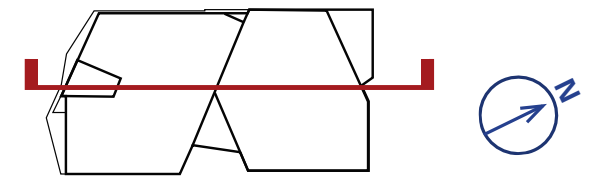
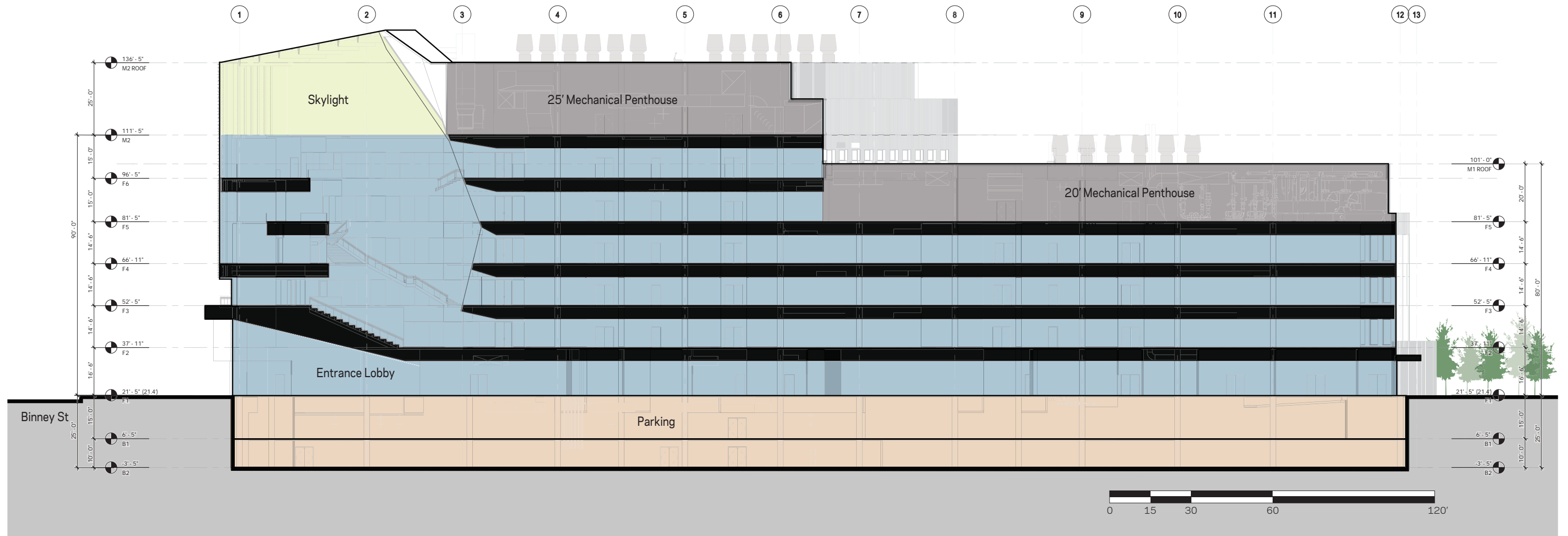
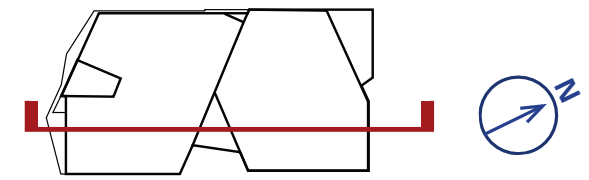
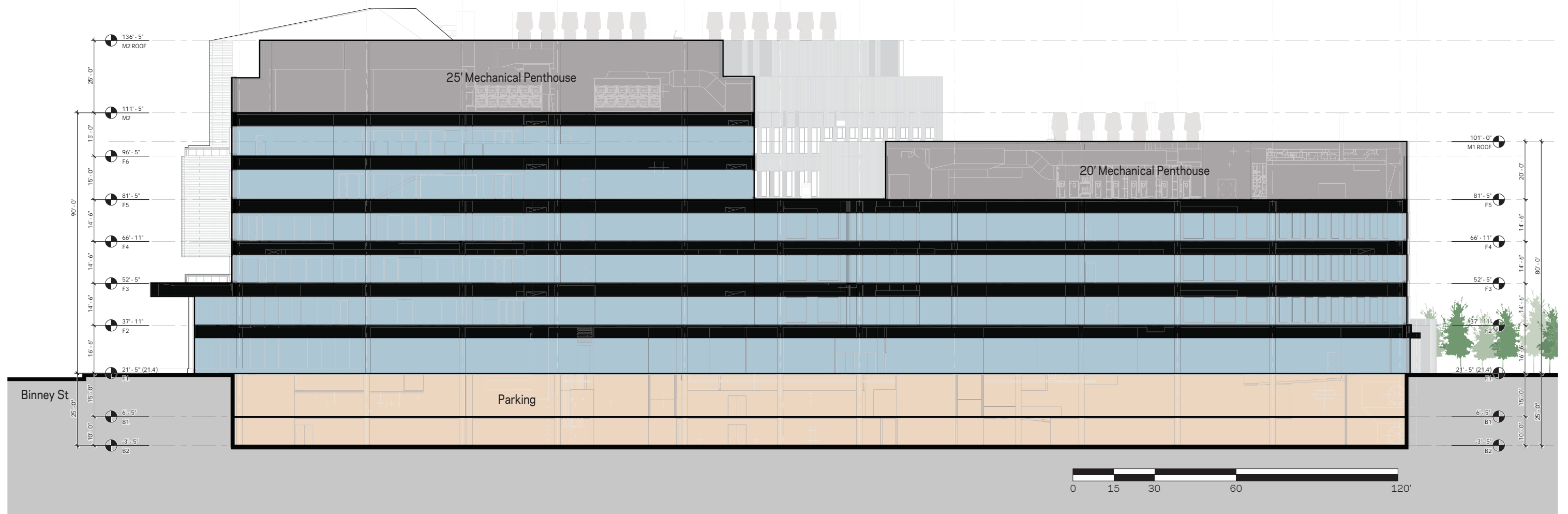


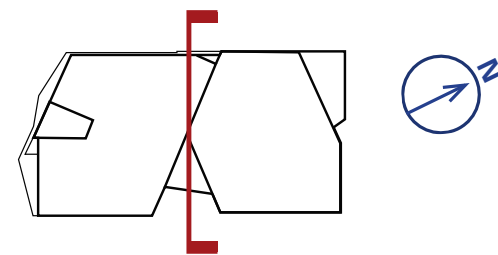
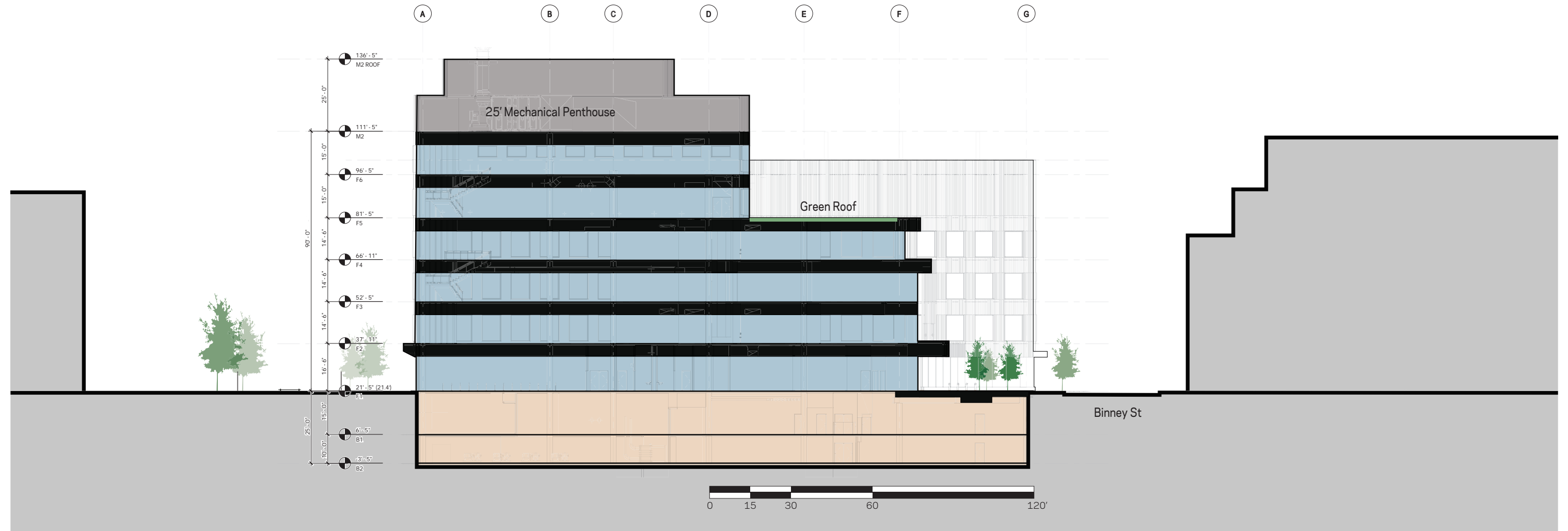
North-South Section Looking West



