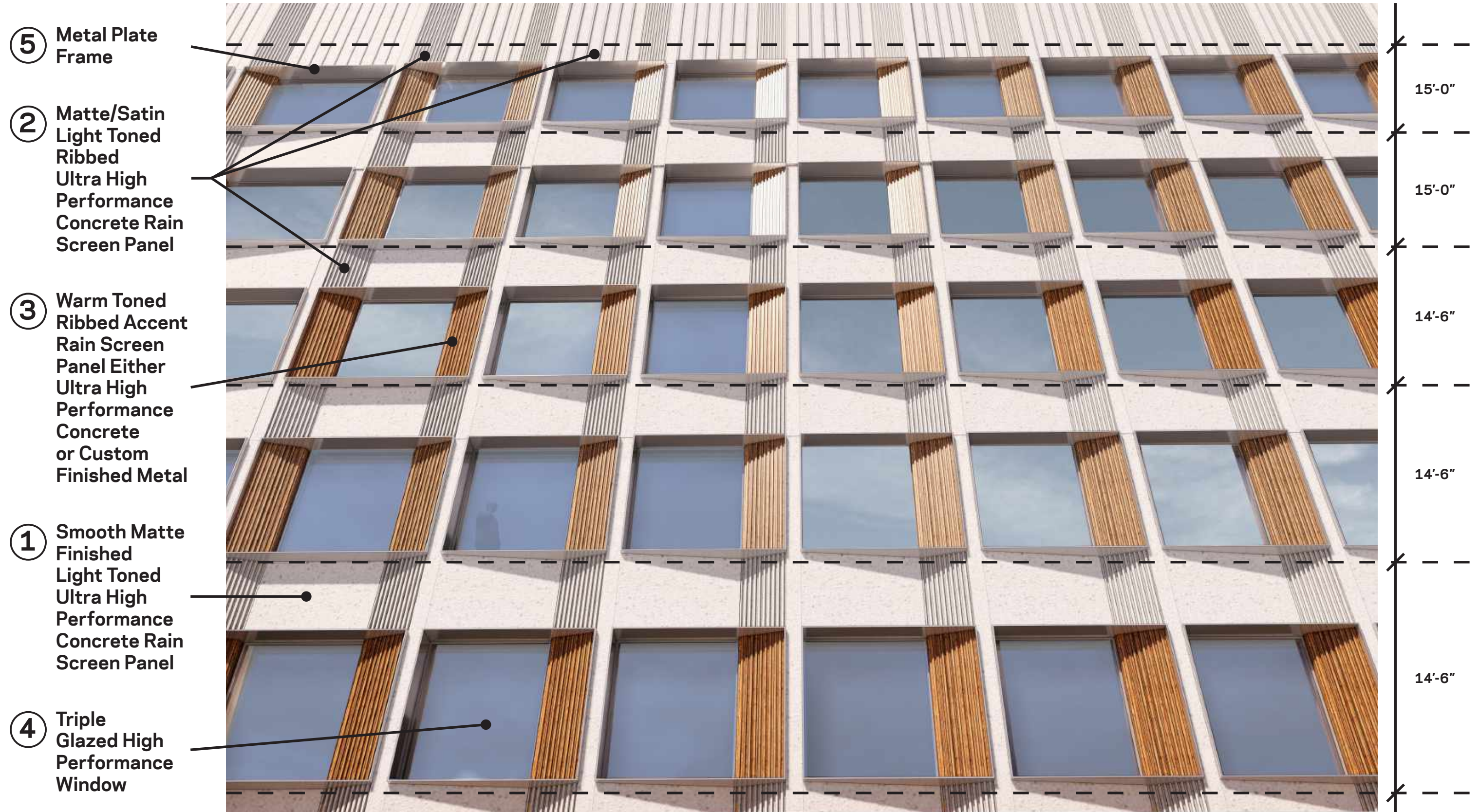
Concept Model



Architectural Massing South Façade

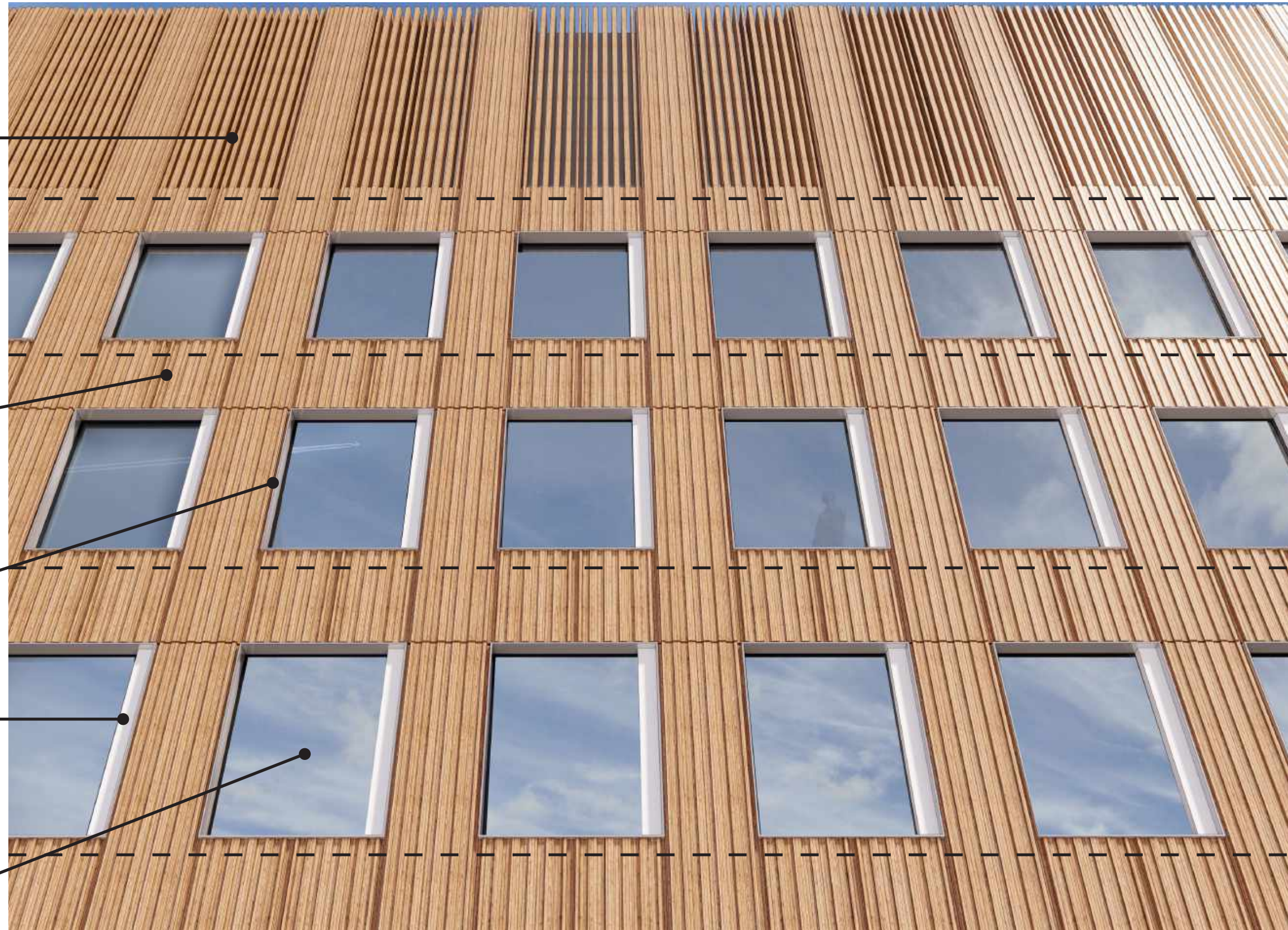


Façade Type 1

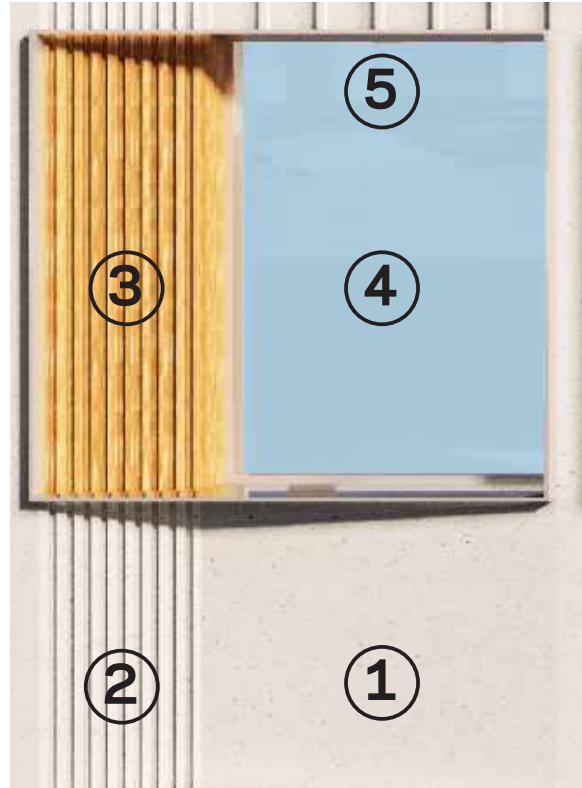


Façade Type 2

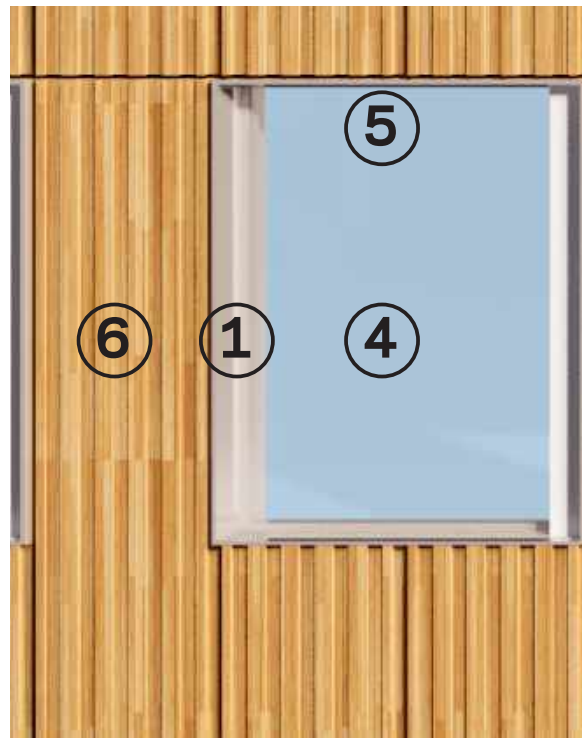
- ⑥ Warm Toned Ribbed Rain Screen Panel Either Ultra High Performance Concrete or Custom Finished Metal with Integrated Architectural Louver
- ⑥ Ribbed Warm Toned Rain Screen Panel Either Ultra High Performance Concrete or Custom Finished Metal
- ⑤ Metal Plate Frame
- ① Smooth Matte Finished Light Toned Ultra High Performance Concrete Rain Screen Panel
- ④ Triple Glazed High Performance Window