North-South Section Looking West



East-West Section Looking North



Street Elevations



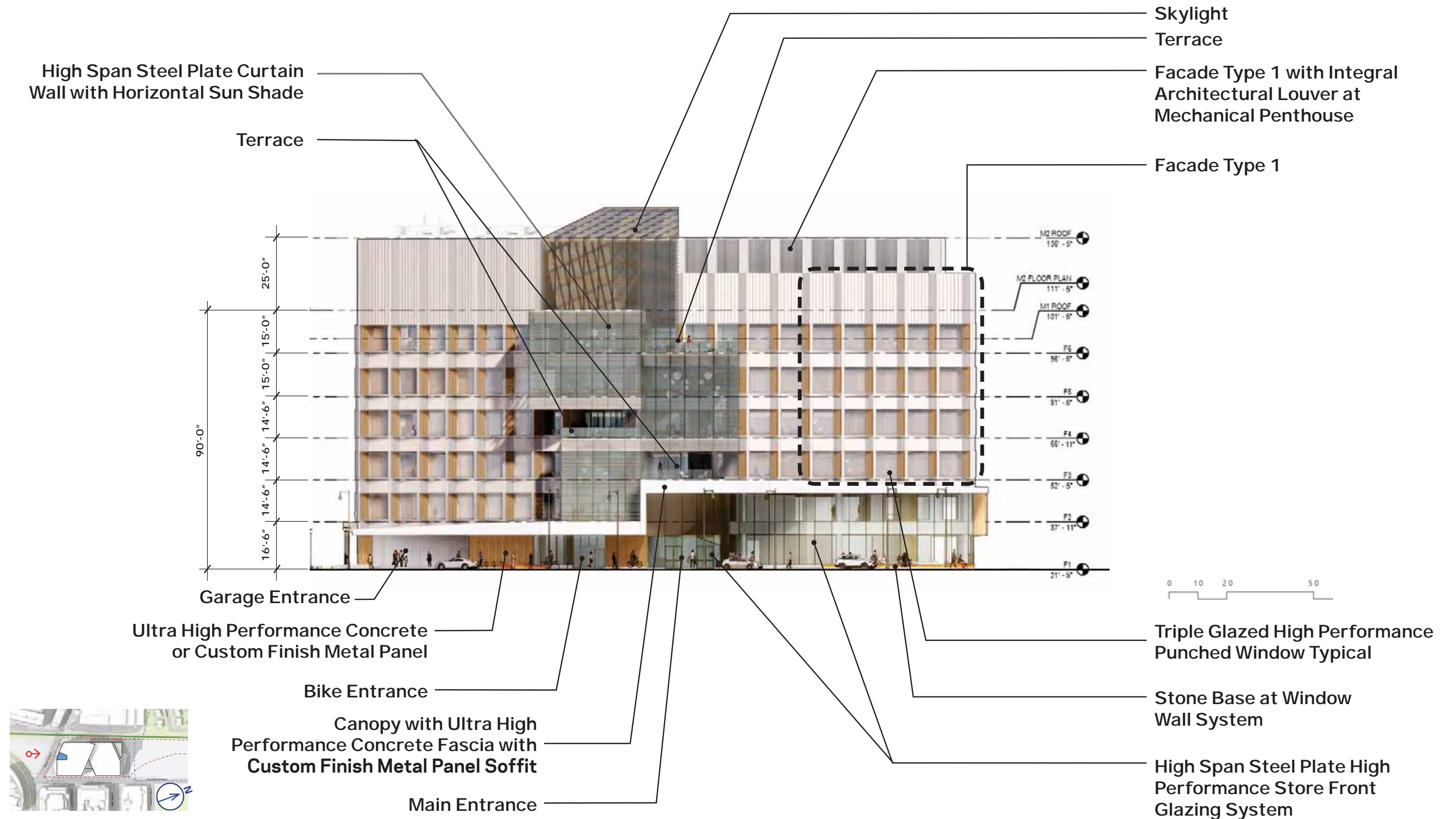
South Elevation — Binney Street



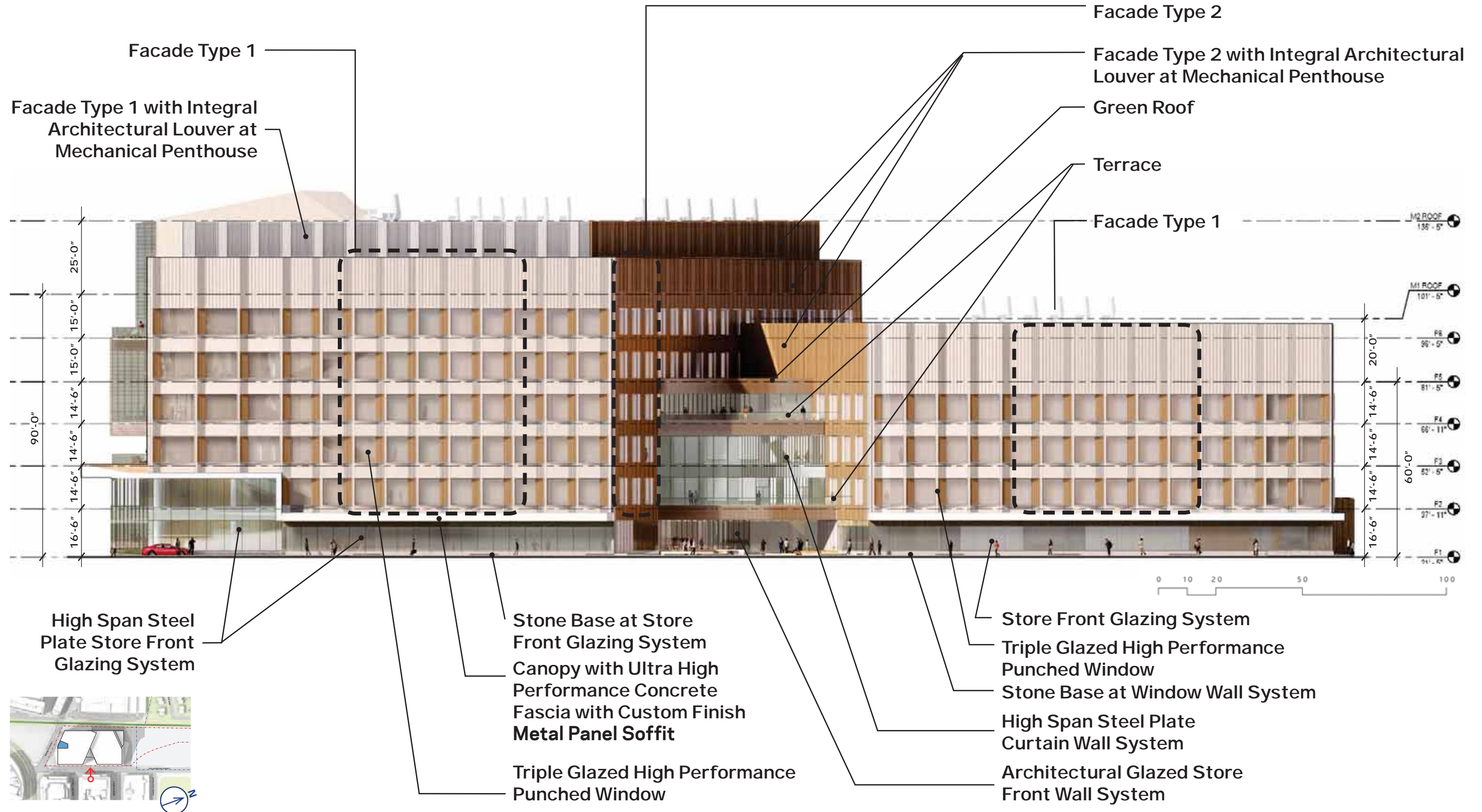
East Elevation — Galileo Way and Fulkerson Street



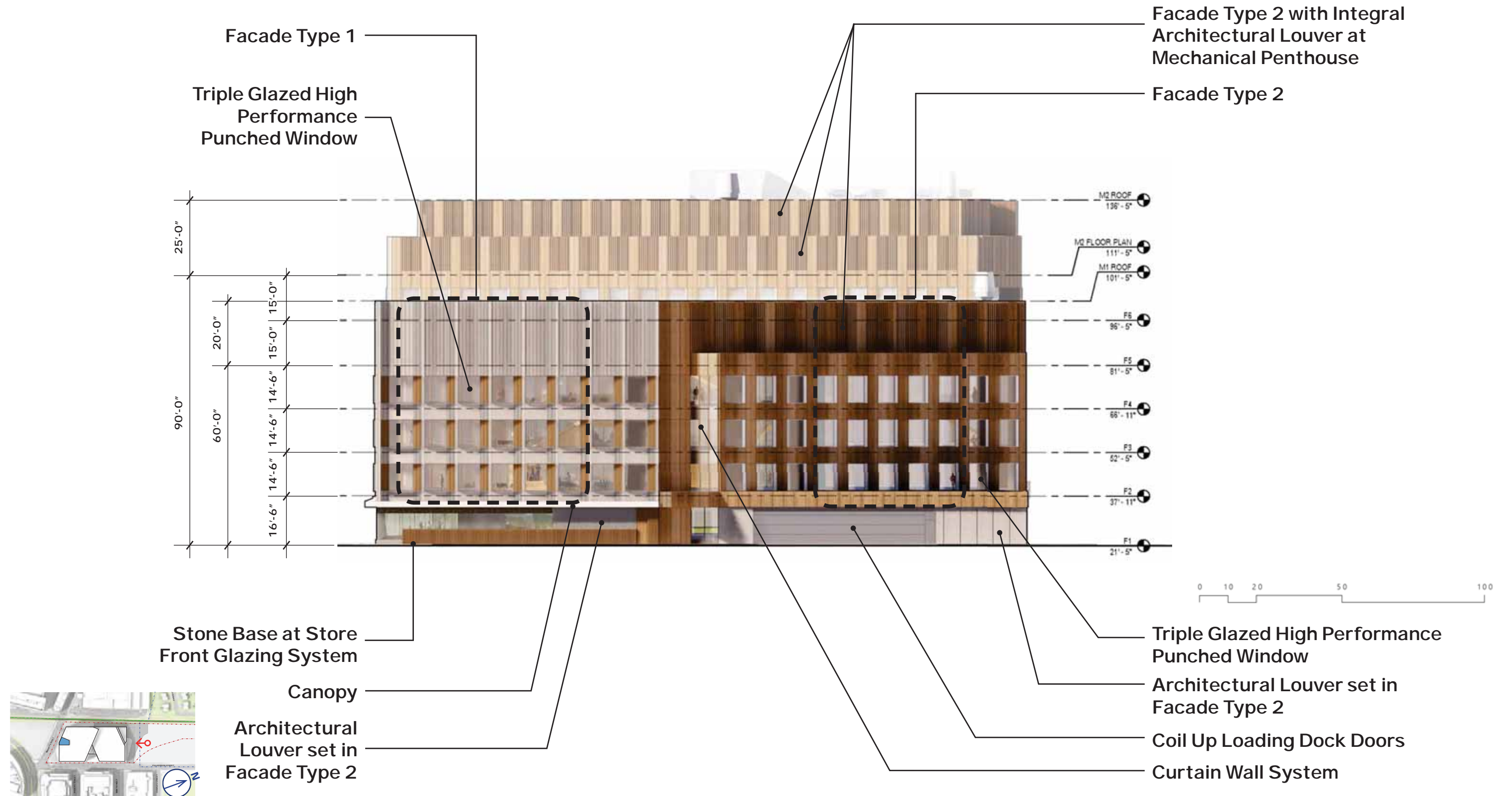
South Elevation Binney Street Elevation



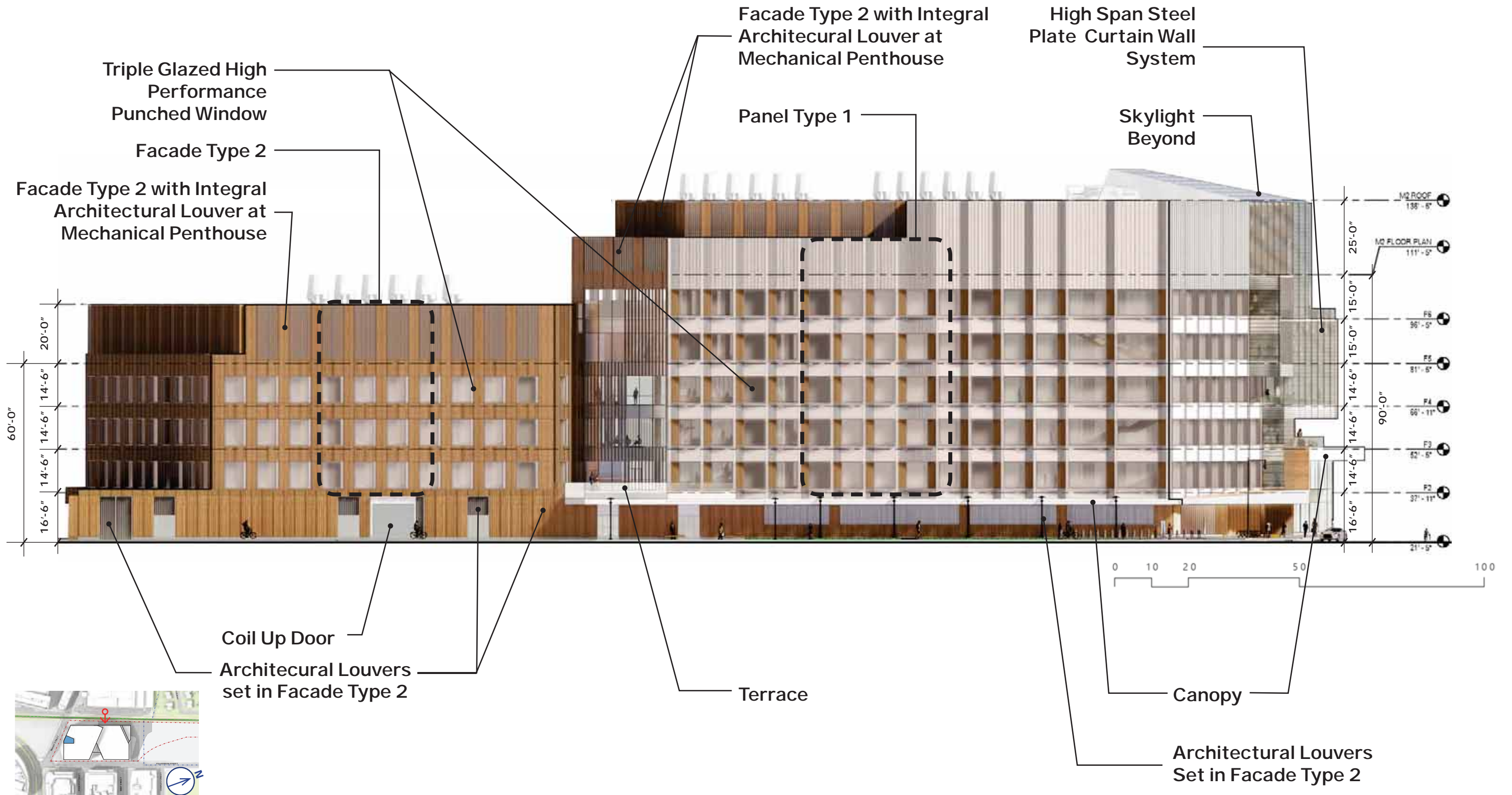
East Elevation Fulkerson Street Elevation



North Elevation



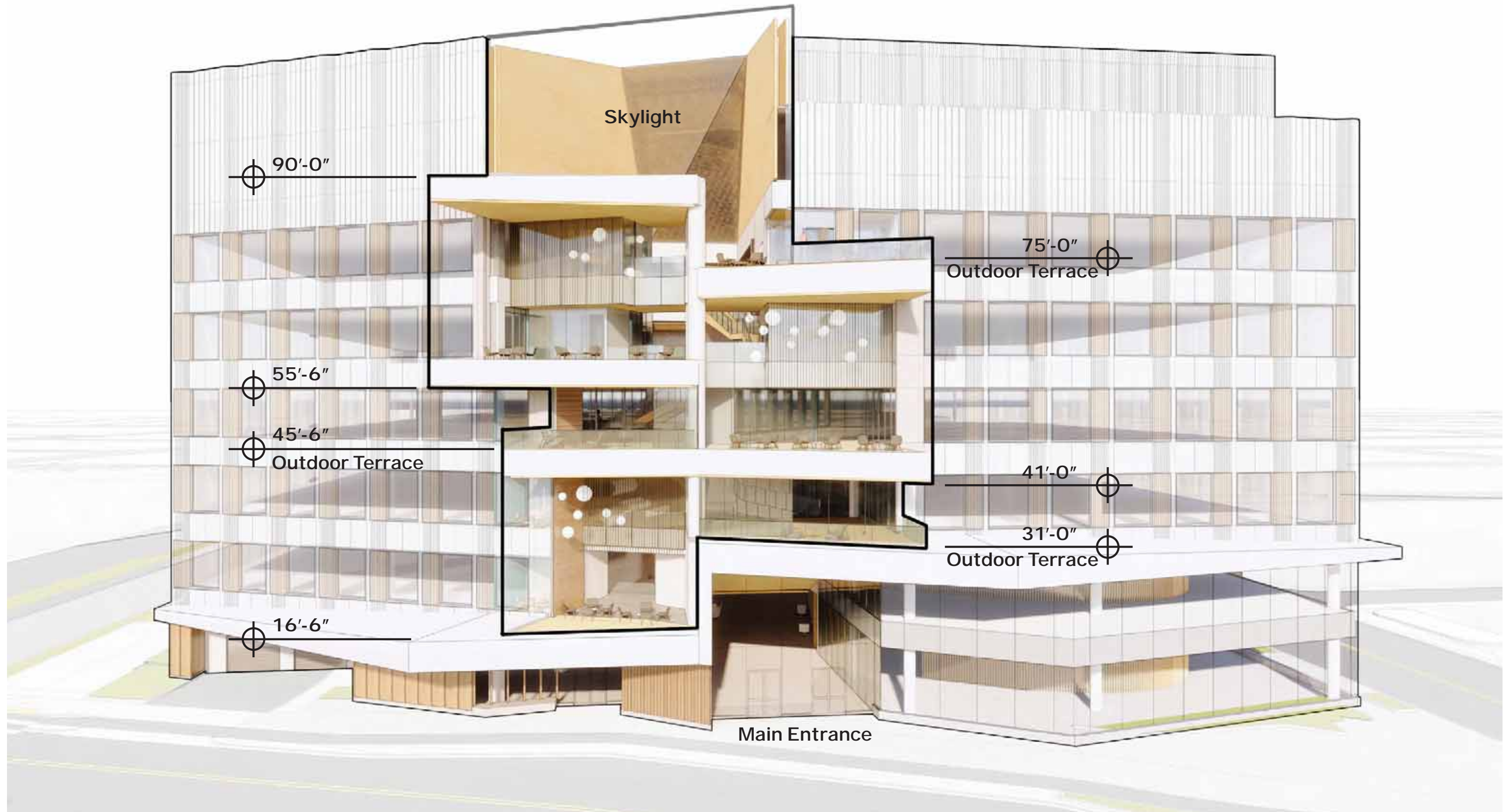
West Elevation Grand Junction Elevation



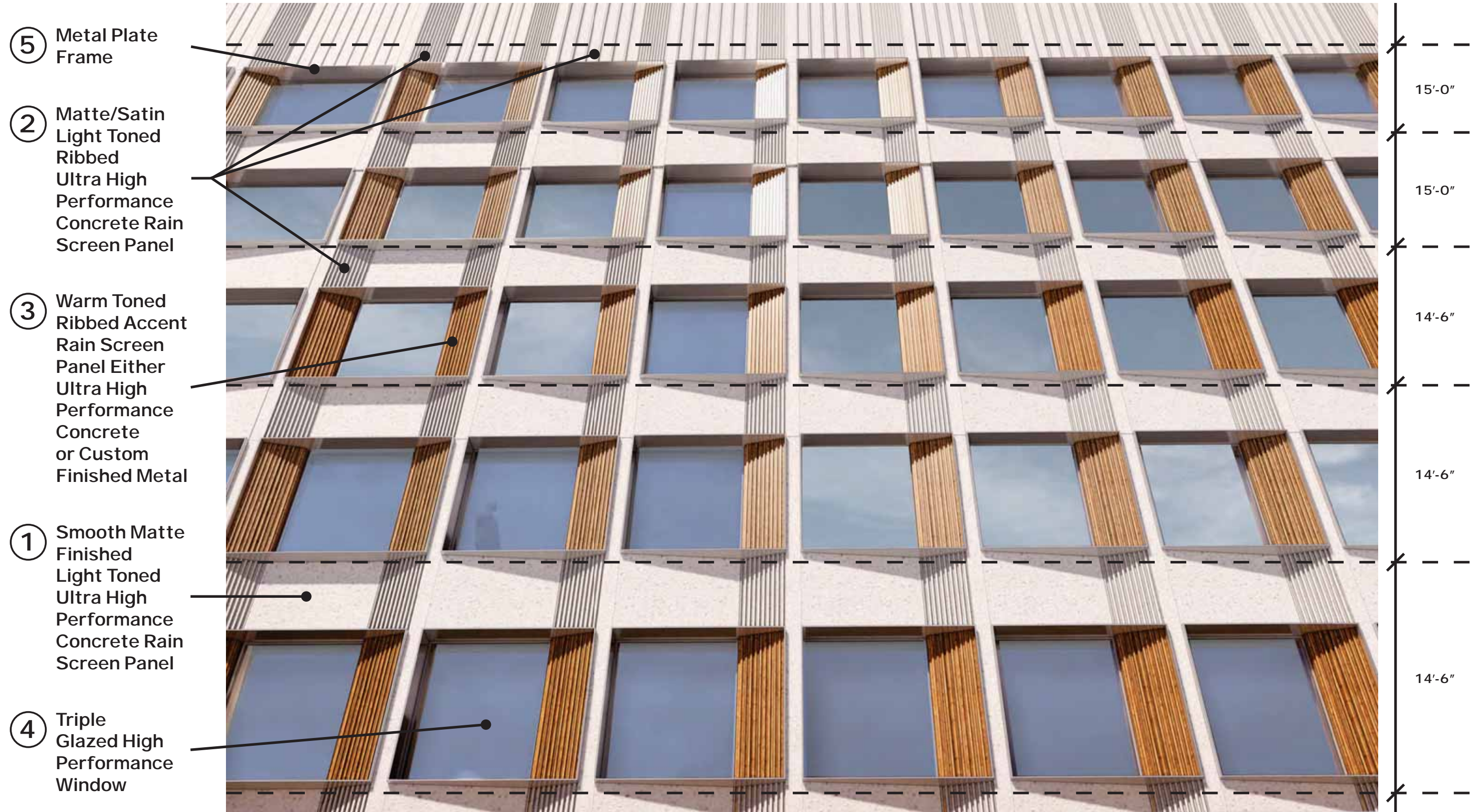
Concept Model



Architectural Massing South Façade

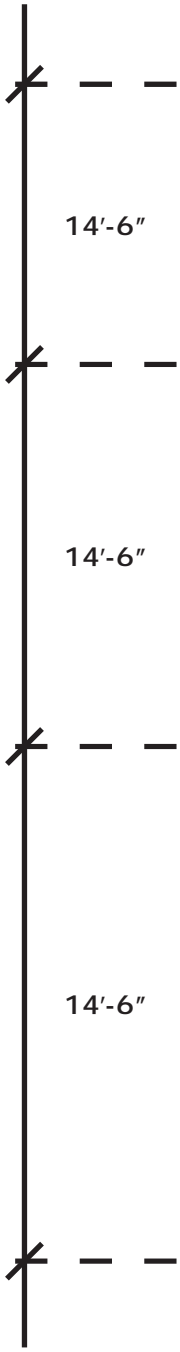
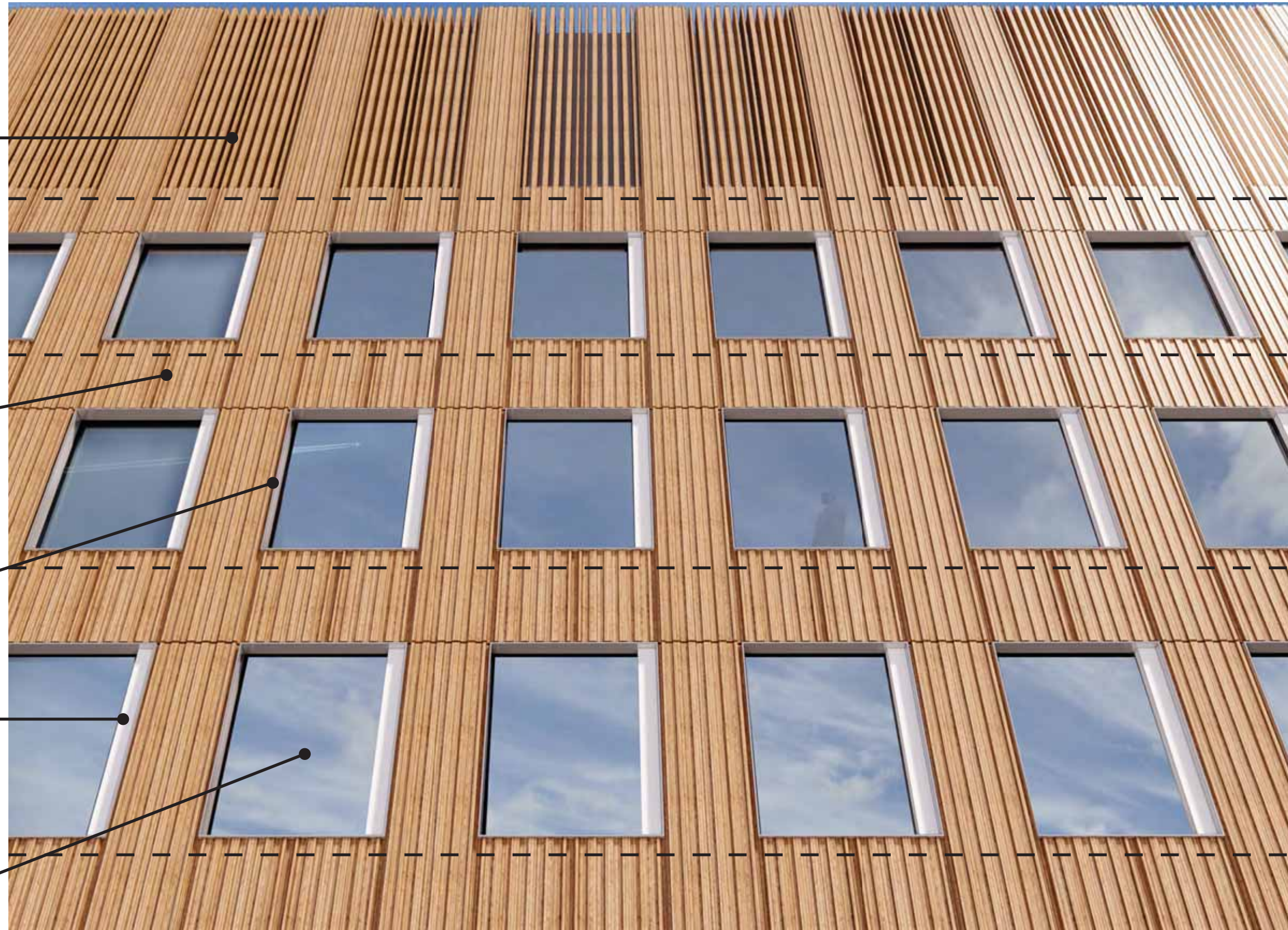


Façade Type 1

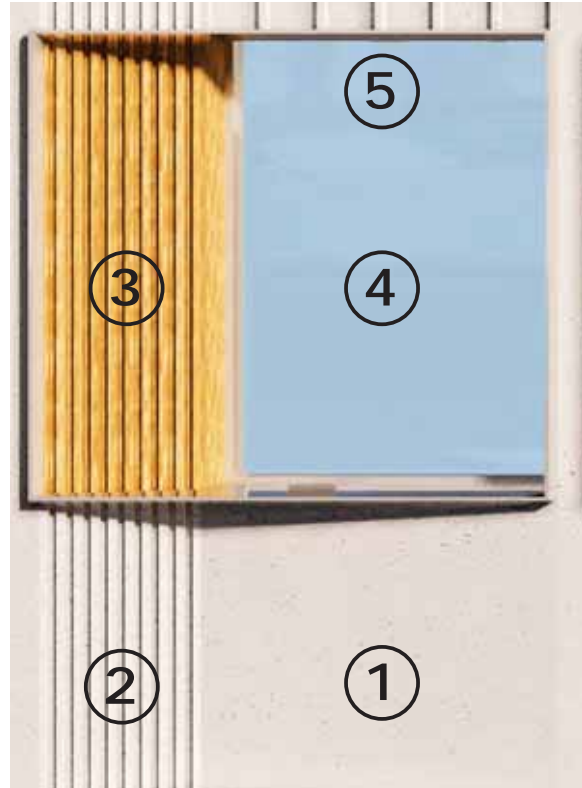


Façade Type 2

- 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



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



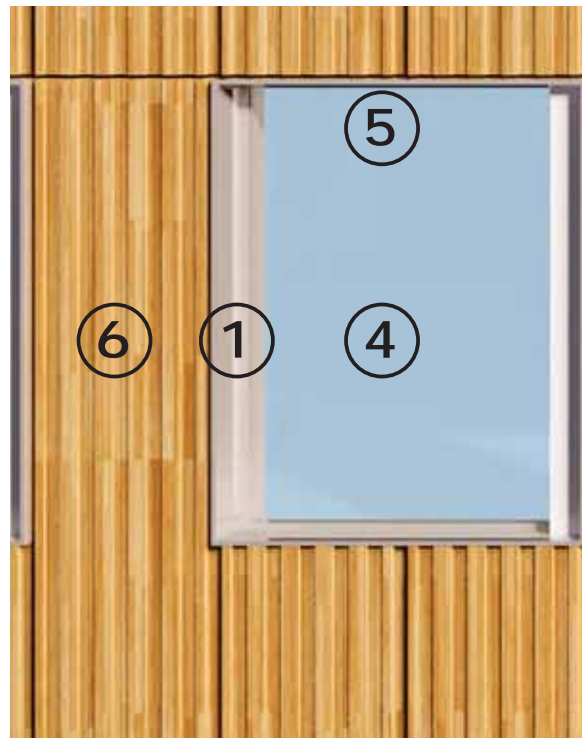
①
Smooth/Matte Finished Light Toned Ultra High Performance Concrete Rain Screen Panel



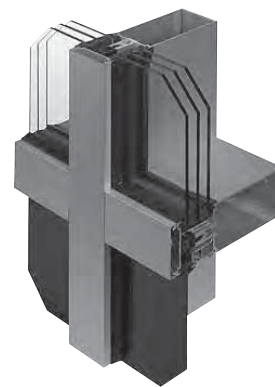
②
Ribbed/Matte Finished Light Toned Ultra High Performance Concrete Rain Screen Panel