Exterior Materials



Façade Type 1



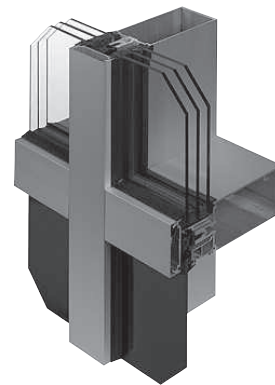
Façade Type 2



① ②
Smooth/Matte Finished Light Toned and Ribbed/Matte Finished Ultra High Performance Concrete Rain Screen



①
Smooth/Matte Finished Light Toned Ultra High Performance Concrete Rain Screen Panel



④ ⑤
Painted Aluminum Triple Glazed High Performance Window With Plate Metal Frame



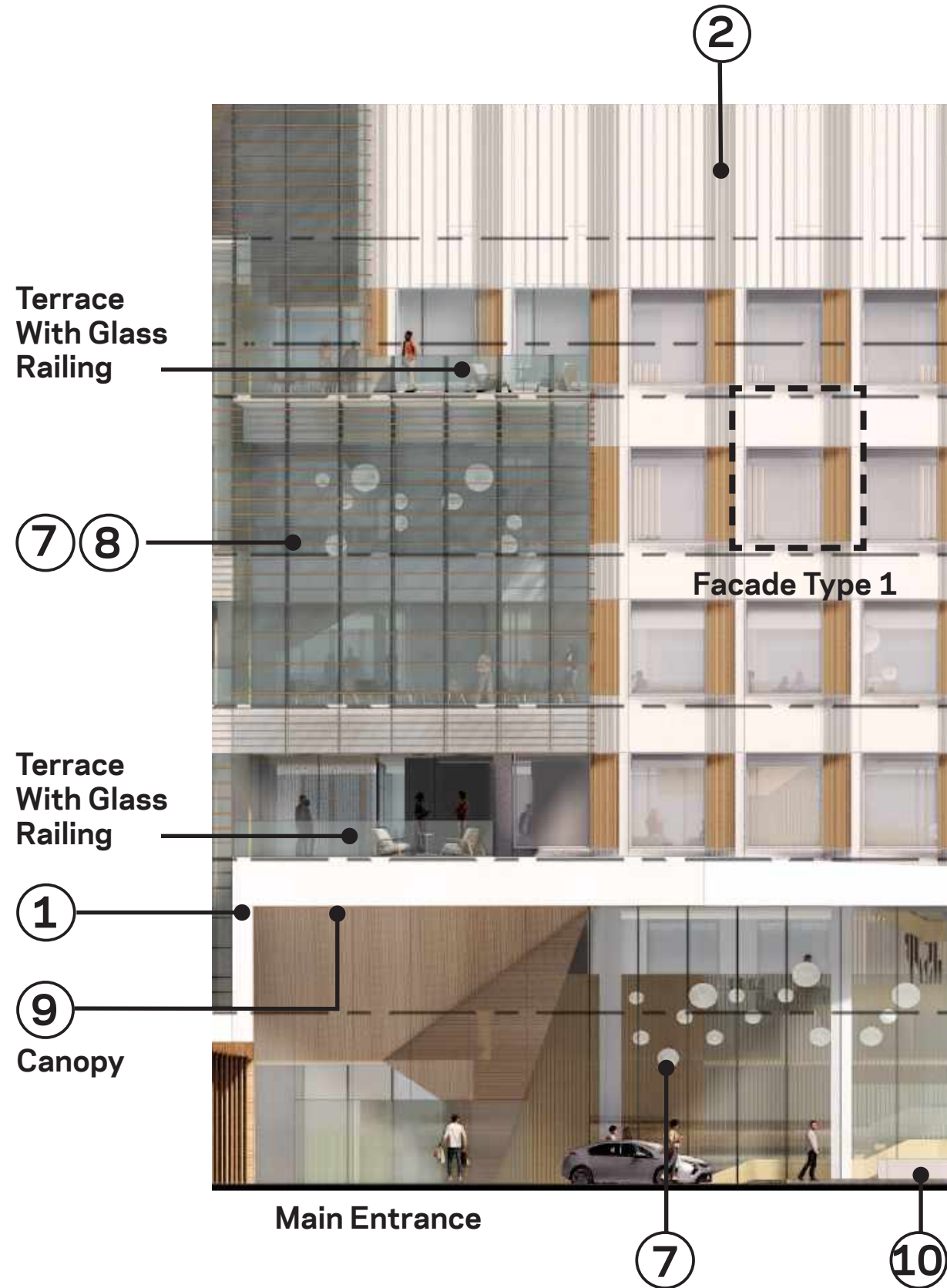
②
Ribbed/Matte Finished Light Toned Ultra High Performance Concrete Rain Screen Panel



③ ⑥
Ribbed Warm Toned Rain Screen Panel Either Ultra High Performance Concrete or Custom Finished Metal



Exterior Materials



⑦ High Span Steel Plate Triple Glazed High Performance Glazing System with Shadow Box at Floor Spandrel Areas



⑧ Integrated Horizontal Sun Shade at Curtain Wall with Ultra High Performance Concrete or Custom Finished Metal to Match Accent Panel Color