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



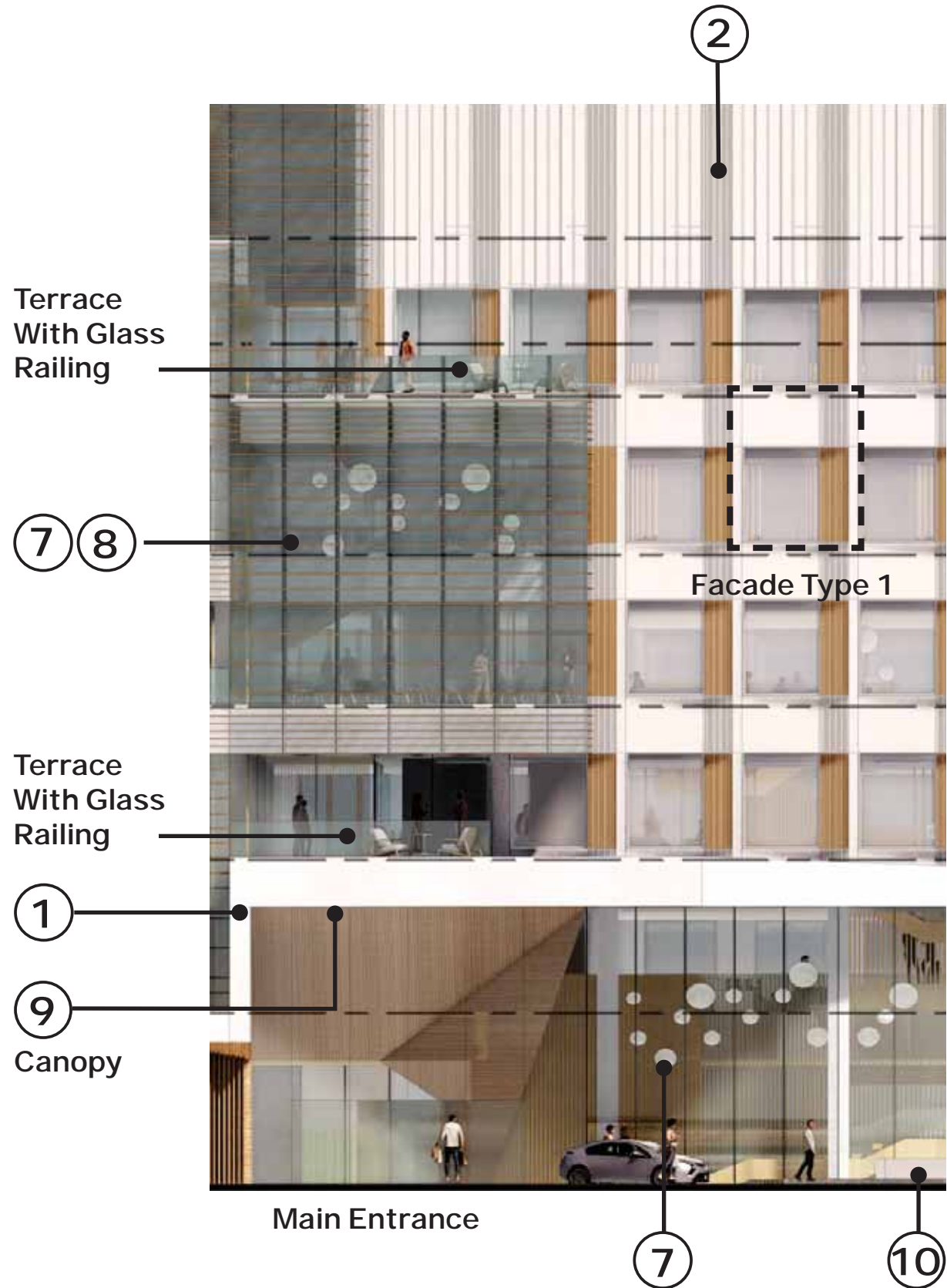
Façade Type 2



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



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

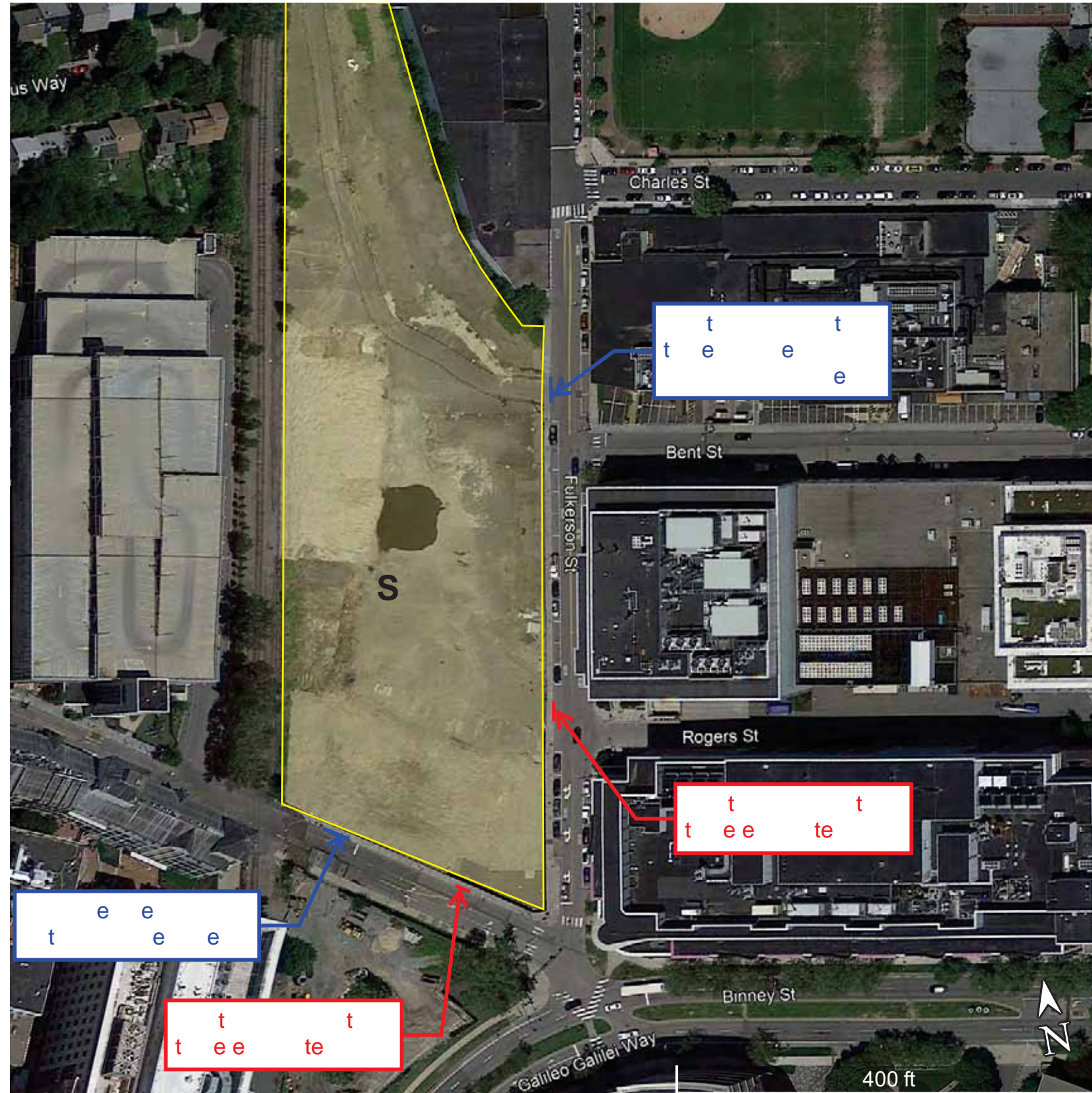


⑨ Custom Finish Metal Panel Soffit to Match Accent Panel Color



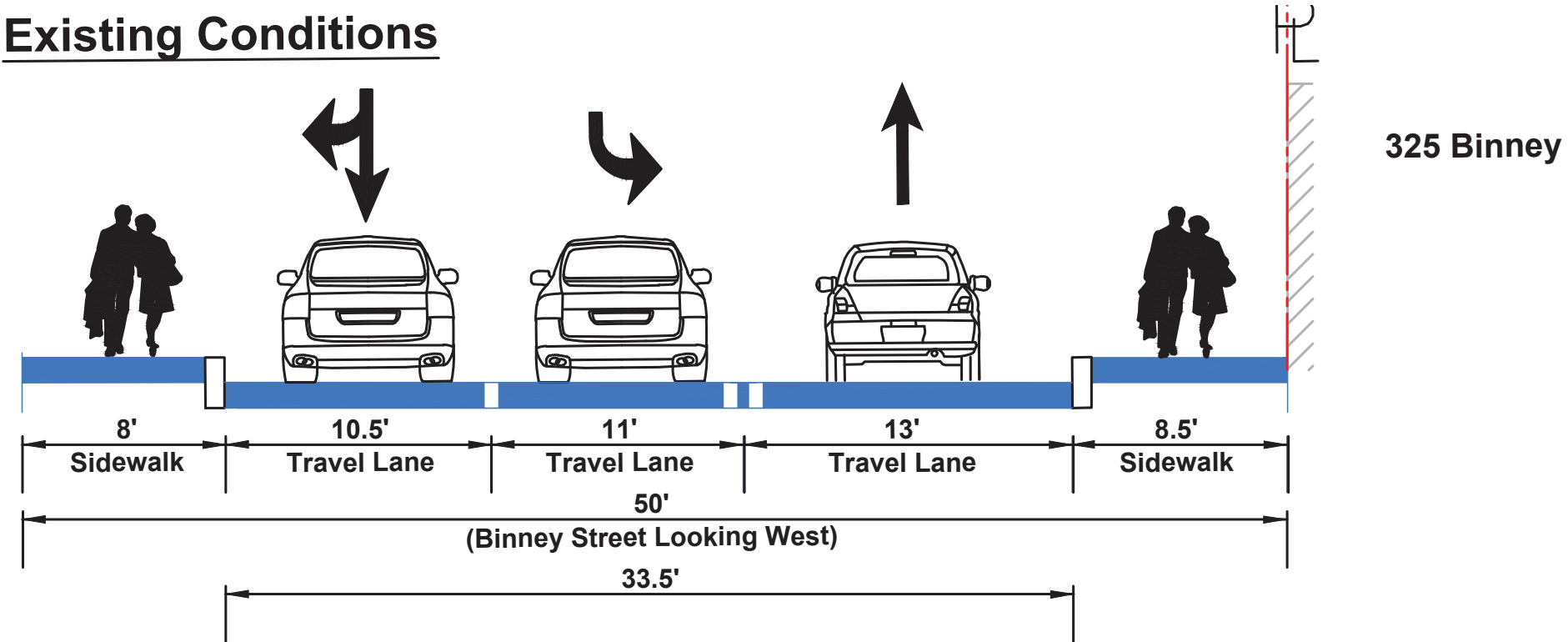
⑩ Stone Base at Storefront Wall System

Proposed Curb Cuts Binney and Fulkerson Streets

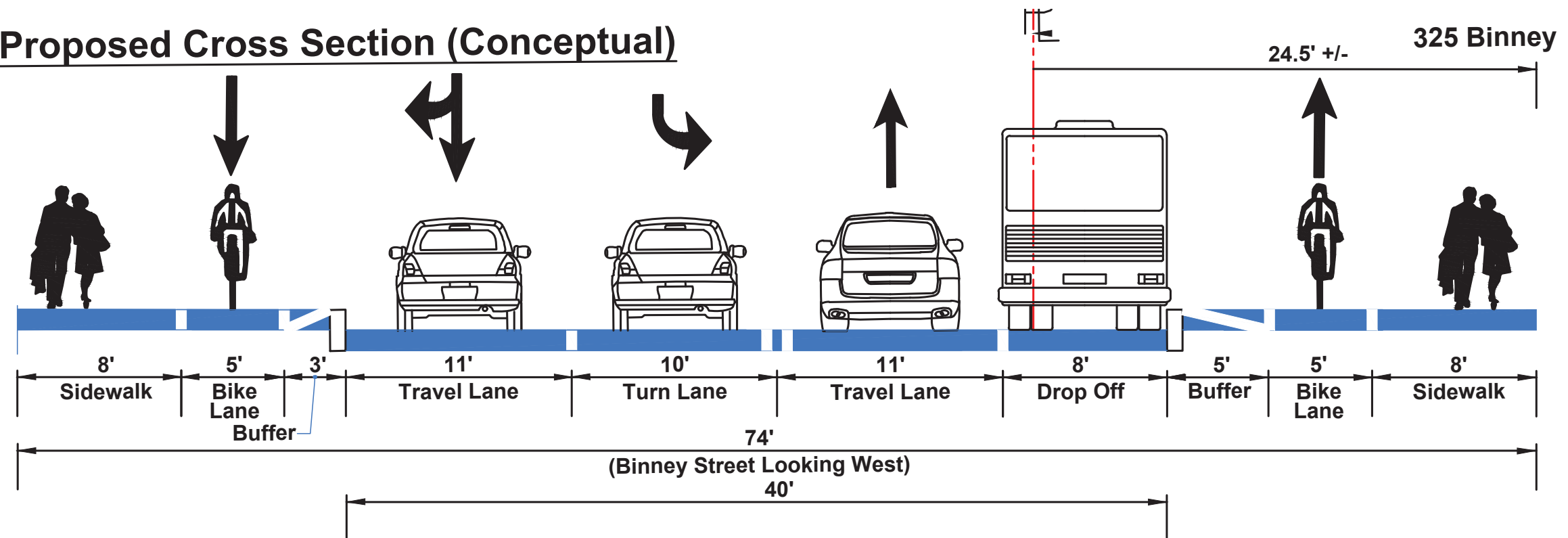


Binney Street Cross Section

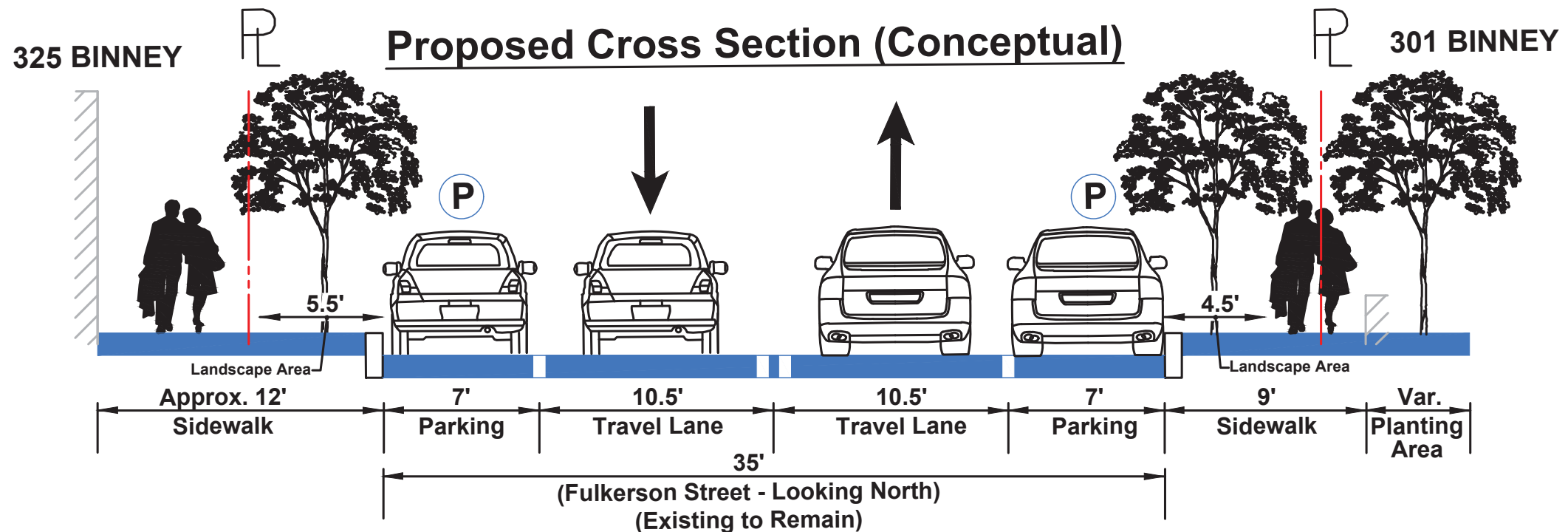
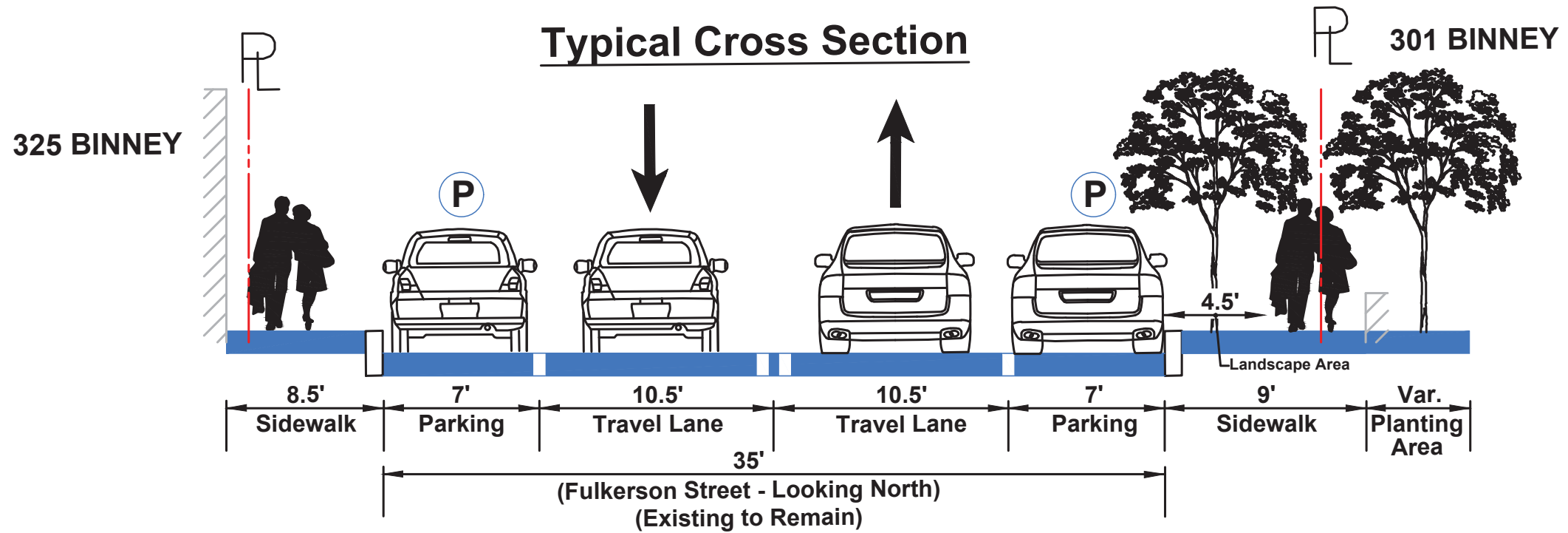
Existing Conditions



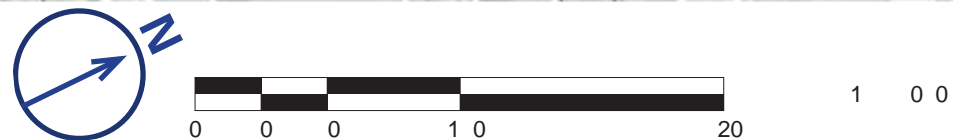
Proposed Cross Section (Conceptual)



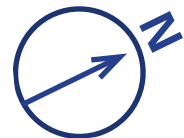
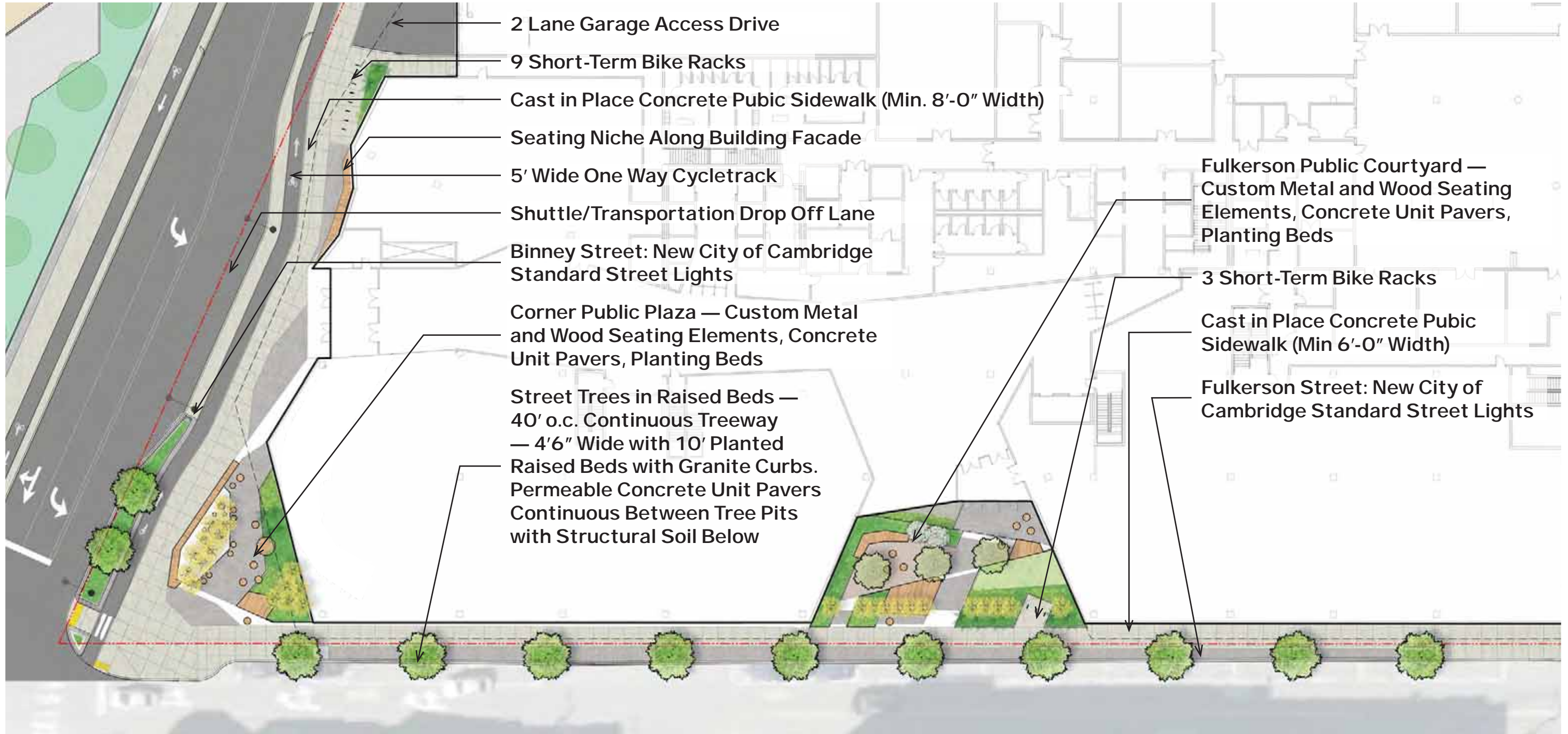
Fulkerson Street Cross Section



Landscape Plan



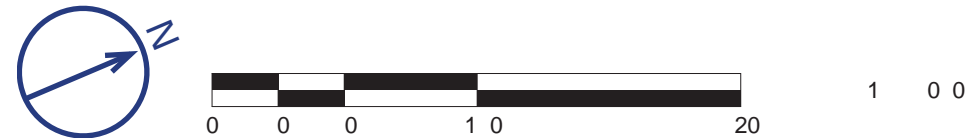
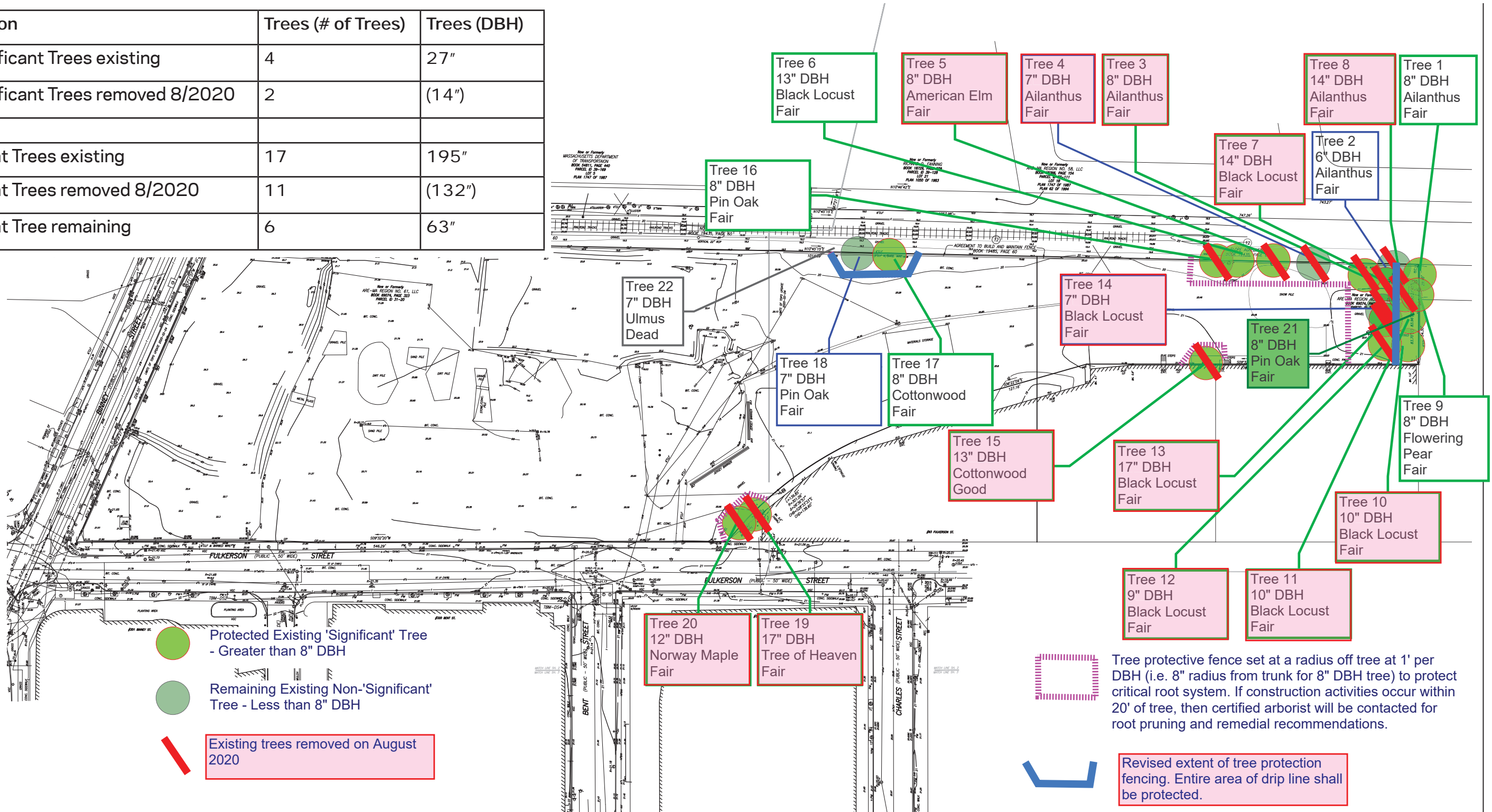
Enlarged Landscape Plan









1 2 10

Existing Tree Protection / Removal Plan

Description	Trees (# of Trees)	Trees (DBH)
Non-significant Trees existing	4	27"
Non-significant Trees removed 8/2020	2	(14")
Significant Trees existing	17	195"
Significant Trees removed 8/2020	11	(132")
Significant Tree remaining	6	63"



Proposed Overall Tree Plan

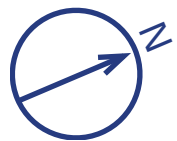
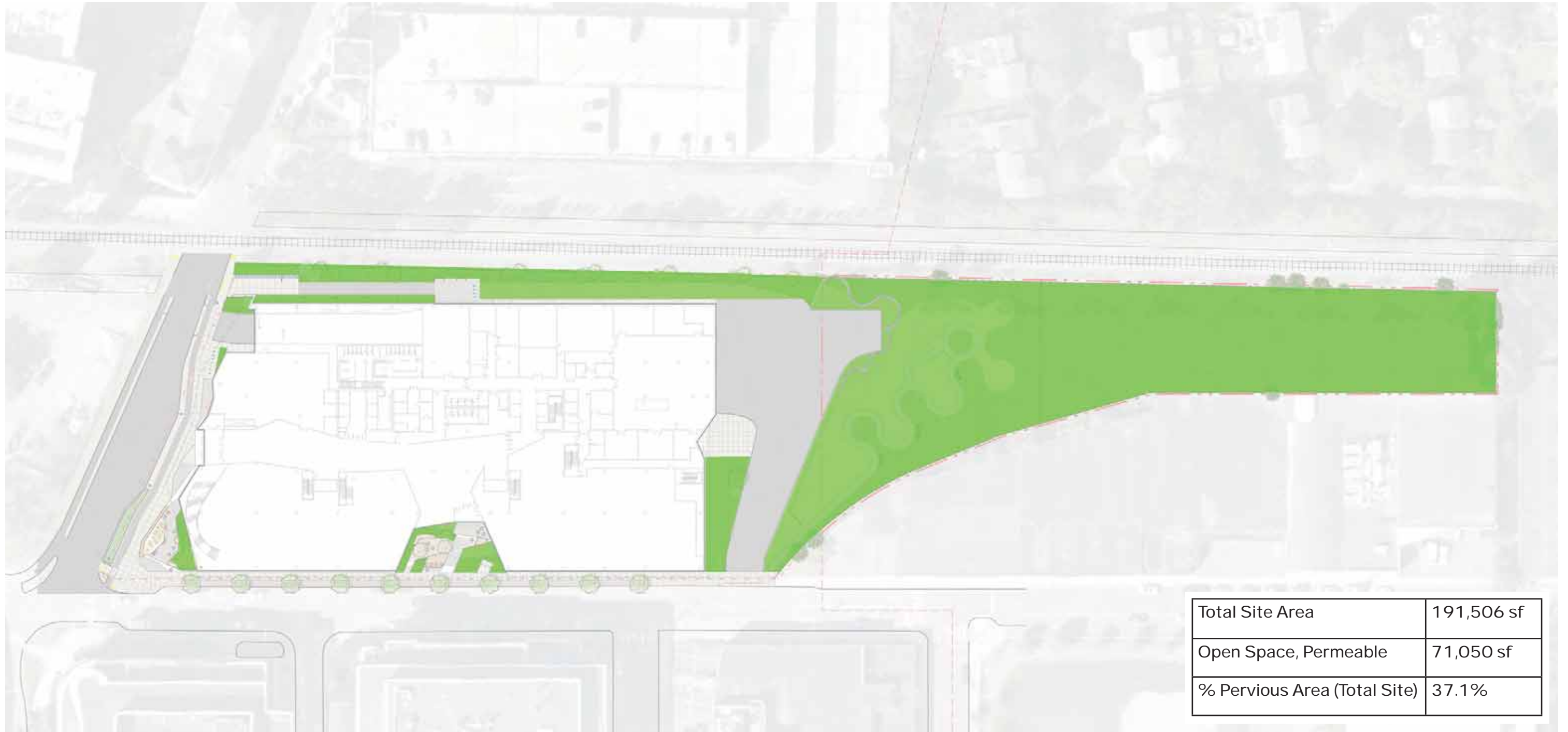
-  Protected Existing Non-Significant Tree To Remain
-  Proposed Large Shade Tree 3.5" DBH
-  Protected Existing "Significant" Tree to Remain — Greater than 8" DBH
-  Proposed Ornamental Tree 1.5" DBH
-  Proposed Street Tree Not Included in Calculations
-  Proposed Evergreen Tree 2.5" DBH



Description	Trees (# of Trees)	Trees (DBH)
Significant Trees Existing	17	195"
Significant Trees Removal	(11)	(132")
Proposed New Trees	120	345"
Summary	126	408"

Note: The updated quantity of proposed tree DBH is greater than the sum of a) the Special Permit proposed tree DBH and b) the total amount DBH for the trees removed in August 2020.