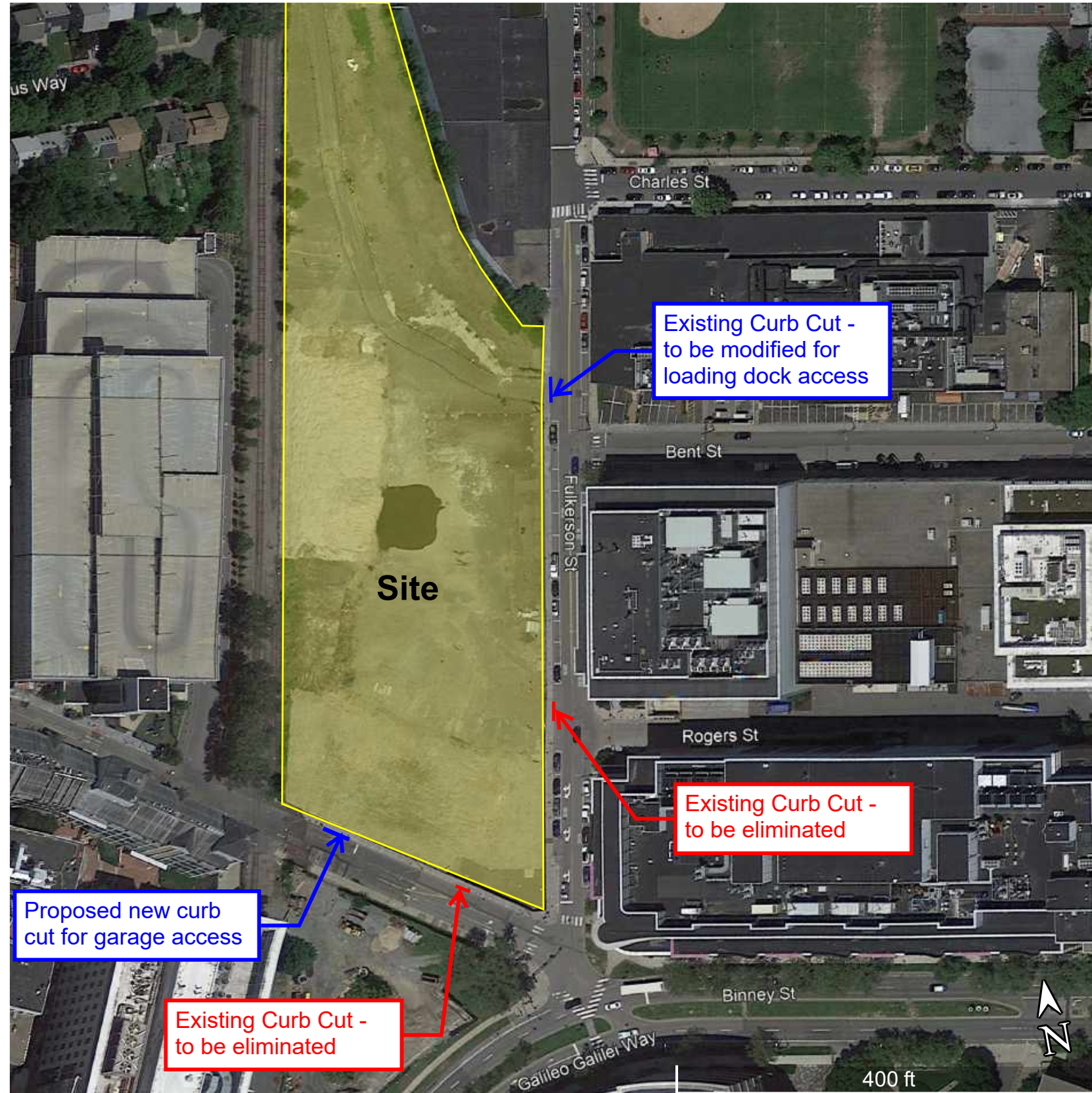


⑨ Custom Finish Metal Panel Soffit to Match Accent Panel Color



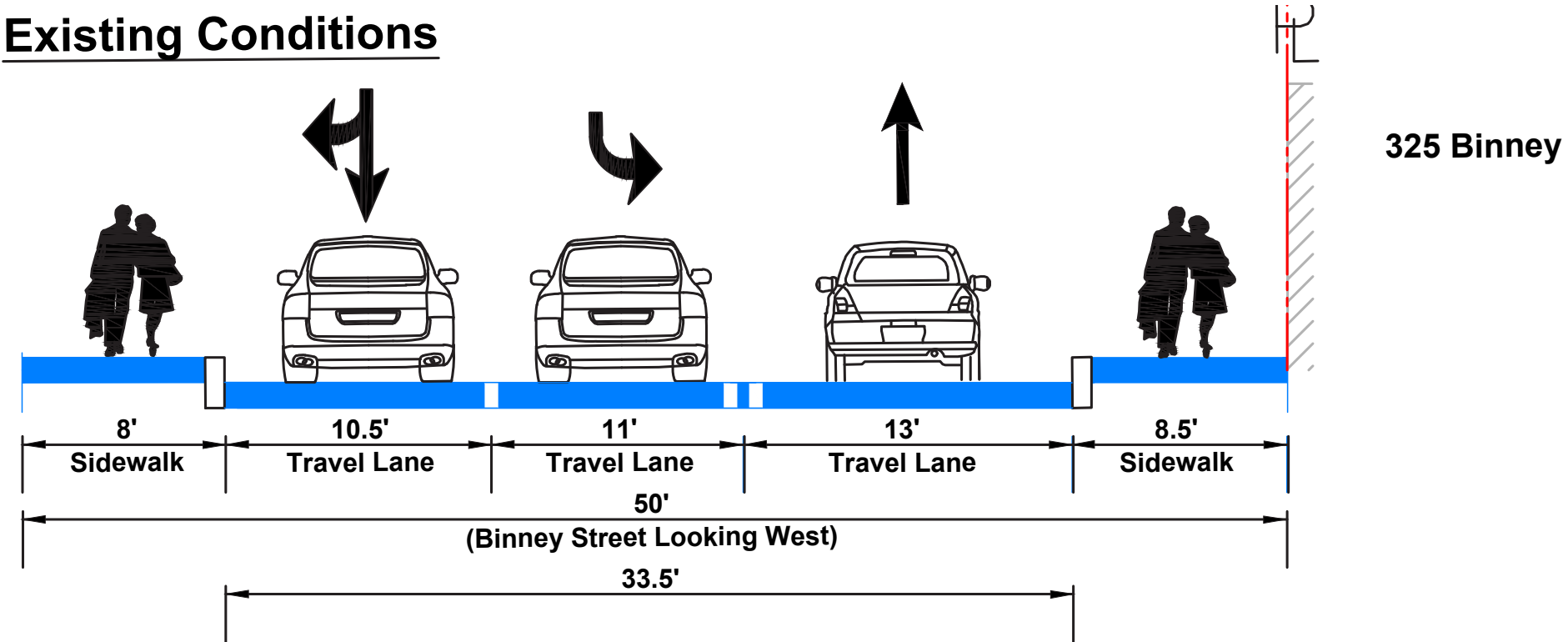
⑩ Stone Base at Storefront Wall System

Proposed Curb Cuts Binney and Fulkerson Streets

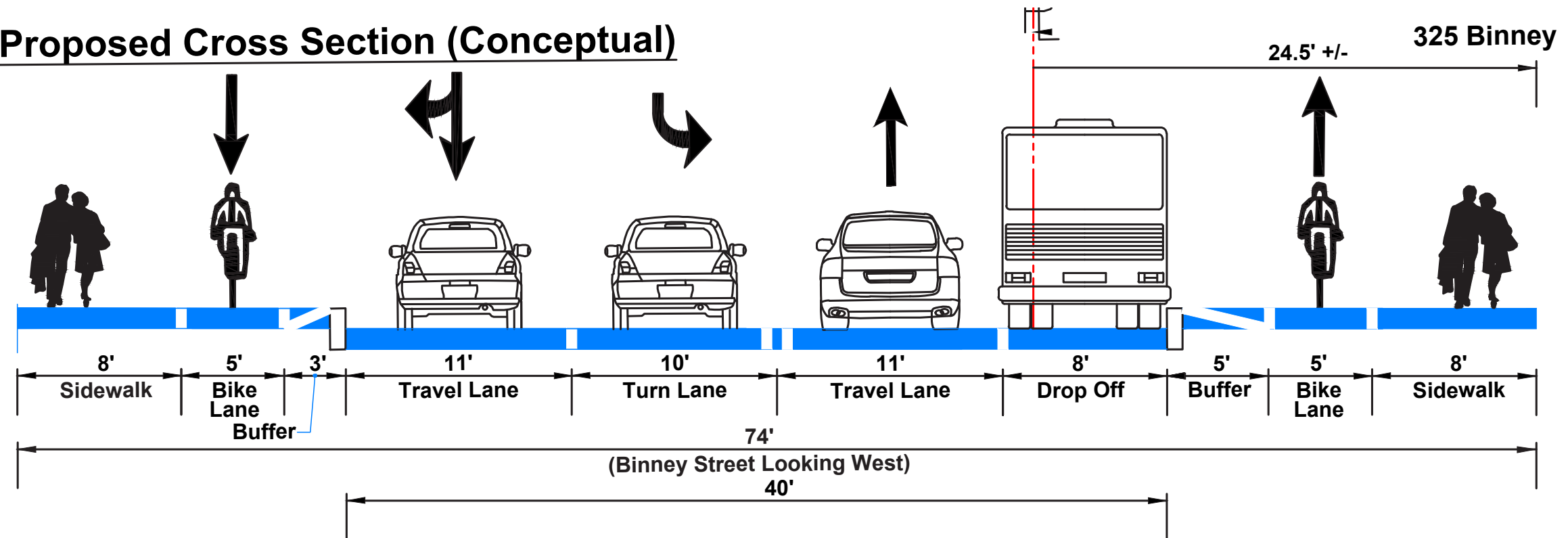


Binney Street Cross Section

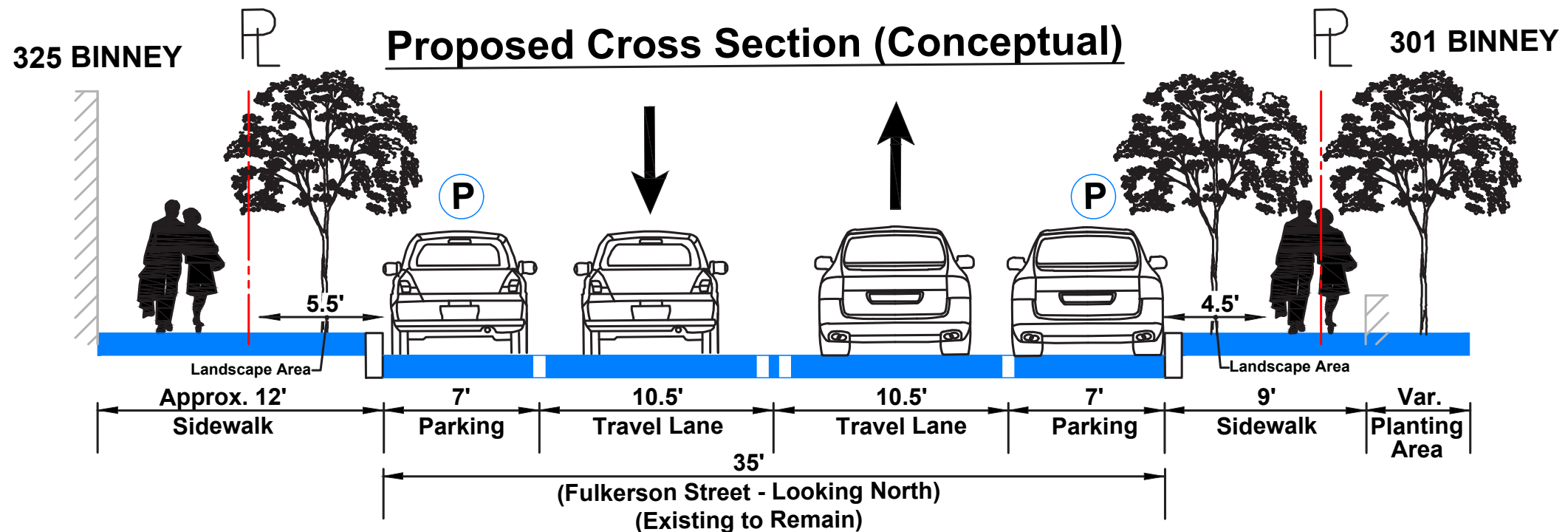
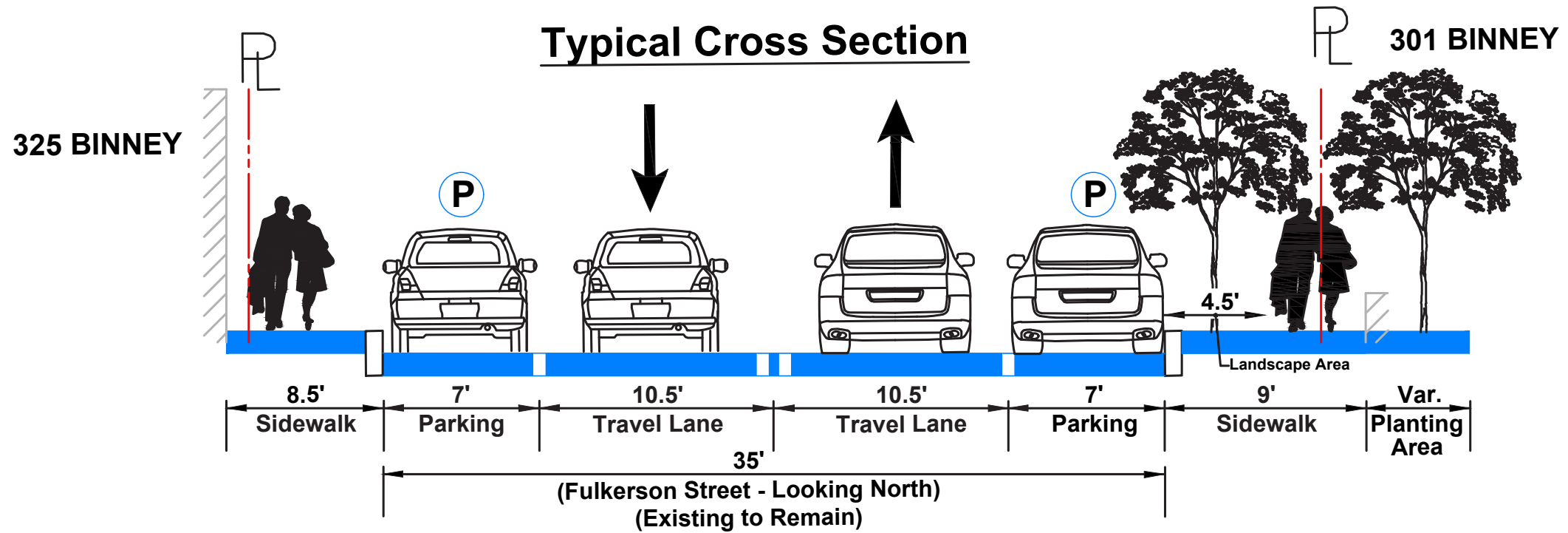
Existing Conditions