Open Space / Permeable Plans



1 0 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
<i>Amelanchier x grandiflora</i>	Serviceberry	1.5" cal
<i>Ginkgo biloba</i>	Maidenhair Tree	1" cal
<i>Cornus mas</i>	Cornelian cherry	10' hgt
<i>Acer rubrum 'Bowhall'</i>	Bowhall Maple	4" cal
<i>Quercus palustris</i>	Pin Oak	4" cal
<i>Abies concolor</i>	White Fir	8' hgt

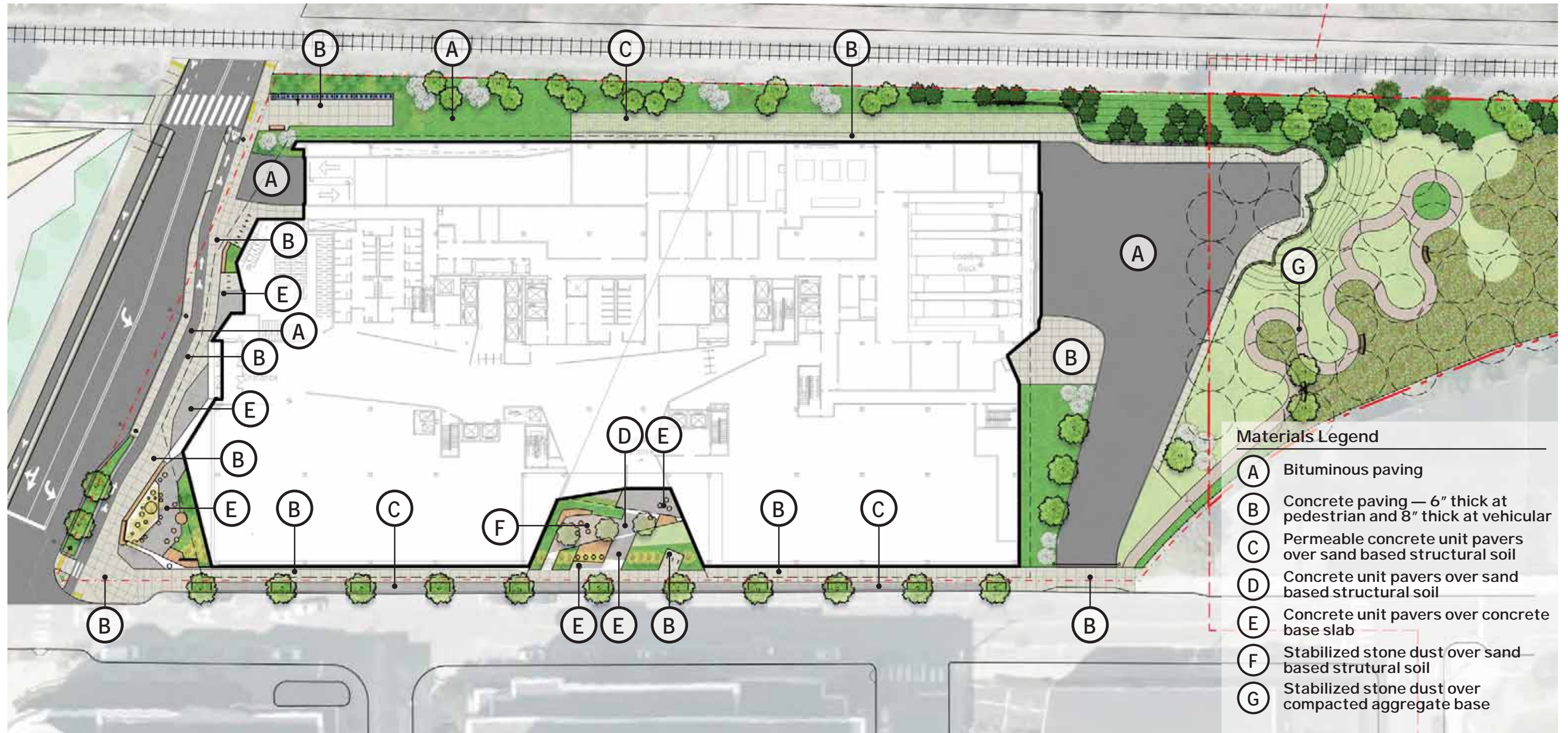
Proposed Shrubs and Herbaceous Plants

Scientific Name	Common Name	Size
<i>Anemone x hybrid</i>	Anemone	#3
<i>Fothergilla gardenii</i>	Dwarf Fothergilla	#3
<i>Hakonechloa macra</i>	Hakone grass	#2
<i>Matteuccia struthiopteris</i>	Ostrich fern	#2
<i>Rhus aromatica 'gro low'</i>	Grow Low Sumac	#3
<i>Taxus baccata 'repandens'</i>	Spreading English Yew	24"
<i>Viburnum plicatum tomentosum</i>	Doublefile Viburnum	4'-5'



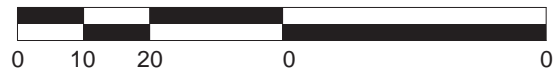
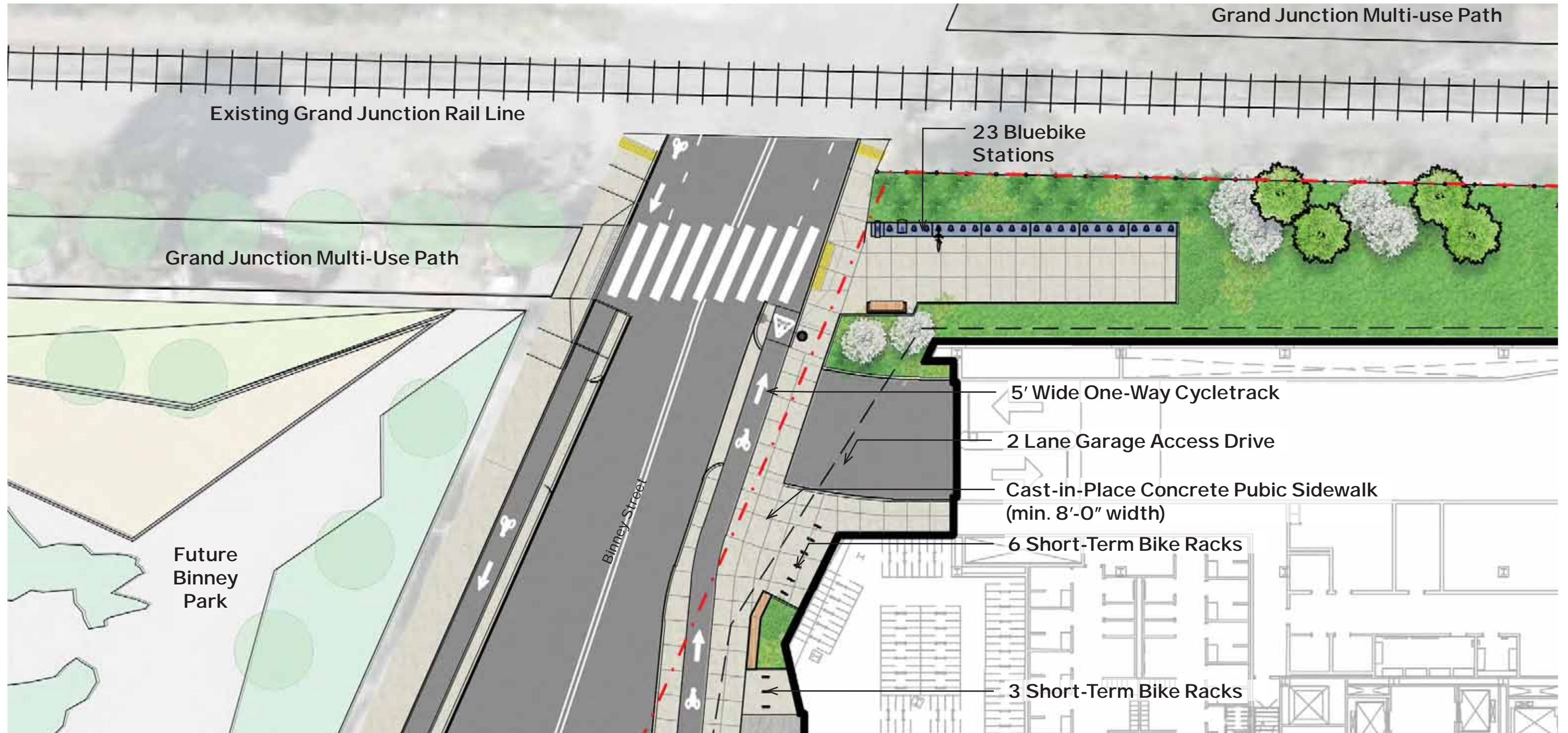
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Paving Materials Plan



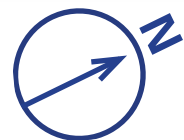
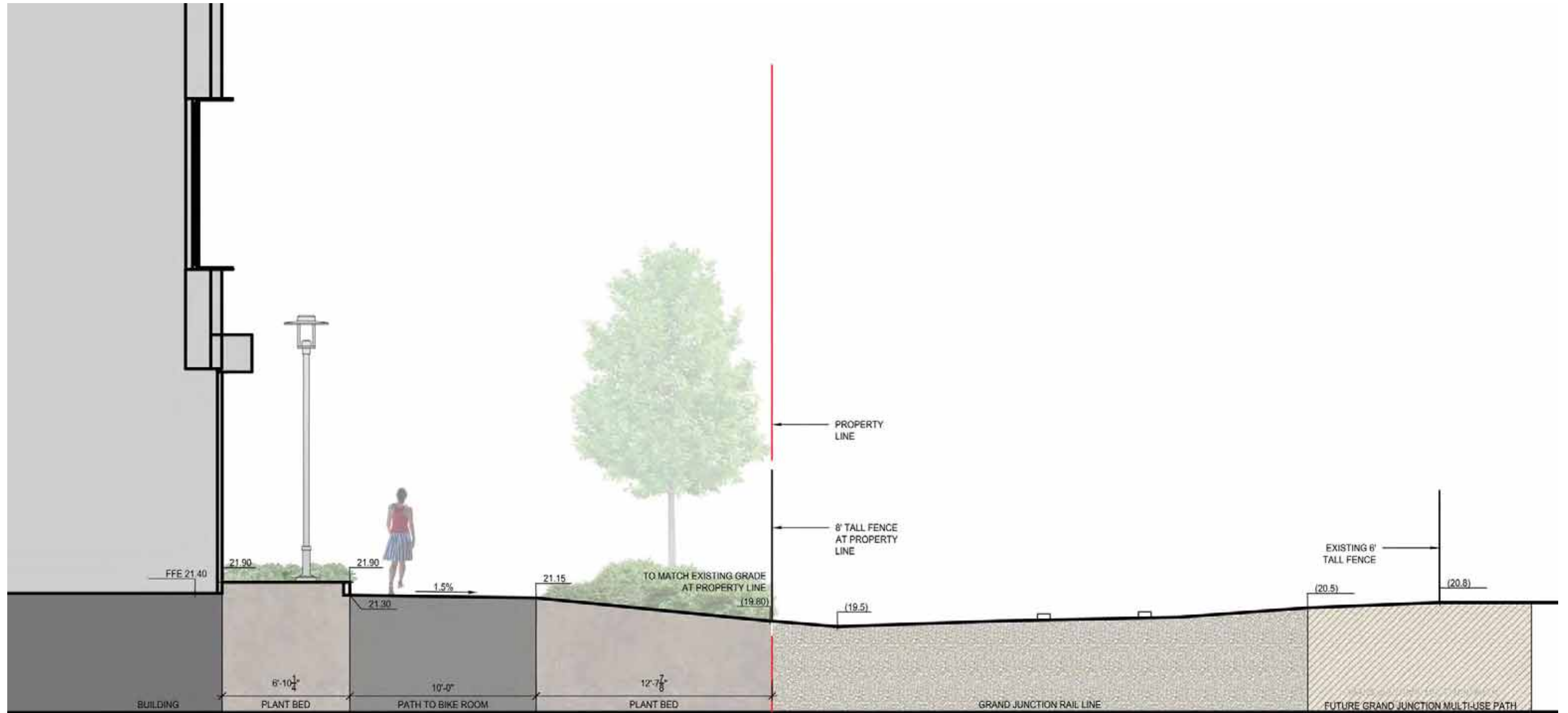
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Section at West — Grand Junction Railway



1 20 0

Section Through Building — Grand Junction Railway



1 10

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

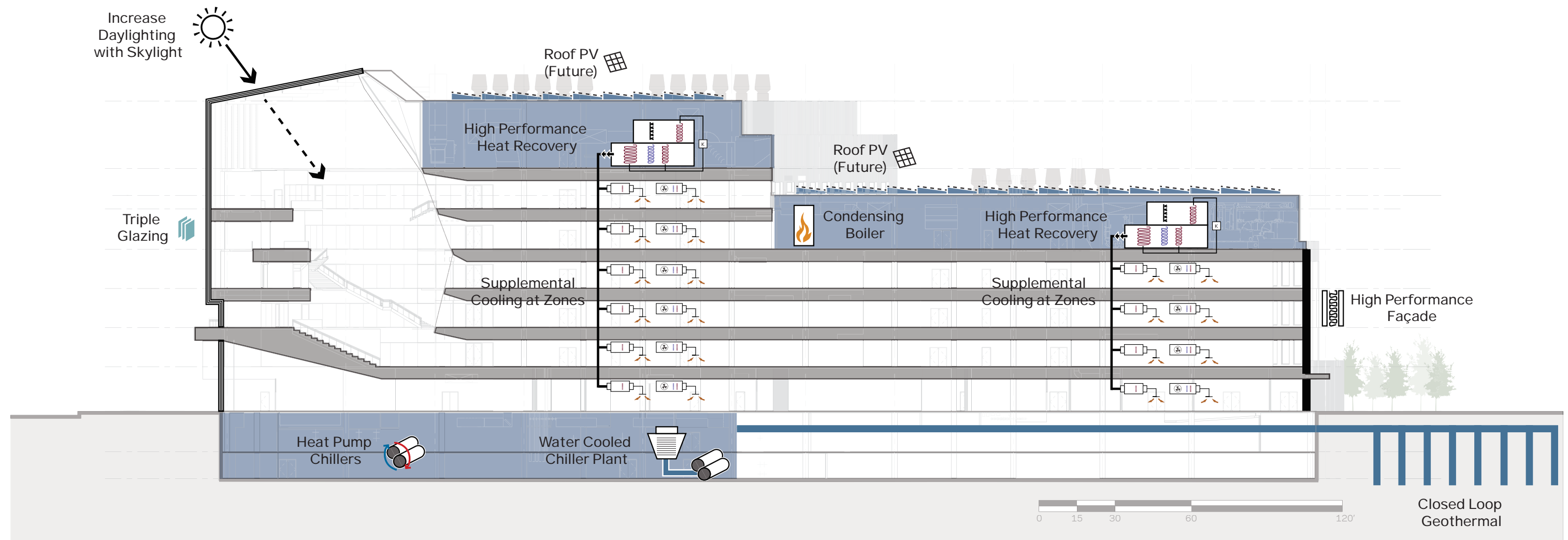
- LEEDv4 Gold Core & Shell Certification
- Ultra-Low Fossil Fuel Consumption
- Water, Health + Wellness, Resilience, Embodied Carbon and Other Sustainability Topics Also Addressed

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

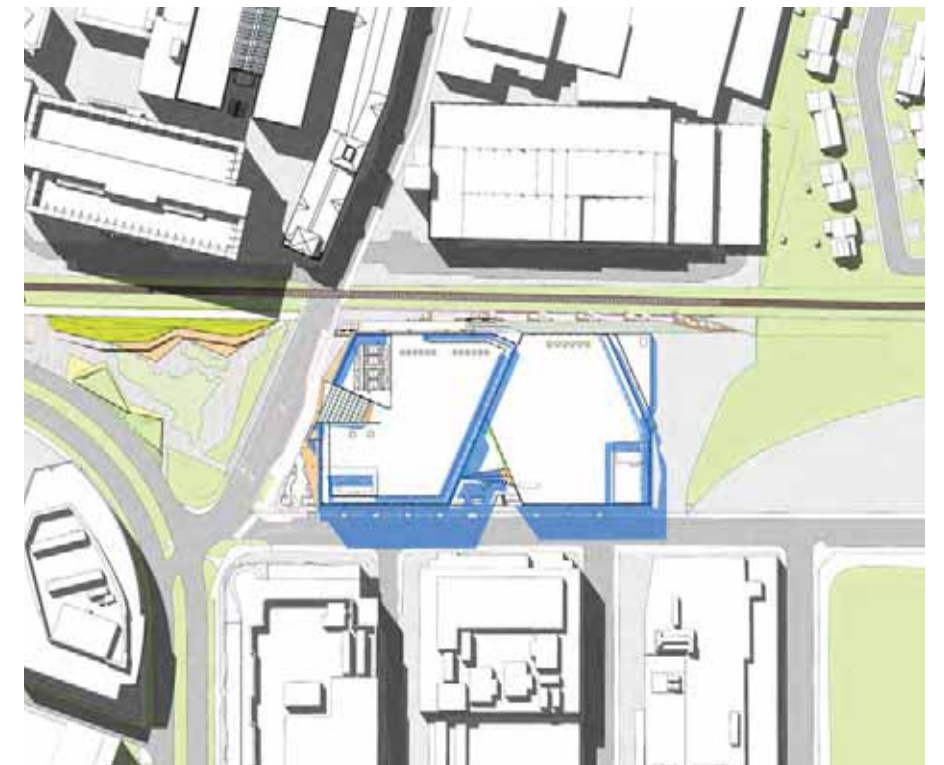
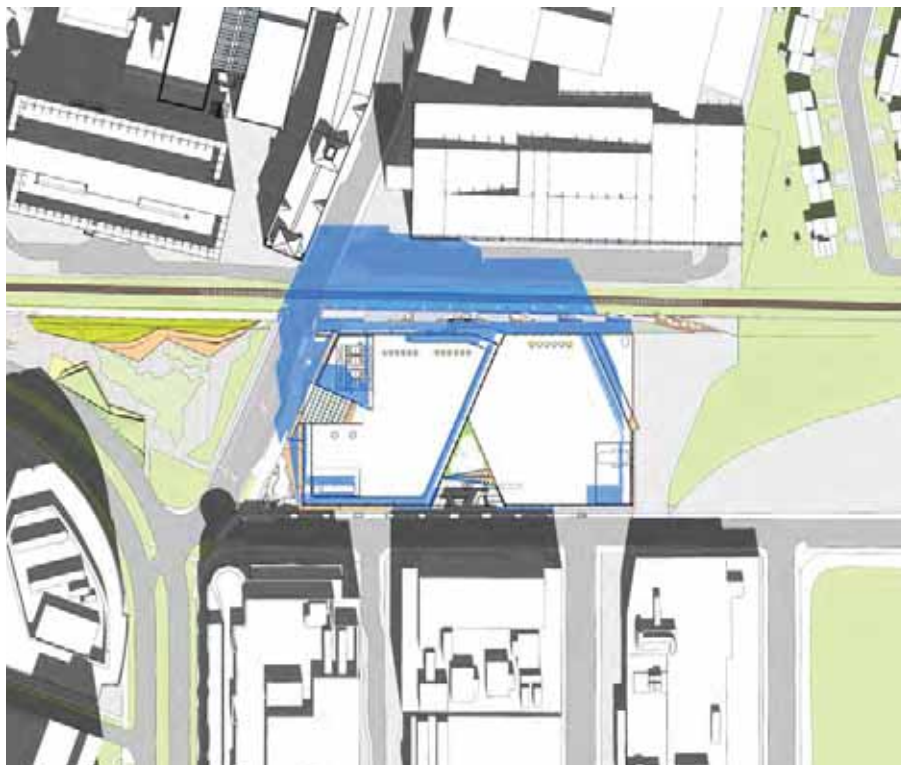
12:00 PM

3:00 PM

March



June



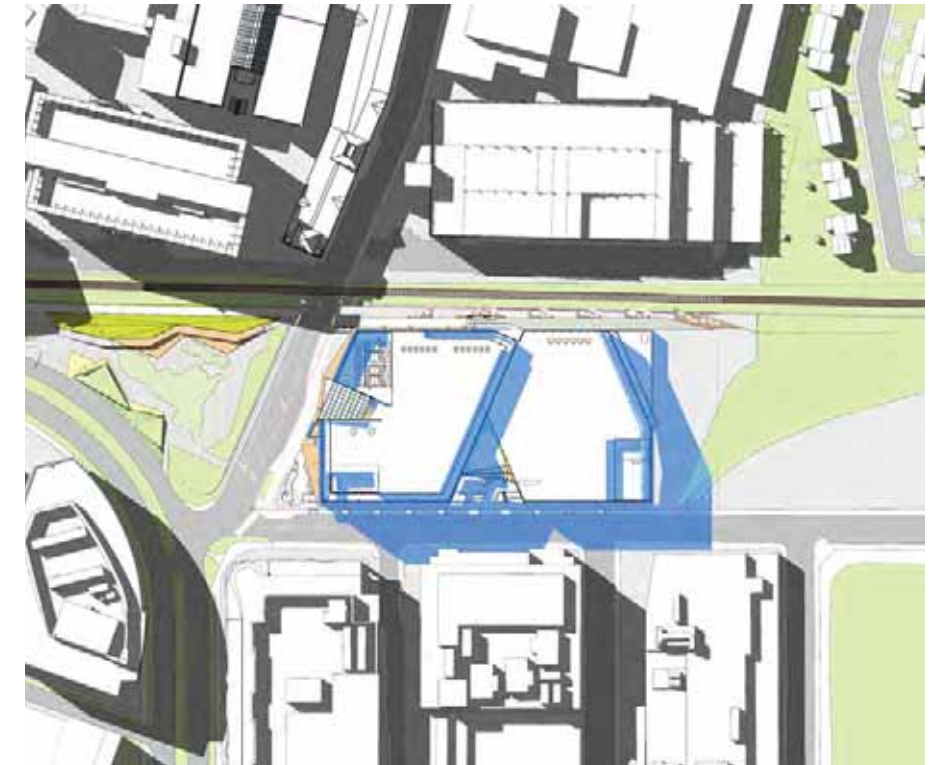
Shadow Studies Fall / Winter

9:00 AM

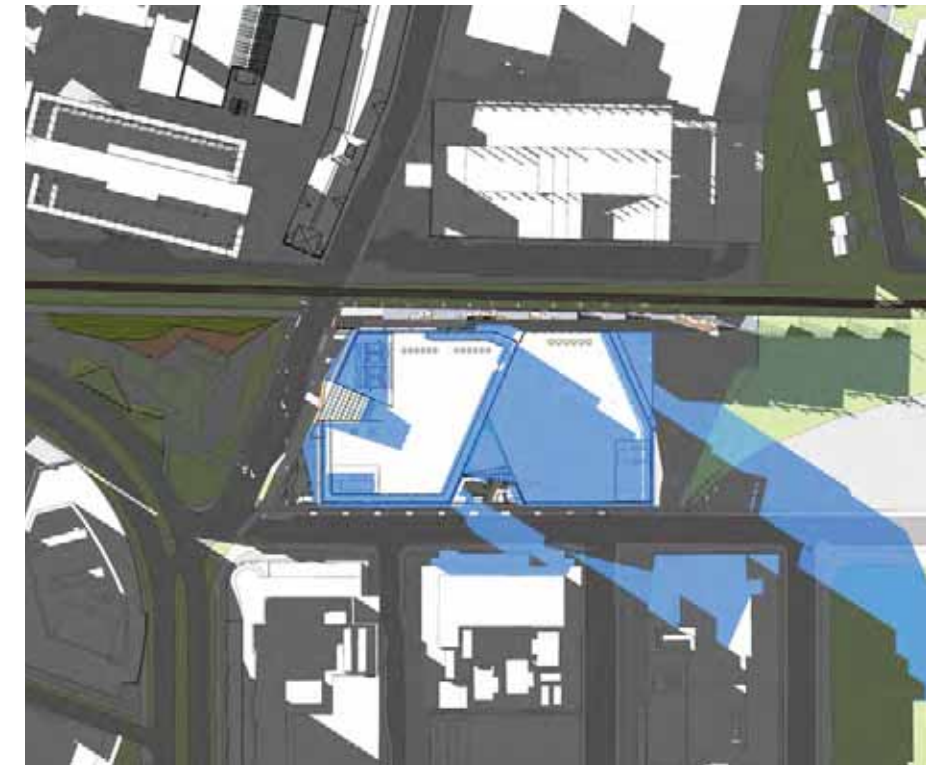
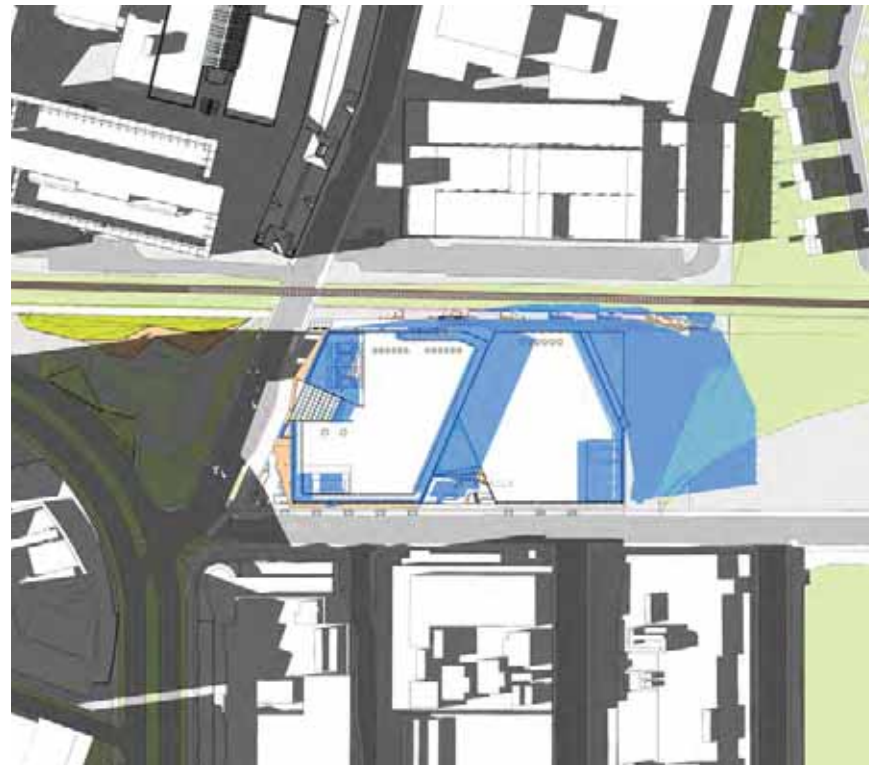
12:00 PM