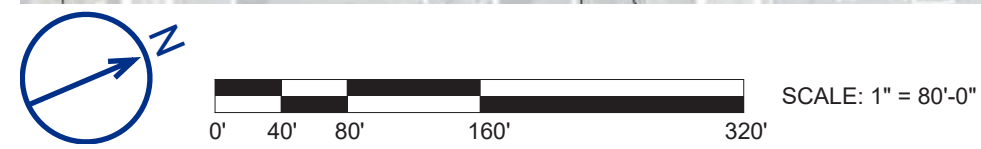
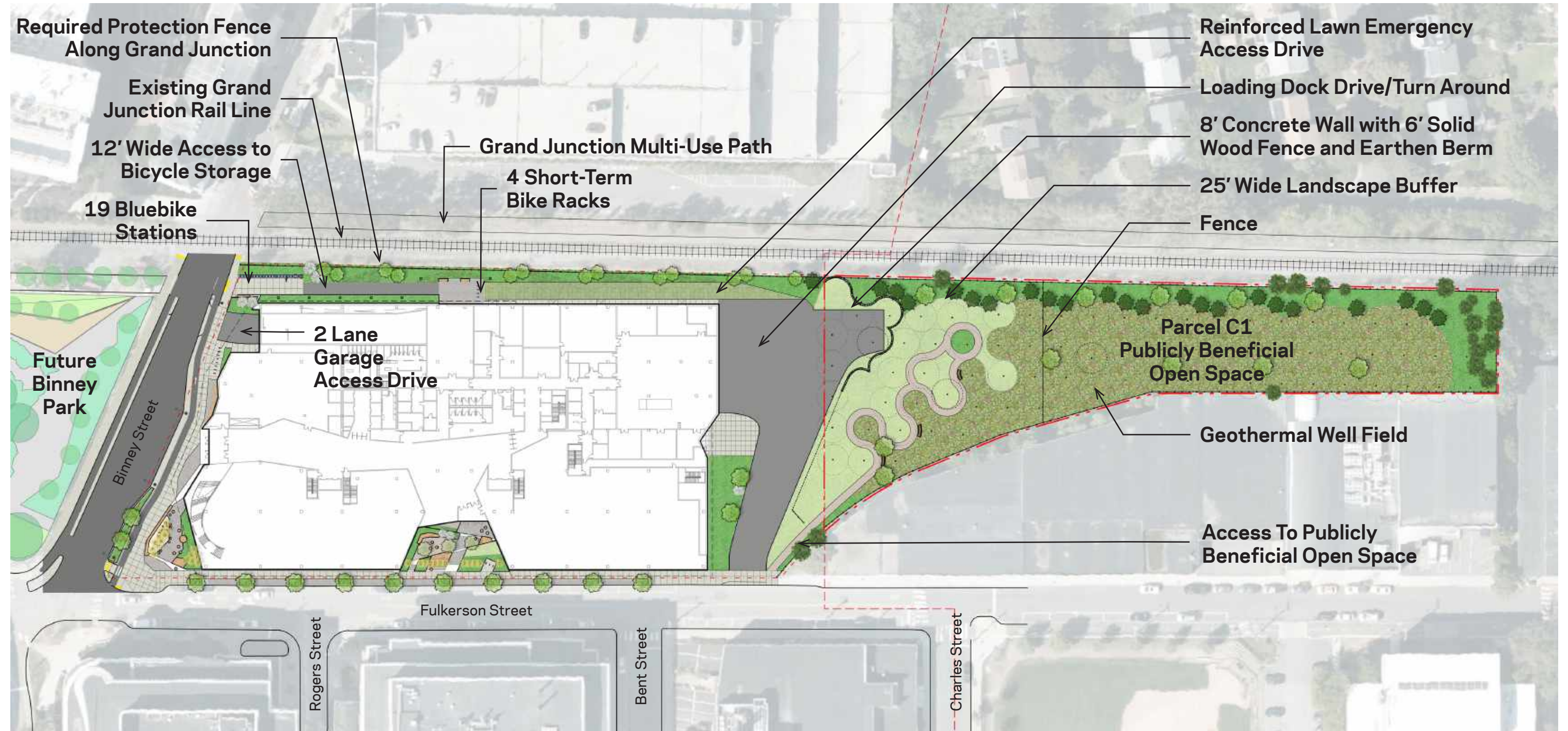
Proposed Cross Section (Conceptual)



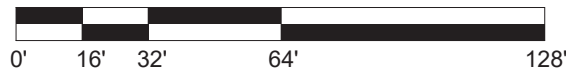
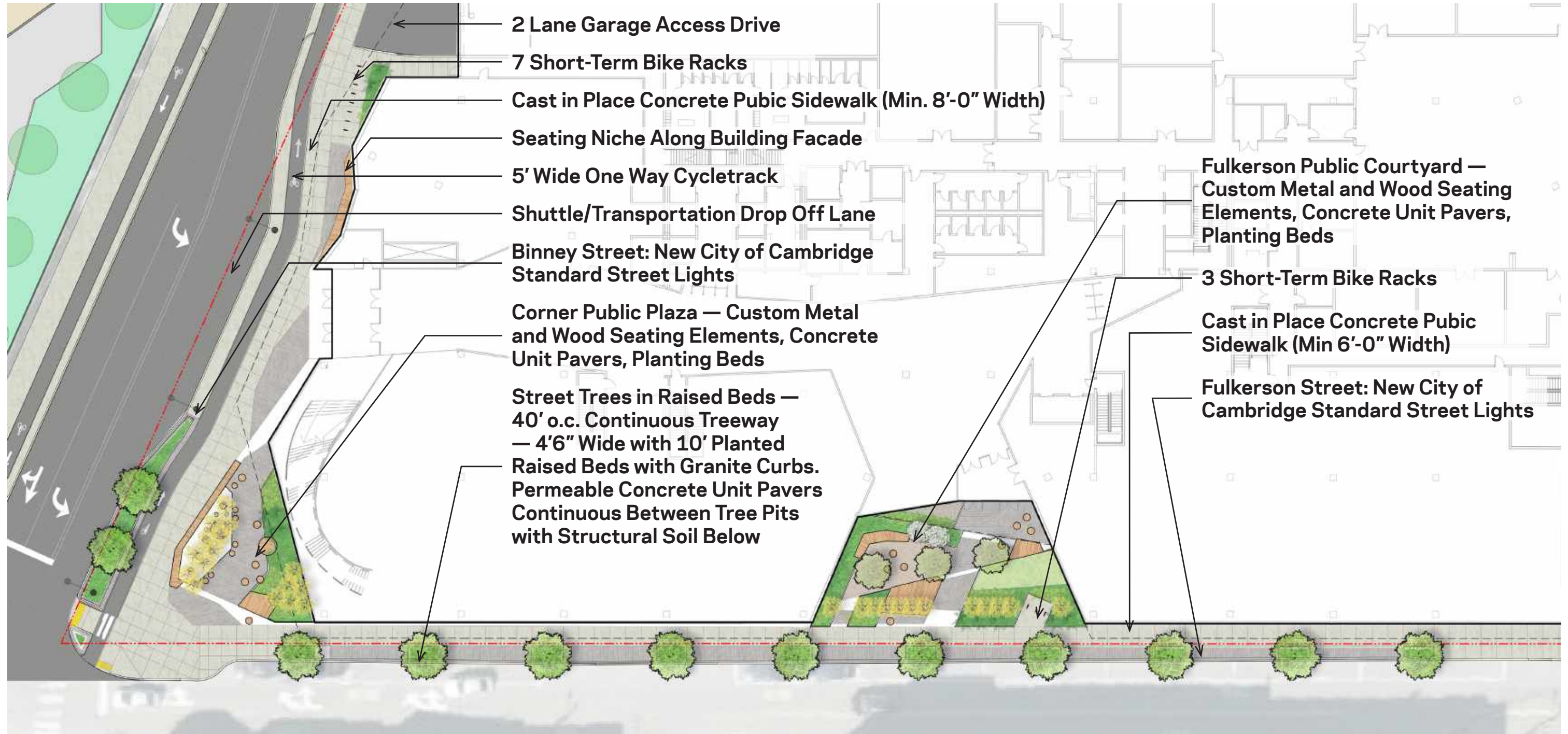
Fulkerson Street Cross Section



Landscape Plan

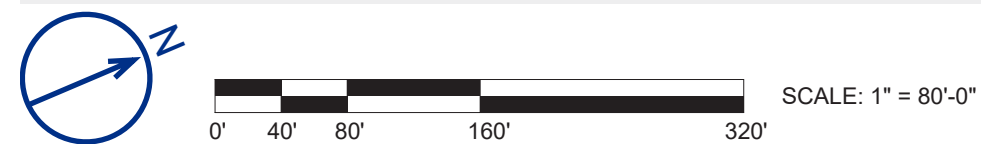
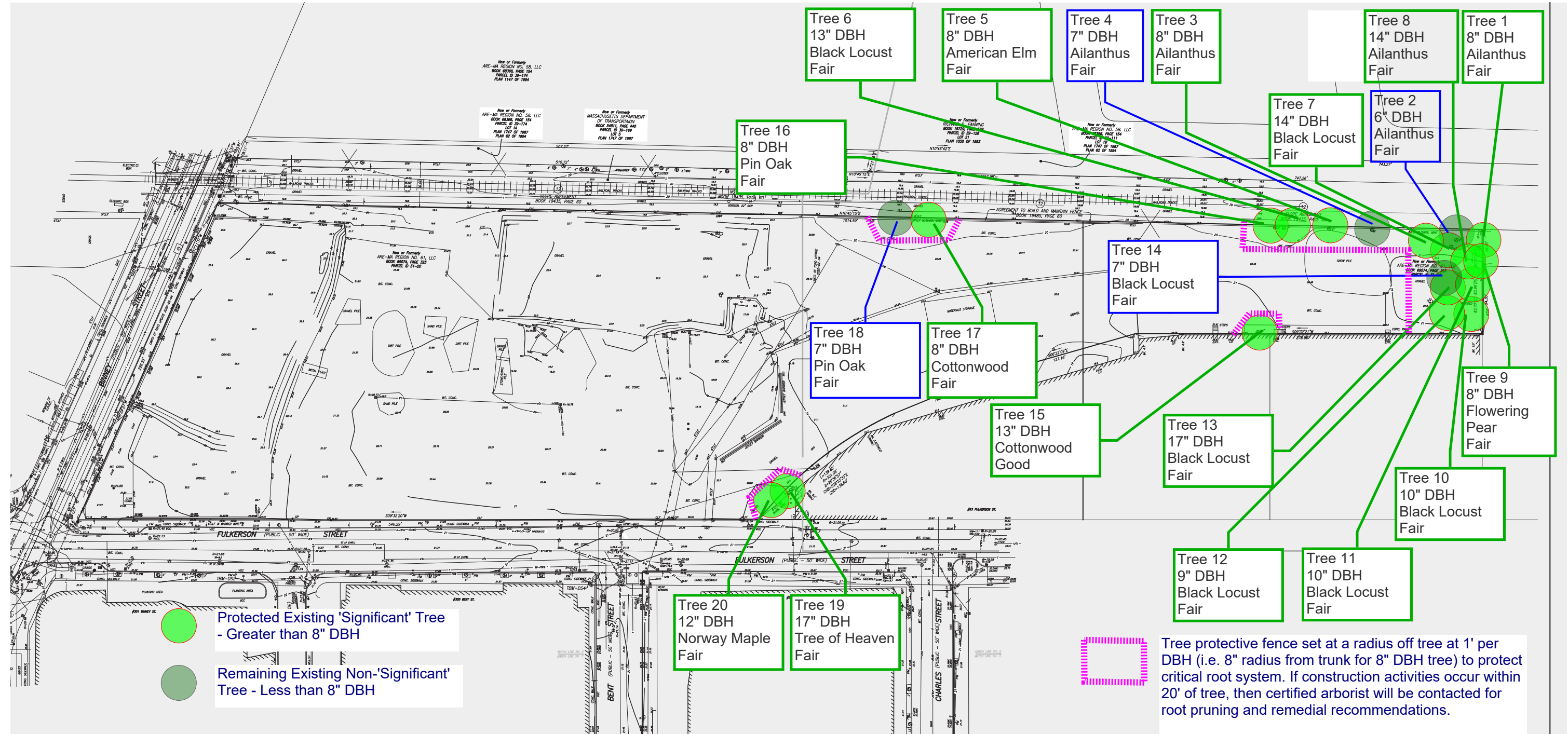


Enlarged Landscape Plan









SCALE: 1/32" = 1'-0"

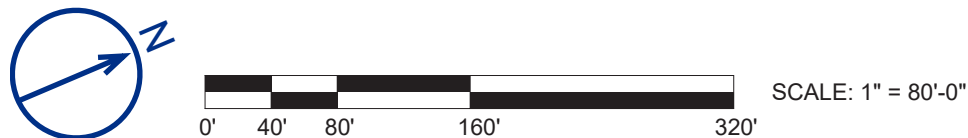
Existing Tree Protection / Removal Plan



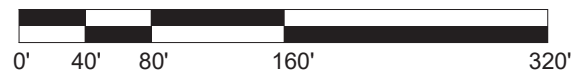
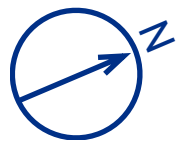
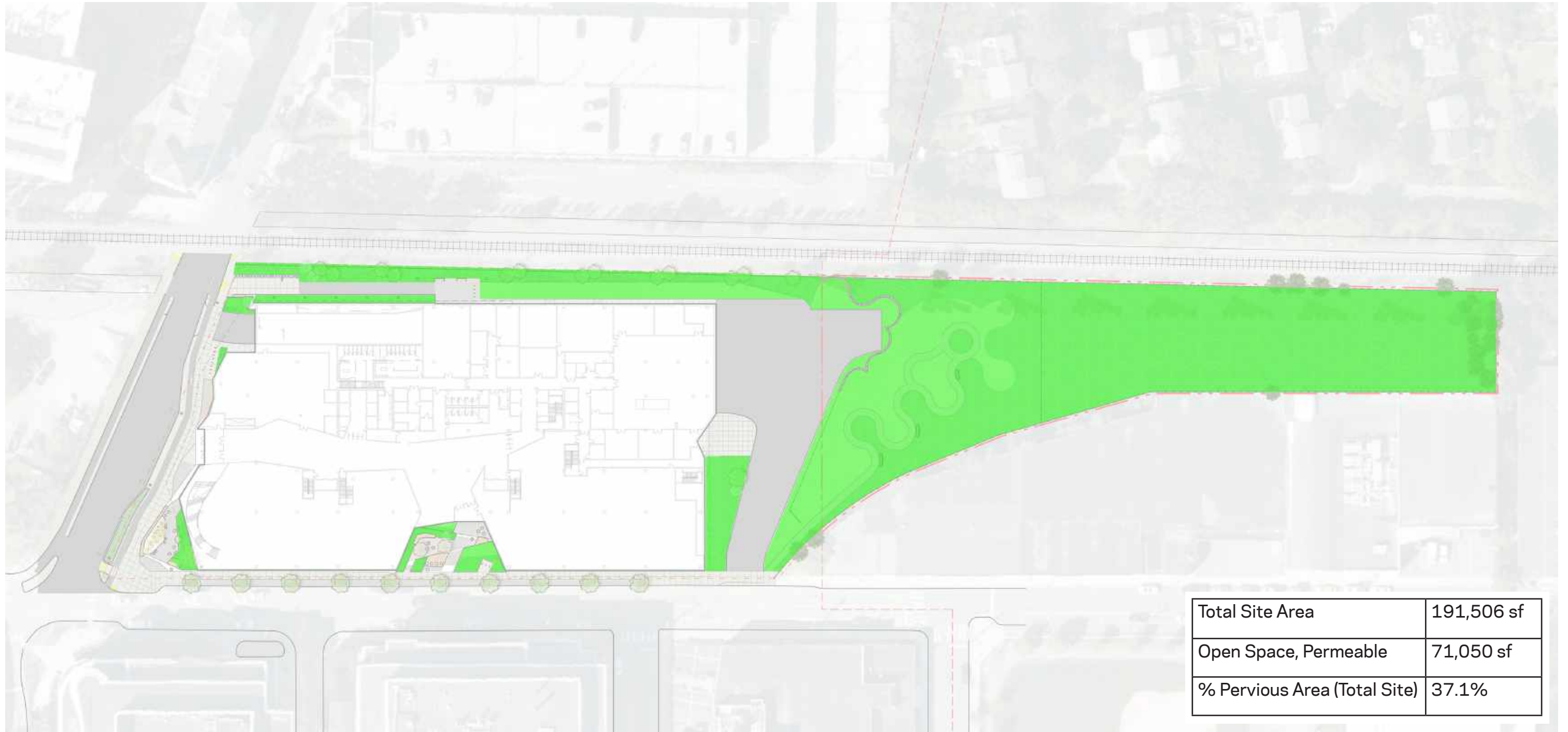
Proposed Overall Tree Plan

-  Protected Existing Non-Significant Tree to Remain
-  Protected Existing "Significant" Tree to Remain — Greater than 8" DBH
-  Proposed Street Tree Not Included in Calculations
-  Proposed Large Shade Tree 3.5" DBH
-  Proposed Ornamental Tree 1.5" DBH
-  Proposed Evergreen Tree 2.5" DBH

Description	Trees (# of Trees)	Trees (DBH)
Significant Trees Existing	16	177"
Significant Trees Removal	0	0
Proposed New Trees	63	182.5"
Summary Surplus/Deficit	+63	+182.5"



Open Space / Permeable Plans



SCALE: 1" = 80'-0"

Landscape Precedent Images



Corner Plaza Streetscape



Public seating and planting bed edge



Unit pavers in seating/gathering areas



Long communal bench with undermounted lighting



Custom wood and metal/stone public seating

Landscape Precedent Images



Fulkerson Courtyard seating and gathering character



Western Planted Buffer Gro Low Sumac and Viburnum group plantings



Fulkerson Street Trees — Bowhall Maple



Ornamental Tree — Multistem Serviceberry



Western Planted Buffer — Pin Oak



Fulkerson Courtyard shade planting-rich textures

Planting Plan

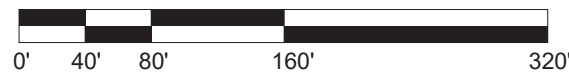
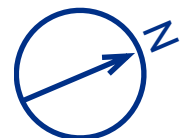
Planting Schedule

Proposed Trees

Scientific Name	Common Name	Size
Amelanchier x Grandiflora	Serviceberry	1.5" cal
Gingko Biloba	Maidenhair Tree	1" cal
Cornus Mas	Cornelian Cherry	10' hgt
Acer Rubrum 'Bowhall'	Bowhall Maple	4" cal
Quercus Palustris	Pin Oak	4" cal
Abies Concolor	White Fir	8' hgt

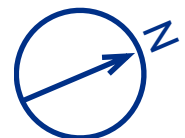
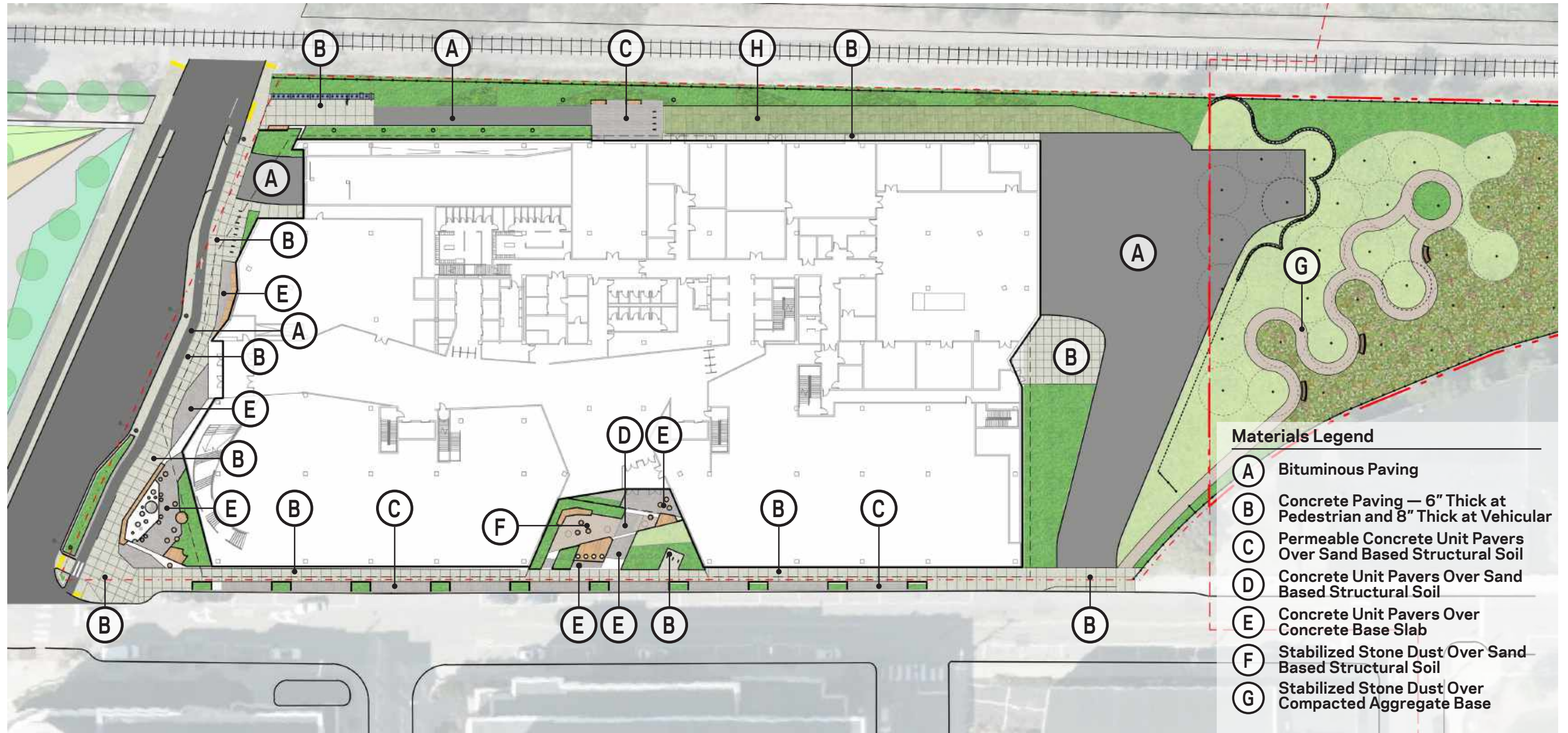
Proposed Shrubs and Herbaceous Plants

Scientific Name	Common Name	Size
Anemone x Hybrid	Anemone	#3
Fothergilla Gardenii	Dwarf Fothergilla	#3
Hakonechloa Macra	Hakone Grass	#2
Matteuccia Struthiopteris	Ostrich Fern	#2
Rhus Aromatica 'Gro Low'	Grow Low Sumac	#3
Taxus Baccata 'Repandens'	Spreading English Yew	24"
Viburnum Plicatum Tomentosum	Doublefile Viburnum	4'-5'