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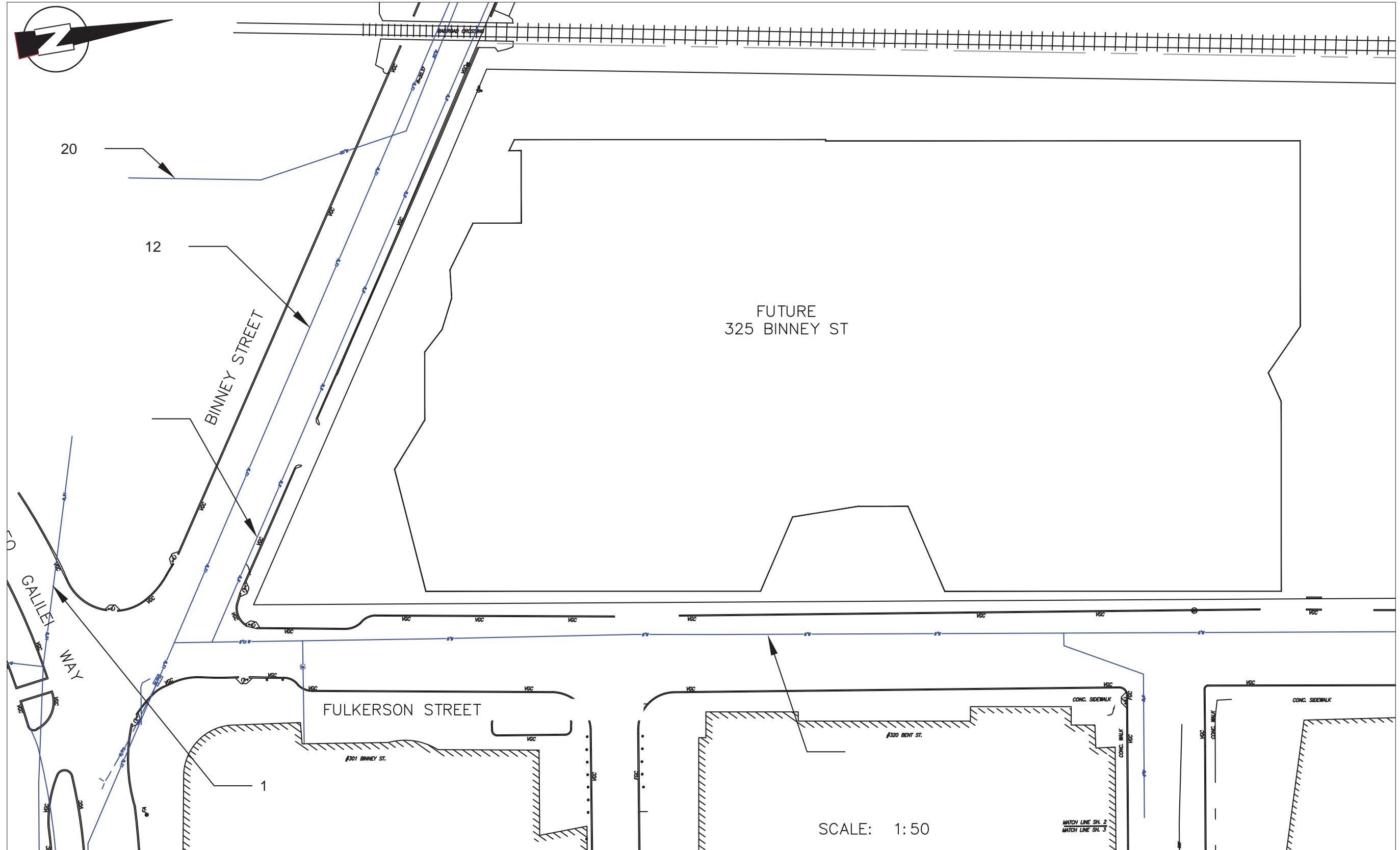
September



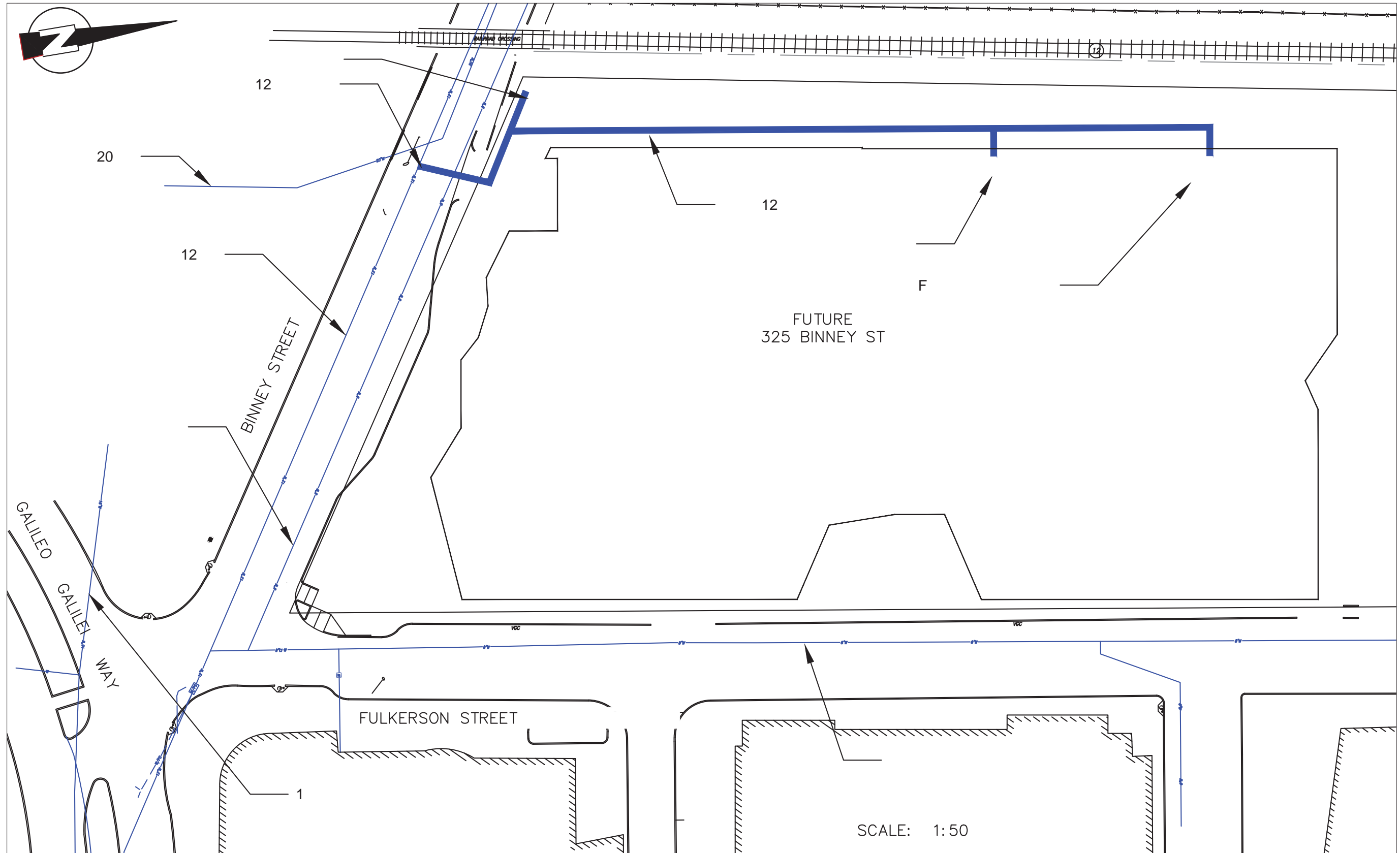
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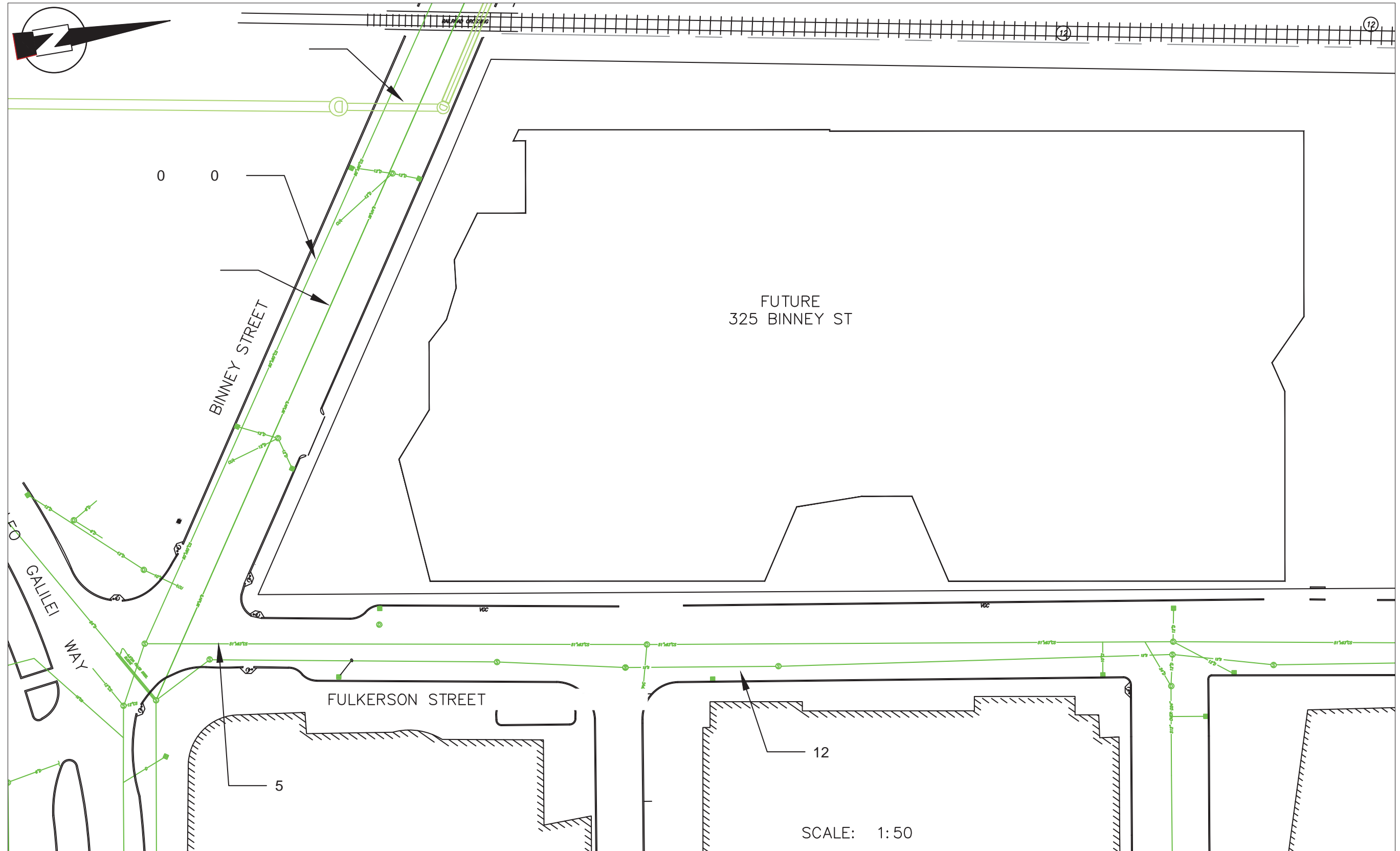
Domestic Water Existing Plan



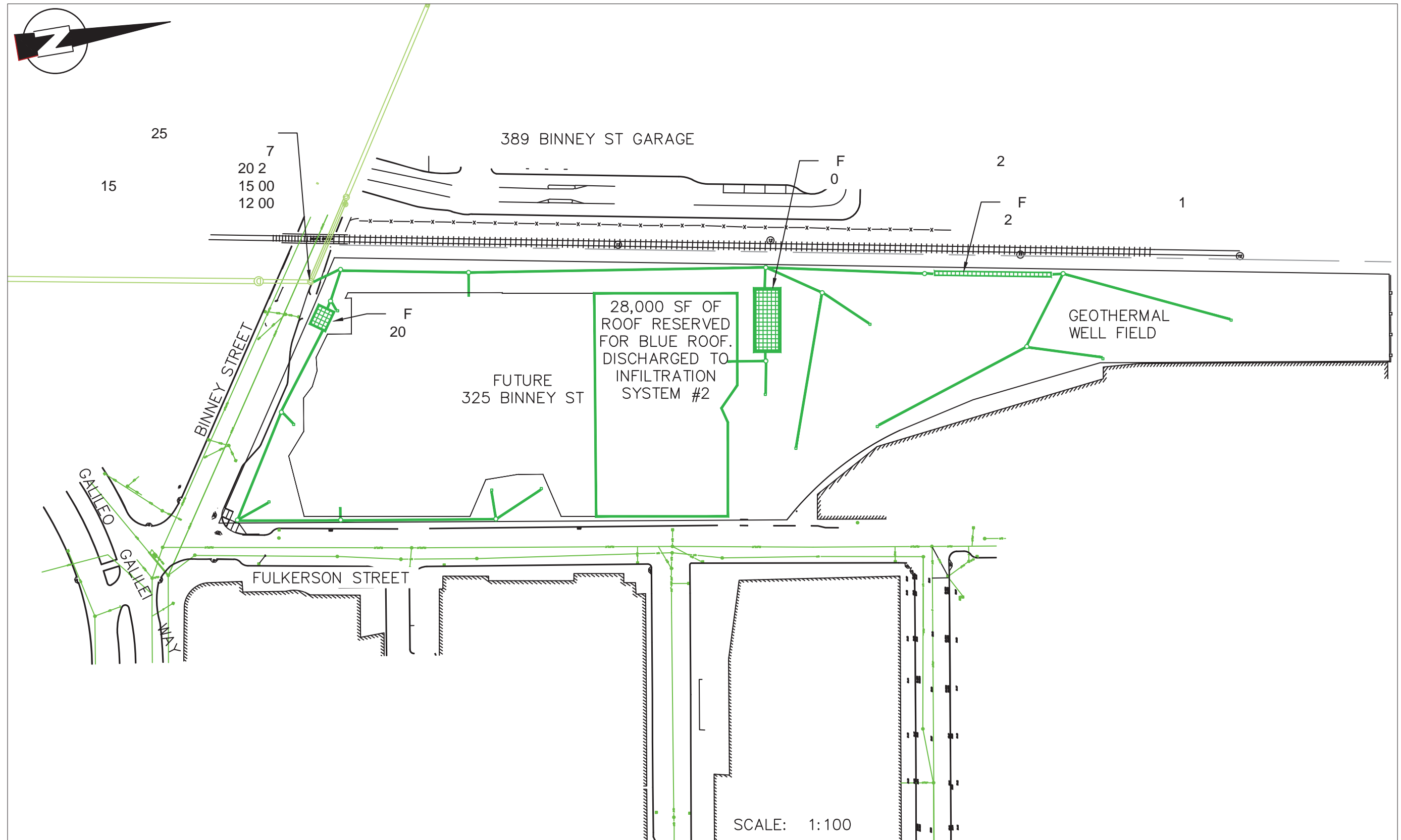
Domestic Water Proposed Plan



Stormwater Existing Plan



Stormwater Proposed Plan



Sewer Proposed Plan