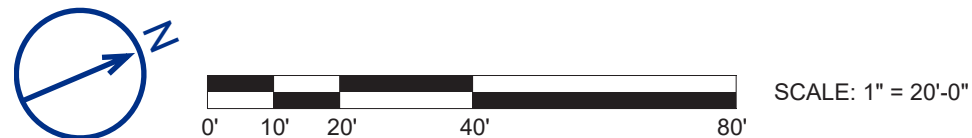
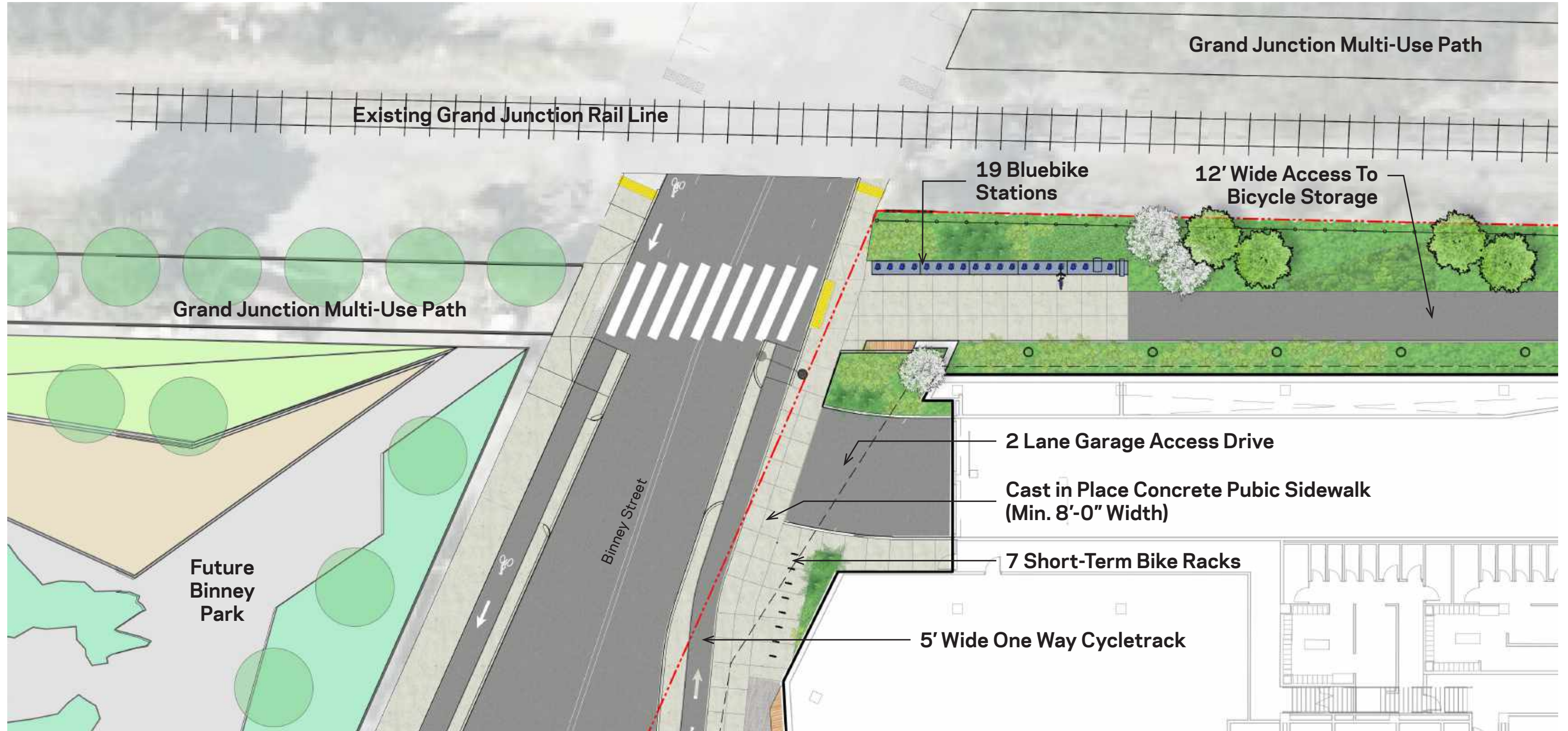
SCALE: 1" = 80'-0"

Paving Materials Plan

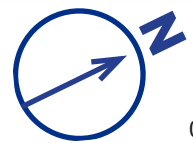
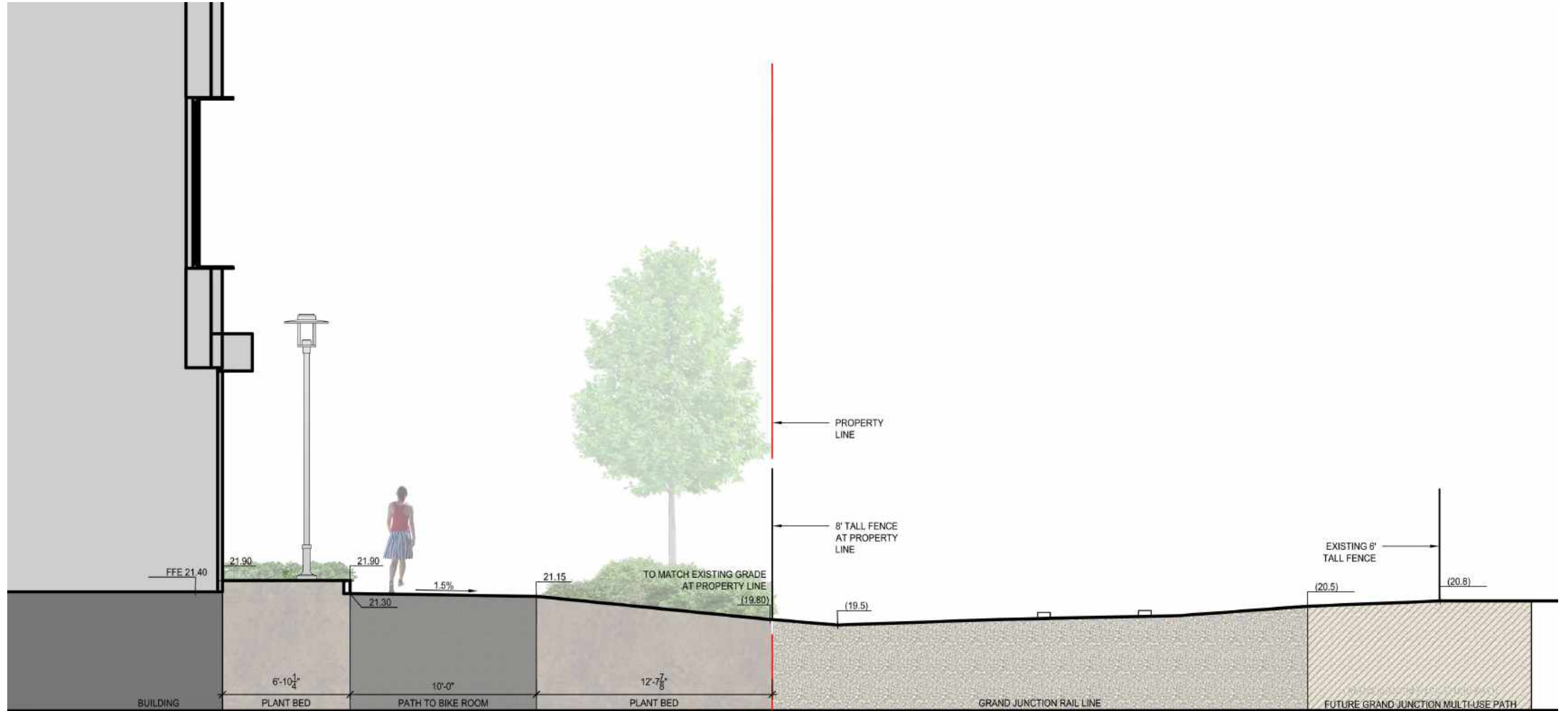


SCALE: 1" = 50'-0"

Section at West — Grand Junction Railway



Section Through Building — Grand Junction Railway



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

C-1 Parcel — View from Grand Junction Path Looking Southeast



C-1 Parcel — View Looking South



C-1 Parcel — View Looking North



C-1 Parcel — Elevated View Looking North



Sustainability Measures

"Best in Class" Sustainability for a Lab Building

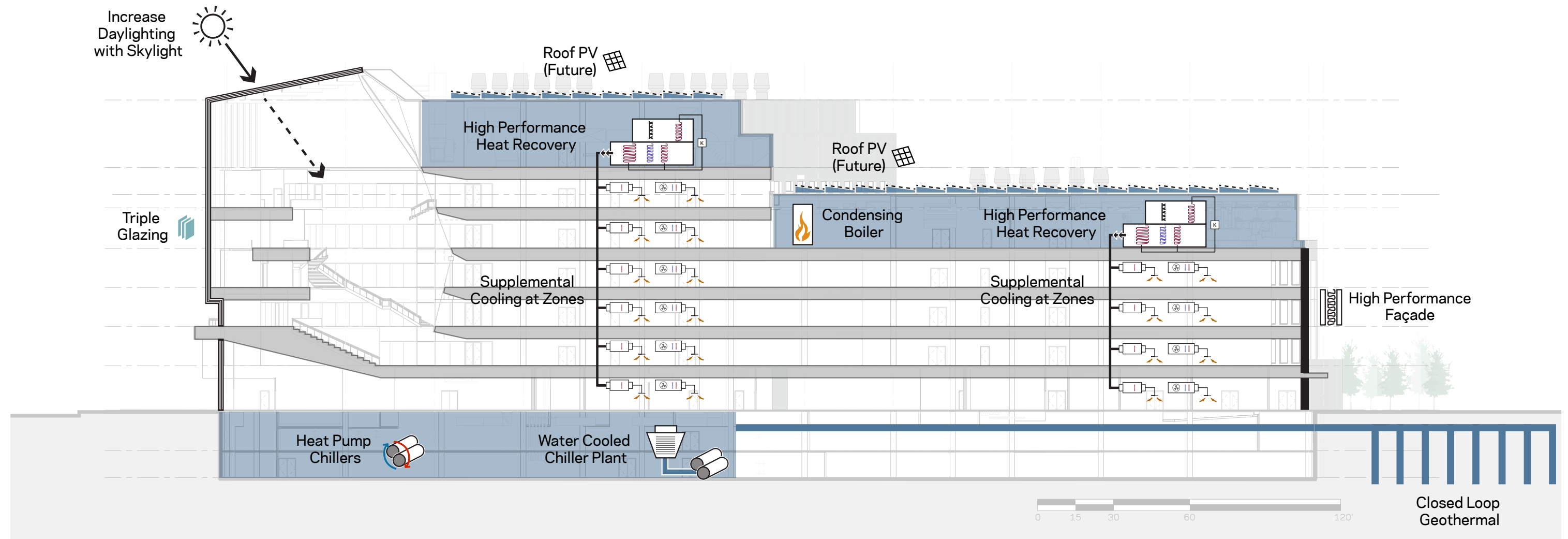
- LEEDv4 Gold Core & Shell Certification
- Ultra-Low Fossil Fuel Consumption
- Water, Health + Wellness, Resilience, Embodied Carbon and Other Sustainability Topics Also Addressed

Energy / GHG

- Ground Source Heating and Cooling (Geothermal)
- Flexible and Efficient Mechanical System
- High Performance Building Envelope
- Roof PV (Future)

Water

- Ground Source Cooling Reduces Cooling Tower Demand
- Low-Flow Fixtures
- Rainwater and Condensate Used for Irrigation and Cooling Tower Make-Up



Health + Wellness

- Fitwel Certification
- WELL Preconditions Met
- Optimized Daylight and Glare Control

Resilience

- Building Threshold Above 100-Year Flood in 2070
- High Performance Envelope for Passive Survivability
- Life Safety / Standby Power

Embodied Carbon

- Target 20% Reduction for Structure and Façade

Shadow Studies Spring / Summer

9:00 AM

12:00 PM

3:00 PM

March



June



Shadow Studies Fall / Winter

9:00 AM

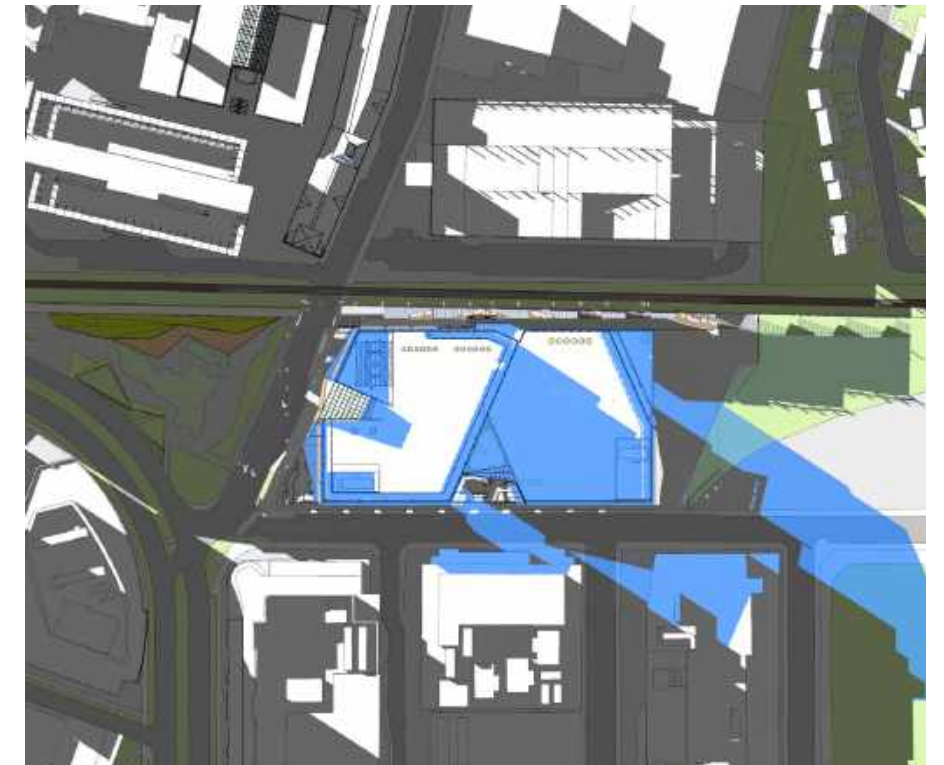
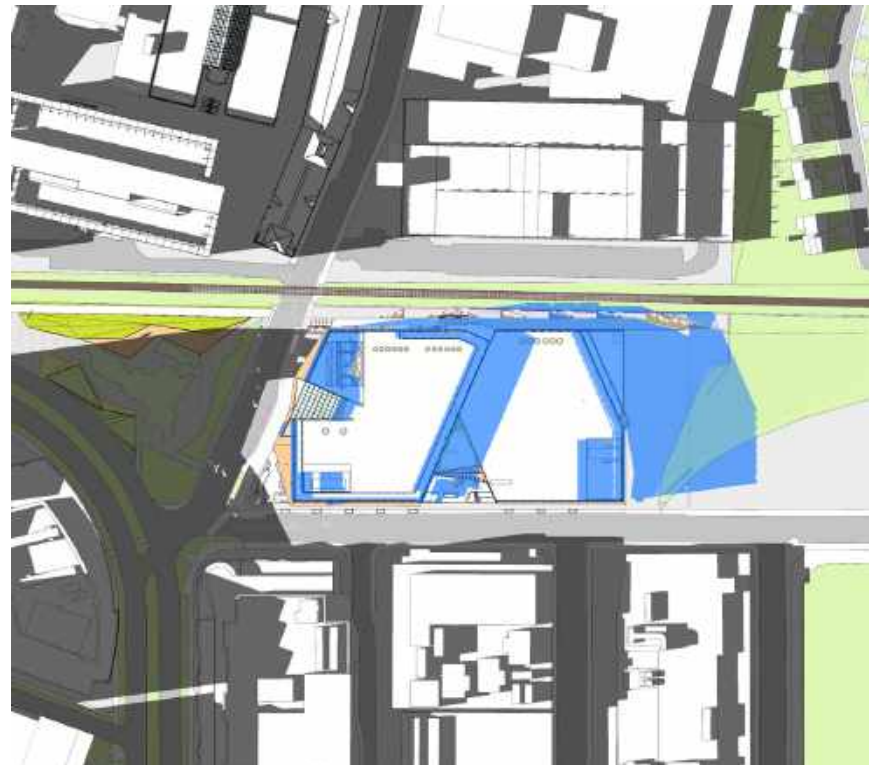
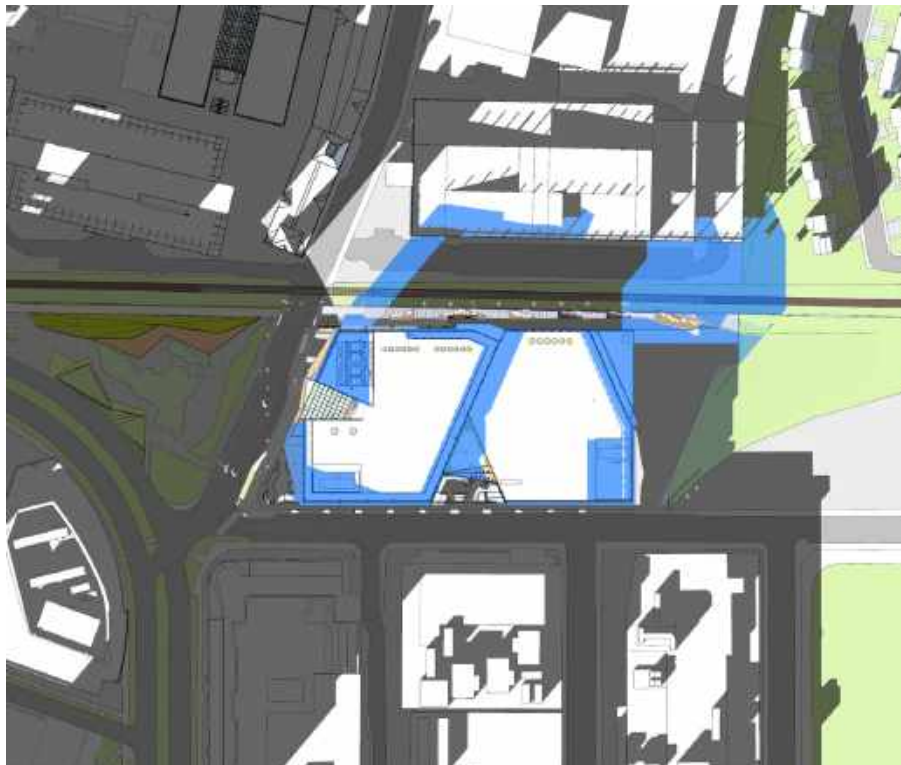
12:00 PM

3:00 PM

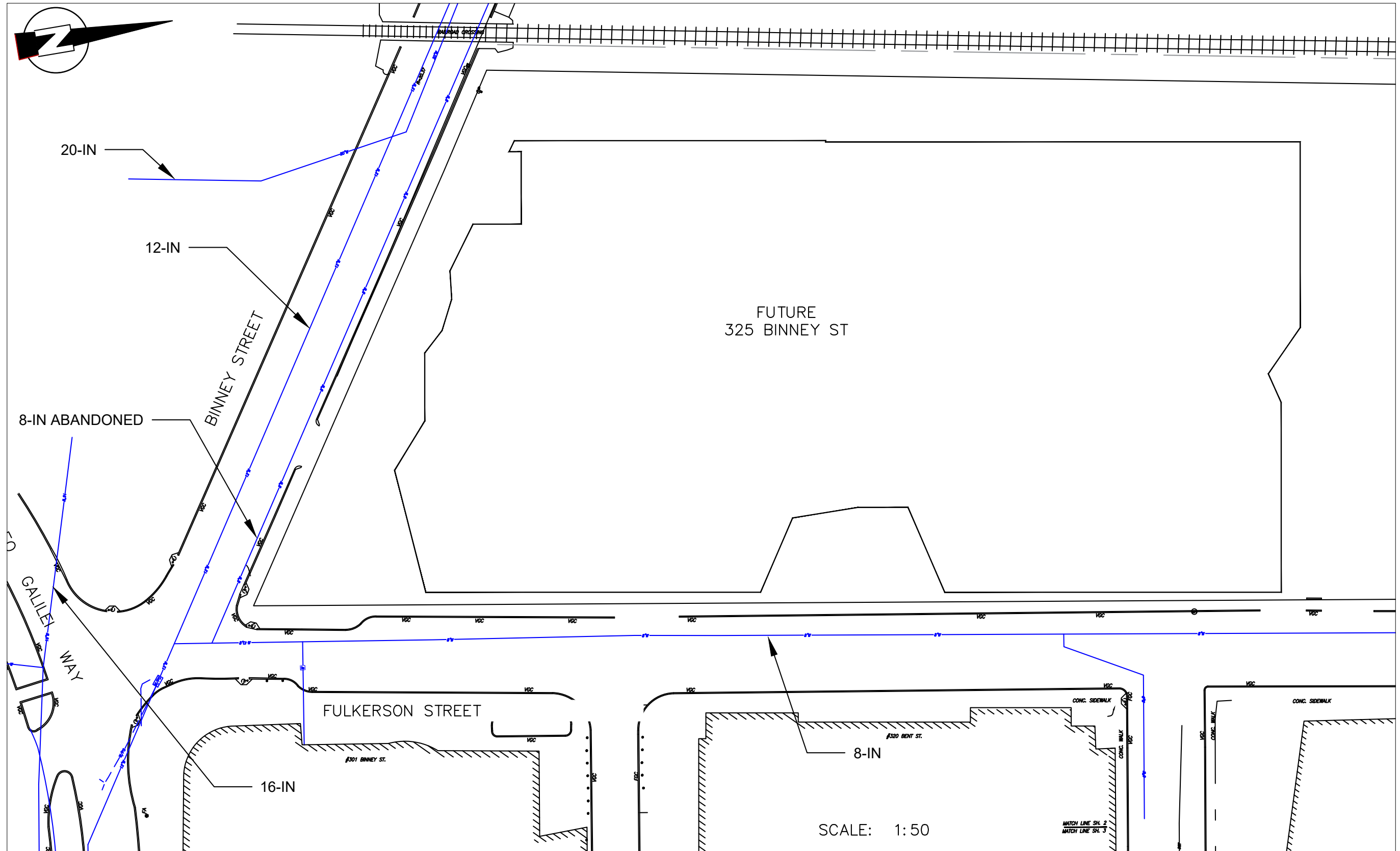
September



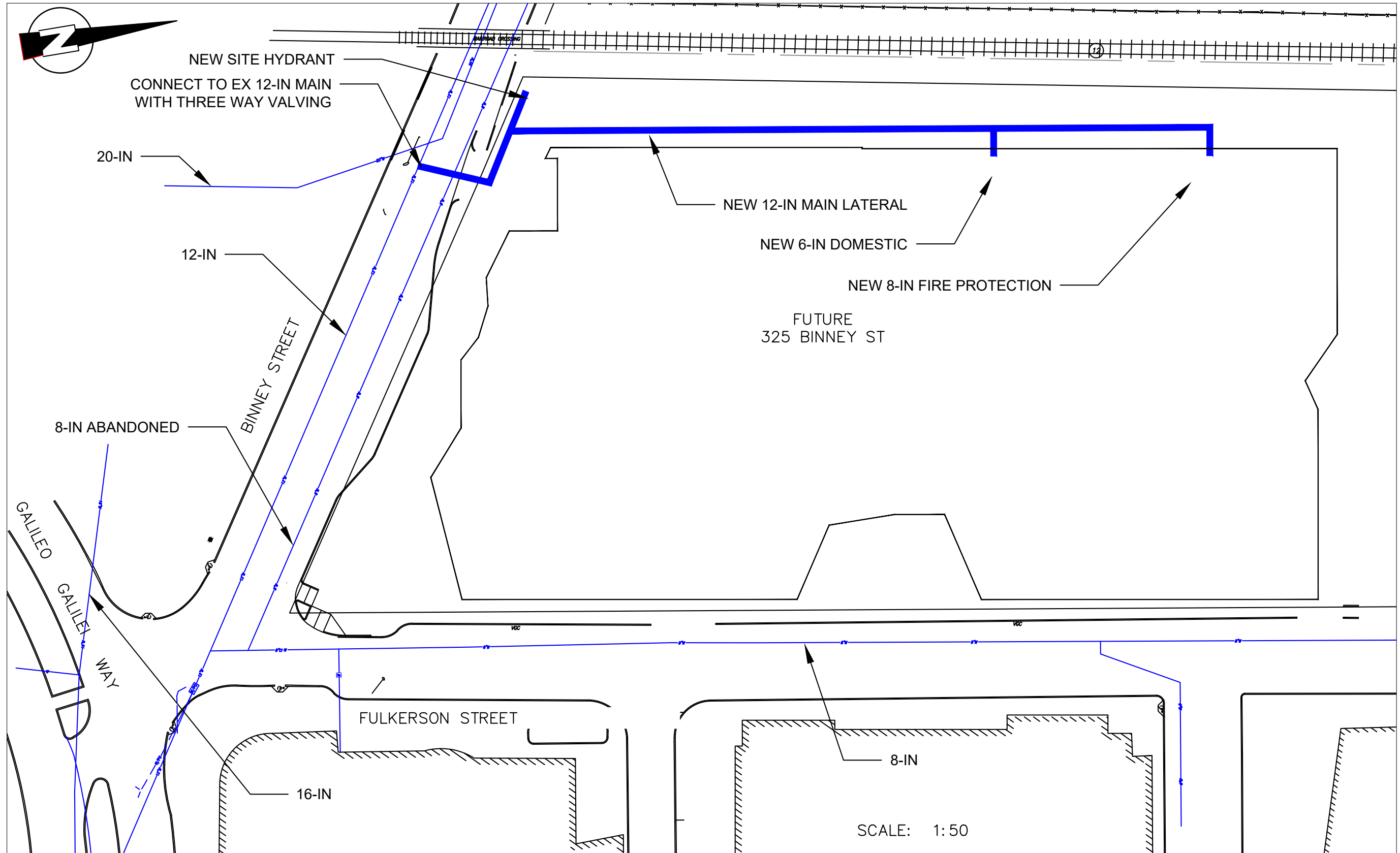
December



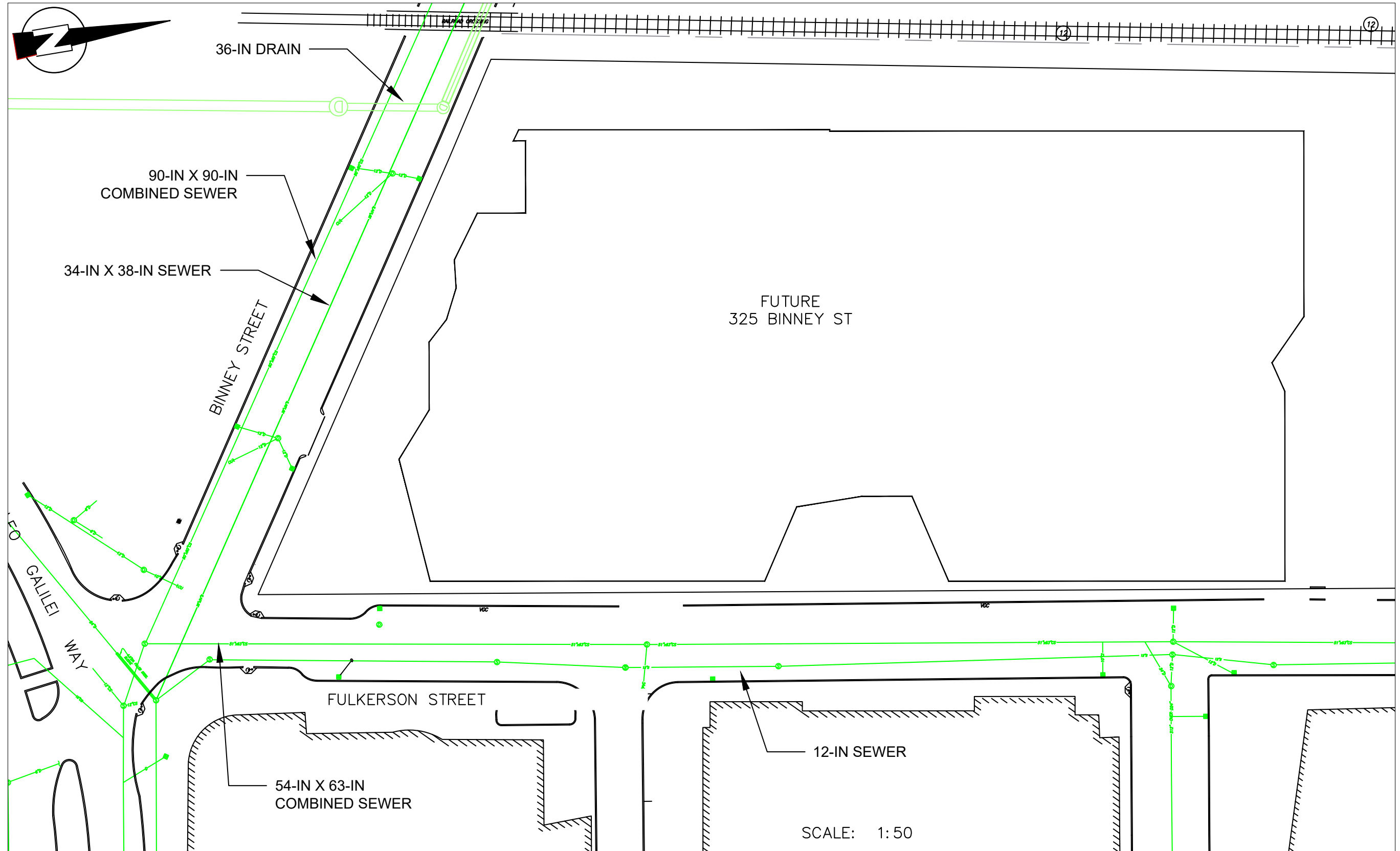
Domestic Water Existing Plan



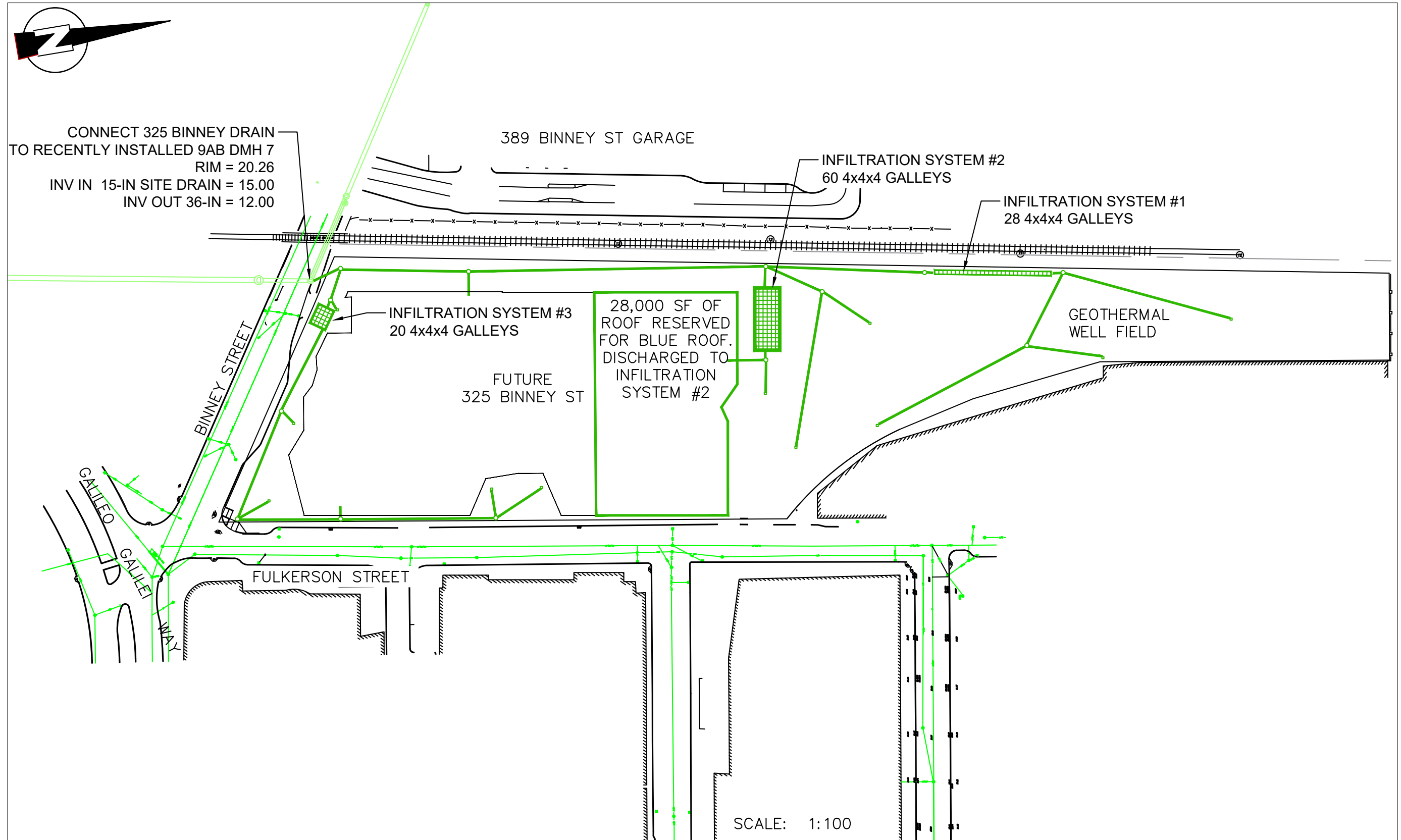
Domestic Water Proposed Plan



Stormwater Existing Plan



Stormwater Proposed Plan



Sewer Proposed Plan

